

NEW BRITAIN TOWNSHIP COMPREHENSIVE PLAN 2005



New Britain Township, Bucks County, PA

Resolution No. 2005-11

Township of New Britain
Bucks County, Pennsylvania

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP,
BUCKS COUNTY, PENNSYLVANIA, ADOPTING THE 2005 COMPREHENSIVE PLAN
UPDATE

WHEREAS: The Pennsylvania Municipalities Planning Code, "MPC", originally enacted as Pennsylvania Act 247 of 1968, establishes the basic authority for the exercise of Municipal Land Use Controls; and

WHEREAS: The Supervisors of New Britain Township believe that it is in the best interest of the residents of the township to exercise such land use control, partially by the adoption of an updated Comprehensive Plan for the township; and

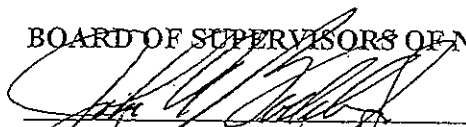
WHEREAS: Article III of the MPC, requires that the formal adoption of a Comprehensive plan by a municipality shall be by Resolution; and

WHEREAS: New Britain Township has now prepared an update to the April 1987 Comprehensive Plan adopted on May 11, 1987, and has advertised and held public hearings thereon to the extent that it is now in order to formally adopt said revised plan.

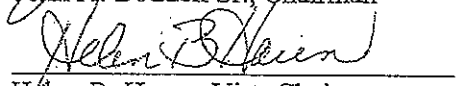
THEN THEREFORE, BE IT RESOLVED THAT: The Comprehensive Plan of New Britain Township, Bucks County, Pennsylvania, Dated August 2005, is hereby approved and adopted as the official New Britain Township Comprehensive Plan along with all maps, graphs, charts and other supporting documents relating thereto.

ADOPTED by Resolution by the Supervisors of New Britain Township this 8th day of August, 2005.

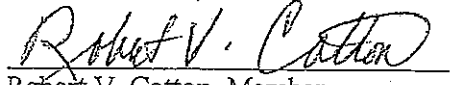
BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP



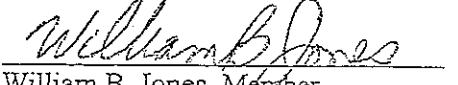
John A. Bodden Sr., Chairman




Helen B. Haun, Vice-Chair



Robert V. Cotton, Member

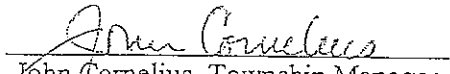


William B. Jones, Member



James Scanzillo, Member

(Township Seal)

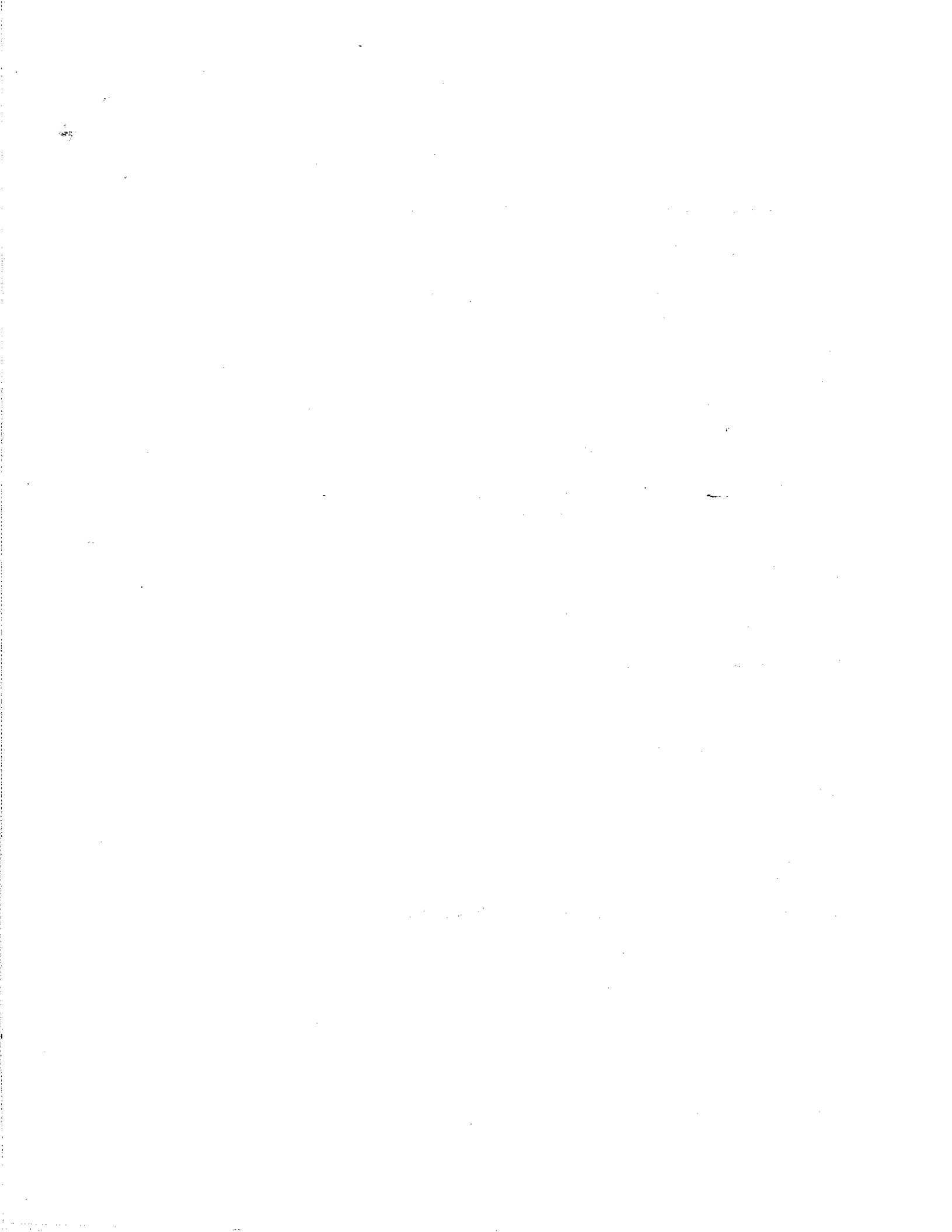
Attest: 

John Cornelius, Township Manager



TABLE OF CONTENTS

Introduction.....	2
Chapter 1 - History of New Britain Township.....	3
Figure 1 - Historical Map of New Britain Township.....	5
Chapter 2 - Community Setting.....	6
Figure 2 - New Britain Township Regional Map.....	7
Map 1 - Planning Areas of New Britain Township.....	9
Chapter 3 - Community Facilities.....	10
Chapter 4 - Development Trends.....	16
Chapter 5 - Natural Resources Element.....	21
Map 2 - Steep Slopes and Scenic Vistas.....	23
Map 3 - Forested Areas and Tree Lined Corridors.....	26
Map 4 - Greenway/Hydrologic Features Map.....	30
Chapter 6 - Demographic Profile.....	36
Chapter 7 - Statement of Community Objectives.....	40
Chapter 8 - Land Use Element.....	42
Map 5 - Land Use Map.....	44
Chapter 9 - Open Space Element.....	48
Chapter 10 - Housing Element.....	52
Chapter 11 - Transportation Element.....	56
Map 6 - Recommended Transportation Improvements.....	58
Chapter 12 - Water Supply & Sewage Facilities Element.....	64
Map 7 - Public Water Service Areas.....	68
Map 8 - Public Sewer Service Areas.....	69
Chapter 13 - Regional Relationship.....	73
Map 9 - Regional Relationships.....	80
Chapter 14 - Element Interrelationships.....	81



Introduction

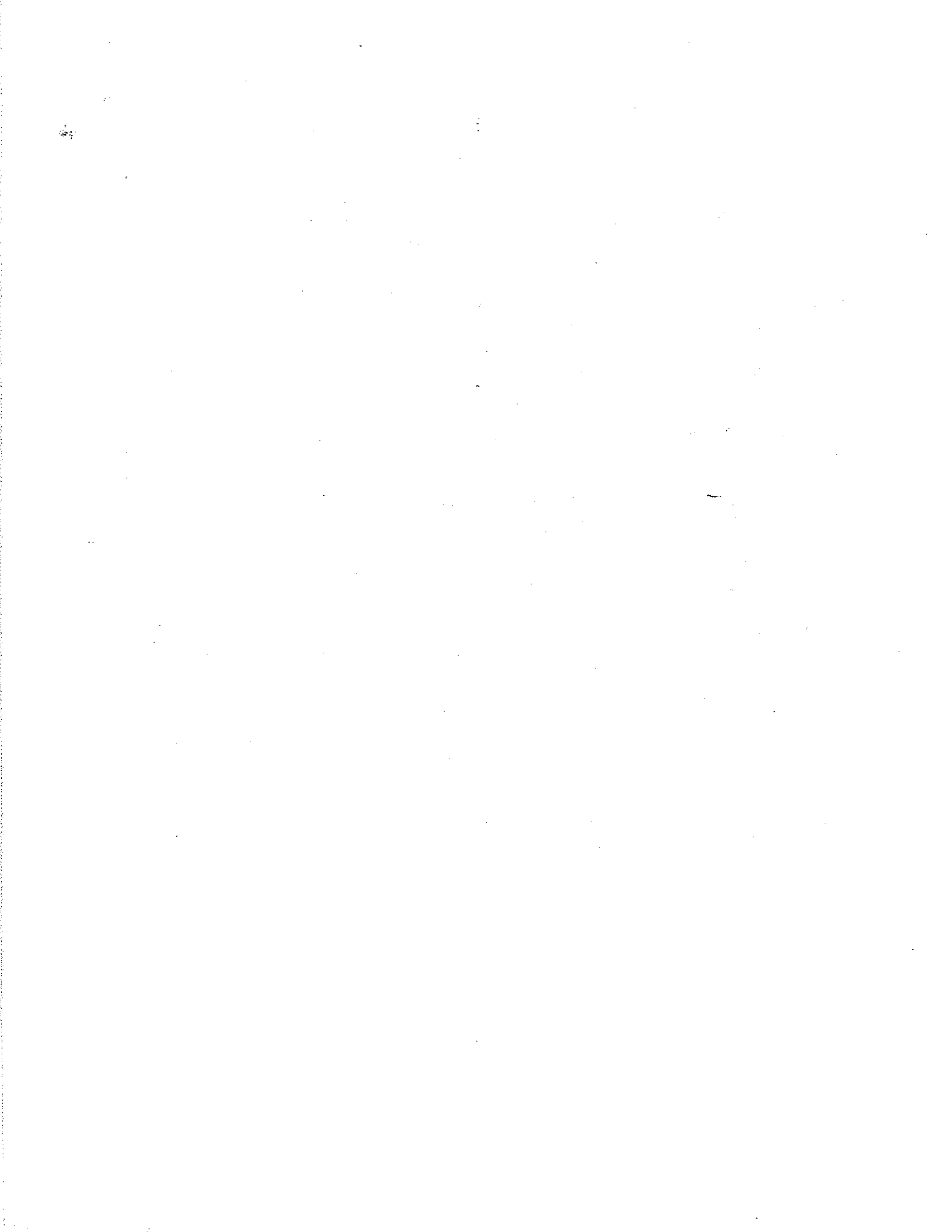
The Comprehensive Plan summarizes a Township's vision and policies on its future growth and conservation. It is a guide that not only provides the necessary tools needed to effectively manage and direct growth to appropriate areas, but it also is used as a guide for preserving and enhancing a community's quality of life.

Following is an update to New Britain Township's Comprehensive Plan of 1987. It is based on citizen input and careful studies of the planning areas, which merge into a broad consensus on land use and the location of future development. This update sets forth a realistic vision for how the community should grow and develop. It is flexible, however, and capable of responding to changing needs and technical innovation.

New Britain Township is proud of its rich heritage and has worked hard over the years to preserve its natural, historic, and other valuable resources that make our Township so special. With its preservation of hundreds of acres of open space, opportunity abounds to take advantage of the beauty of our Township. Through proper planning, New Britain Township is able to offer its residents a high-quality balance of both passive and active recreational opportunities, good housing and access to businesses that provide goods, services and employment to our community. The elected officials continue to plan through this Comprehensive Plan update with a focus on preparing for our future while preserving our past

This plan highlights the Township's strategies for how it will evolve over the next ten years. The Township has designated short-term strategies as those that occur within 1 to 5 years, and long-term strategies in the 5+ year range. There are a wide variety of tools and techniques which the Township will employ throughout this plan to solve a wide variety of potential problems. This menu of tools will provide the Township with the knowledge and leverage needed to work with its citizens and developers to create attractive and sound development. A proactive municipality is better able to effectively work to enhance site and building designs as well as additional community benefits, such as trails and other recreational amenities.

As for the future, in 25 years, our vision is a successful balance of preservation and development. It is a plan to preserve the Township's natural, historic and other valuable resources that make our Township special for those who live, work and play within its boundaries.



Chapter 1

History of New Britain Township

New Britain Township consists of lands originally populated by the Lenni Lenape or Delaware Indians. The earliest date at which historians agree that they settled in this area is approximately 1397. Native Indians occupied this area for approximately 300 years until the Chief at the time, Chief Tamanend, made a series of land deals with William Penn, conveying ownership of said lands to Penn. In 1682, an English company, The Free Society Traders, secured a grant of 20,000 acres from William Penn. However, due to unknown reasons nothing significant was done with the land for roughly 30 years. During this time though, immigrants were arriving and settling small sections of this land.

In 1723, a petition for township designation was signed by twenty-two inhabitants of the area, and New Britain Township was thus founded. According to local account, the name came about through a group of settlers who moved here from Delaware and settled on the North Branch of the Neshaminy and named it Britain after their country of origin.

Originally, the Township consisted of more than 15,000 acres that included land now occupied by Chalfont and New Britain Boroughs as well as a portion of Doylestown Township. In 1819, the southeastern corner became part of Doylestown Township reducing it to approximately 10,400 acres. It was further reduced when Chalfont Borough was formed in 1901 and New Britain Borough was formed in 1928.

The Township was originally made up of numerous villages, two of which became Boroughs of their own. Chalfont Village named after the ancient village of Chalfont St. Giles, England where William Penn found his wife, was located in central southwest New Britain Township. Iron Hill was located between Pine Run and the North Branch Neshaminy near what is now known as New Britain Borough. Line Lexington located in three townships, Hatfield, Hilltown and New Britain, was named after the post office of Lexington, formerly located in the village of Middletown. Lexington was the first named train station along the Doylestown Branch of the Reading Railroad located about a mile south of the village. Tadpole Fishery, located near the Neshaminy Creek where it crosses Bristol Road, was named after the small pools of shallow water near the old ford where millions of tadpoles were bred by locals. Other villages located within New Britain Township were Fountainville, Levin, Naces Corner, New Galena, Prospect Hill, New Britain, Newville, Pine Run and Royal Hill.

It appears that the earliest means of trade and industry throughout the Township were lumber mills, hay presses and a few creameries. Like most towns, there were various stores trading that were located on main travel corridors. What is now the "Route 202 Corridor" was once called Society Road (based most likely on it passing through the Free Society of Traders tract) and connected Chalfont and Doylestown. Of note, the heavily traveled Route 202 corridor was actually first considered as early as 1730. Prior to 1921, residents had been active for several years in efforts to have two miles of what is now Route 202 improved. At the time it was not an all-year-round road due to much of it being unpaved stone. During these early years, the main roads for year round travel were primarily Ferry Road (not in its current location) and Limekiln Pike originally a road known as "The Butler" Road. As we now know it, Route 202 has become the main artery for travel in this area. **Figure 1: New Britain Township Historical Map**

illustrates the rural nature of the Township in 1891. The major primary and secondary roads, such as County Line Road, Route 202, Route 313, Ferry Road, and Upper State Road can also be seen on this early map. In 1778, George Washington's troops are said to have marched through the Township on their way to Monmouth, New Jersey from their camp at Valley Forge.

The area around what is known today as "Peace Valley Park" was mineral rich during the period of about 1860 until the 1930's. As early settlers dug wells, significant quantities of lead ore were unearthed, which led to the "lead rush" of 1861. Periodic extensive explorations and mining of rich veins of lead ore and small amounts of zinc, copper, gold, and silver continued through 1931. Over the years, miners had varying degrees of success, however none too large. The last major effort began in the early 1920's, but mining ceased in 1931 due to flooding in mining shafts by underground streams and springs. As a point of interest, the man-made lake situated atop of the old lead ore mines known as "Lake Galena" was named after the lead ore or "galena" found in this area. Completed in 1973, Lake Galena was created as part of a series of dams constructed by the Neshaminy Water Resource Authority along the Neshaminy Creek. It is located within Peace Valley Park, a 1485-acre County-owned park, which provides outdoor recreational facilities, program services, natural open space, education and cultural pursuits to Bucks County residents year round.

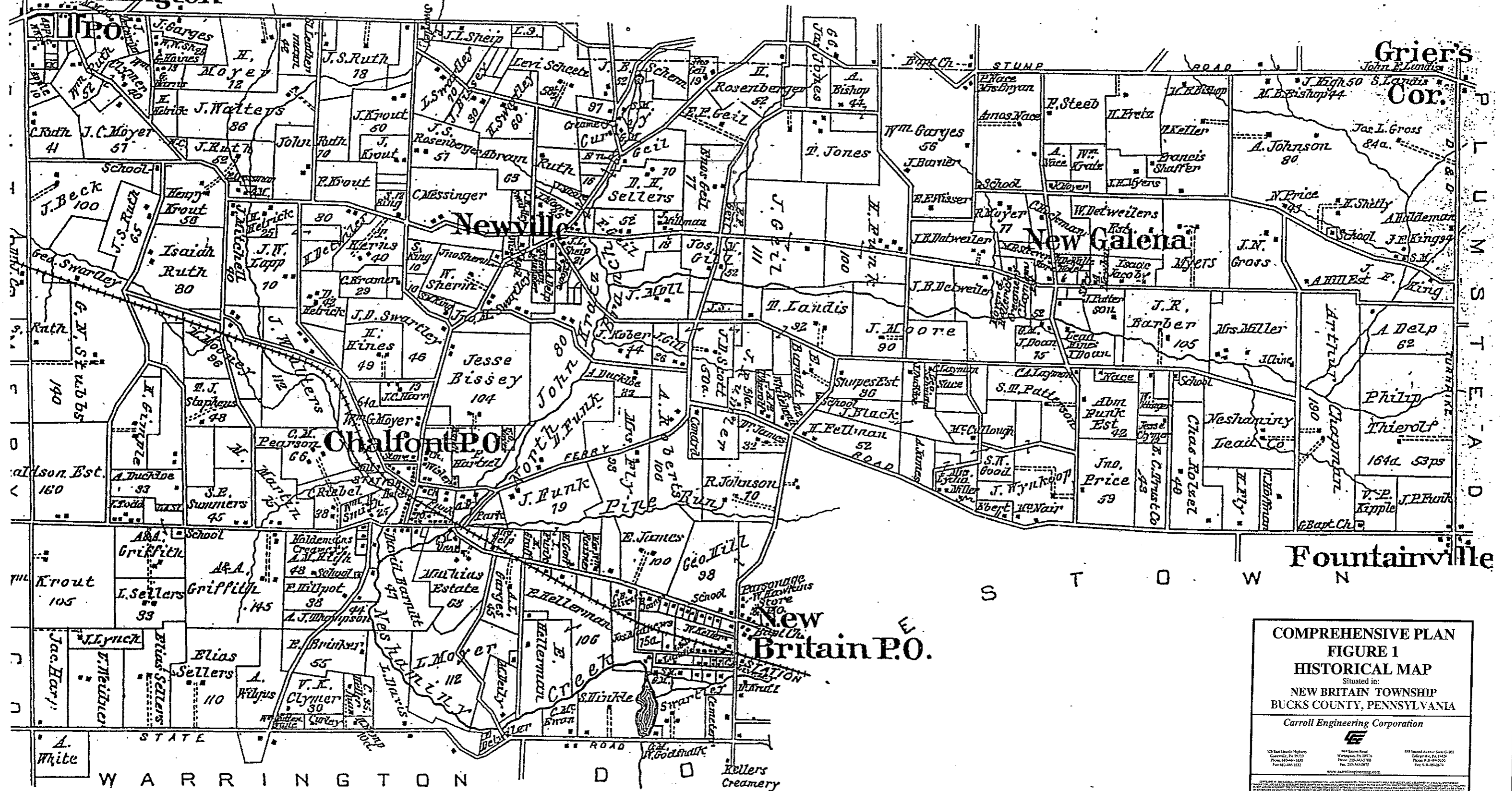
The original Board of Supervisors consisted of three members, and for a long time, their primary and often only order of business had to do with keeping township roads in passable condition. For that reason the office was known as "road supervisor" and the local real estate tax was known as the "road tax." Today, State law charges the Board of Supervisors with protecting the health, safety and welfare of its citizens. New Britain Township is proud of its past and is preparing for its future. Through this update to our Comprehensive Plan, we continue the delicate balance of managing growth while respecting and protecting our precious natural resources.

Note: In 1998 the Township's 275th Anniversary Committee published a book in celebration of the Township's 275th Anniversary that includes an in depth historical account of the historic township's development.¹ In addition to this book historical information is displayed and available in the township building.

¹ New Britain Township 275th Anniversary, 1998

Historical Map New Britain Township

the Lexington



**COMPREHENSIVE PLAN
FIGURE 1
HISTORICAL MAP**
Sited in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

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DATE 03/23/05 JOB NO 02-0472-00 SCALE NOT TO SCALE

Chapter 2 Community Setting

Regional Context

New Britain Township is located in central Bucks County, Pennsylvania, 35 miles northeast of the City of Philadelphia. It is partly due to the proximity of this major city that the Township has and will continue to experience growth well into the 21st century.

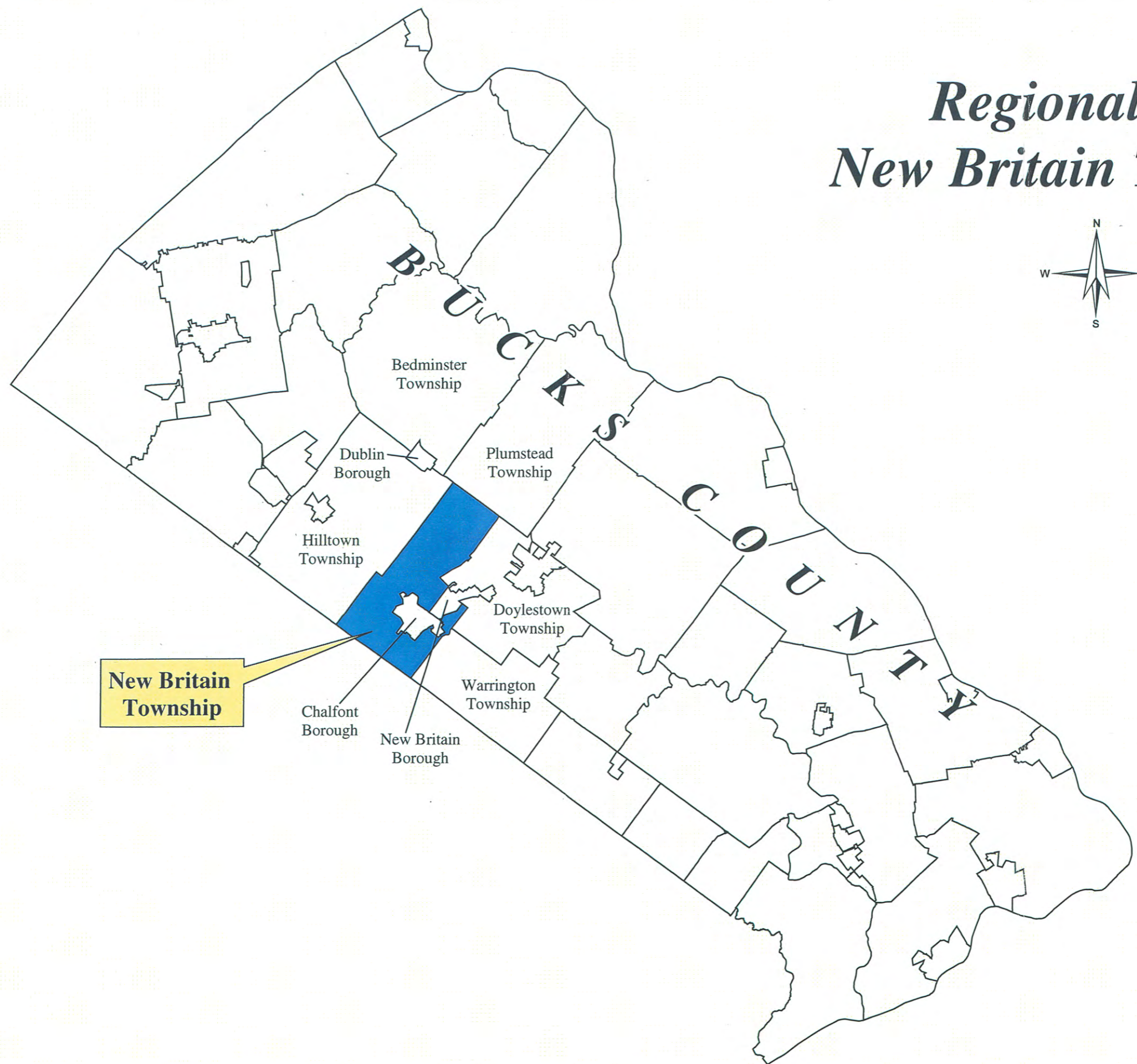
The Township consists of approximately 14.7 square miles and is bounded by the following Bucks County municipalities: Hilltown Township to the northwest, Plumstead Township to the northeast, Doylestown Township and New Britain Borough to the east and Warrington Township to the south. Chalfont Borough is surrounded by portions of New Britain Township. Montgomery and Hatfield Townships in Montgomery County also border New Britain Township to the west. **Figure 2: New Britain Township Regional Map** shows the Township's regional location within Bucks County.

The Township is generally oriented toward the more densely developed areas of Doylestown, Montgomeryville and Lansdale to the east, southwest and west, respectfully. The Township's primary links to these regions are provided via the Route 202 corridor, County Line Road, Upper State Road, Ferry Road and the Routes 611, 313 and 152. The proposed Section 700 Route 202 Bypass project is expected to have dramatic effects on reducing traffic congestion in New Britain Township.

Some of the major attractions within New Britain Township include: Peace Valley Park, a 1485-acre regional park offering water recreation on Lake Galena, hiking and biking trails, bird watching and educational opportunities through the Peace Valley Nature Center; the National Shrine of Our Lady of Czestochowa, an approximately 170 acre featuring a large church, monastery, cemetery, gift shop and cafeteria; and Byers Choice Ltd., headquarters to the world-famous Christmas caroling figurines. New Britain Township has two main shopping centers including New Britain Village Square and the Chalfont Village Shopping Center and two large business campuses including High Point Business Campus and New Britain Business Park.

The 2000 census provides the Township with a picture of the commuter patterns of the Township residents. According to Census data, approximately 80% of residents work outside of the Township's community setting, with 3.9% working at home. Out of the total workforce, 93.3% of these workers drive to work, with only 1.9% using mass transit. These numbers help provide the Township with an idea of traffic volume and the possible future needs for road improvements and/or traffic management.

Regional Map New Britain Township



New Britain Township

**COMPREHENSIVE PLAN
FIGURE 2
REGIONAL MAP**
Situating in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Carroll Engineering Corporation

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Planning Area Boundaries

New Britain Township was once characterized by its predominantly rural nature consisting of sprawling farms and pastures. While several farms and agricultural lands remain, the once bucolic landscape is changing with the development of new residential, commercial and industrial buildings. With proper planning, the Township has been fortunate to preserve many of its important natural resources such as its steeply sloped hillsides, woodlands, wetlands, and agricultural soils. In 2002, the Township adopted an ordinance to protect the vitally important Neshaminy Creek Watershed which runs through New Britain.

Map 1: Planning Areas of New Britain Township portrays the major roads which form the boundaries of the Township. These boundaries are County Line Road to the west, Route 313 to the east, Upper State Road to the south and Township Line Road/Upper Stump Road to the north.

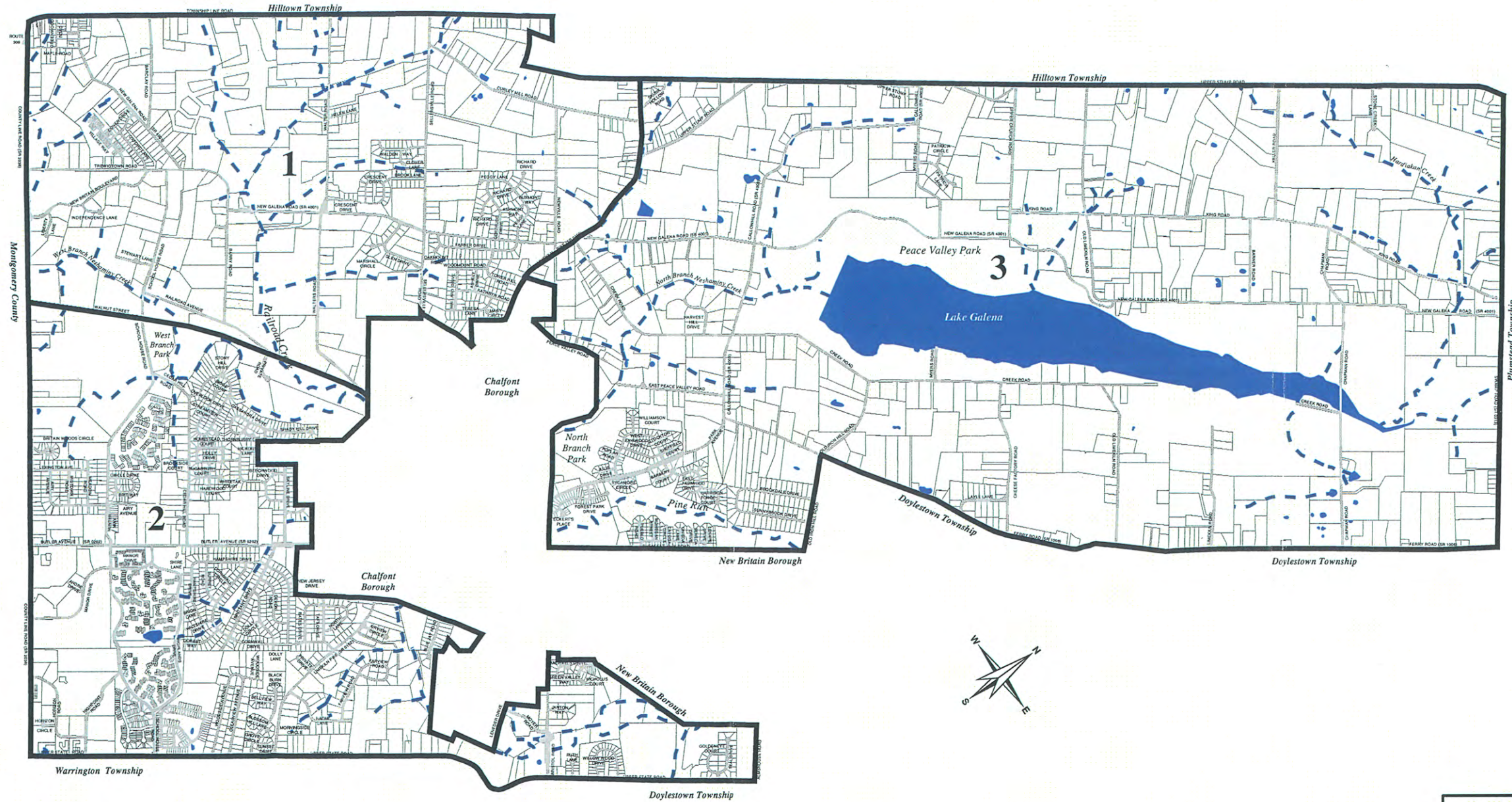
For the purpose of this update, the Township has been divided into three planning areas as shown on **Map 1: Planning Areas of New Britain Township**.

Planning Area 1 is bounded by Walnut Street/Railroad Avenue, County Line Road, Township Line Road and Limekiln Pike. This area contains a mix of residential neighborhoods, industrial uses, and some recreational areas. Most of the area is zoned residential. The area along County Line Road is zoned I/O (industrial-office), and includes several undeveloped parcels. Development of this planning area in recent years has been somewhat slowed by restricted access to public water and sewerage. However, the Township's Act 537 Sewage Facilities Plan is in the process of being updated to call for public sanitary sewerage facilities in most of this planning area over the next 10-15 years. As such, Planning Area 1 has the potential to experience a considerable amount of development pressure in the years ahead.

Planning Area 2 is bounded by the Walnut Street/Railroad Avenue, County Line Road, Upper State Road and the boundaries of Chalfont and New Britain Boroughs. It contains the Route 202 and County Line Road corridors, and is characterized by commercial and office developments along those corridors and comparatively dense residential development, including one of the township's two mobile home parks. Also, Planning Area 2 is mostly served by public water and sewerage facilities. Those parcels not yet served by public sewerage are to be included in future service areas.

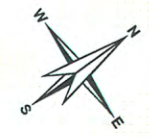
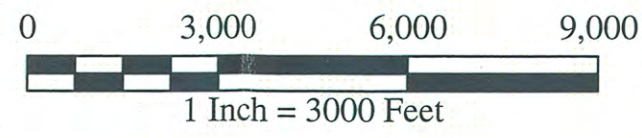
Planning Area 3, bounded by U.S. Route 313, Upper Stump Road, Ferry Road and Limekiln Pike, is dominated by Lake Galena and Bucks County's Peace Valley Park. The area surrounding the park is zoned WS (watershed). In this district, uses are permitted in both type and intensity which provide the maximum opportunities for open space in order to protect the natural resources in the watershed, including Lake Galena. Single family detached and watershed conservation subdivisions are permitted, provided that sewage disposal methods shall replenish the water table in accordance with the Township's Sewage Facilities Plan and Sewage Management Ordinances.

Planning Areas New Britain Township



Legend

- Planning Area Boundaries
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels



**COMPREHENSIVE PLAN
MAP 1
PLANNING AREAS**
Sited in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

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DATE 03/23/05 JOB NO 02-0472.00 SCALE 1" = 3000'

Chapter 3 Community Facilities

Community facilities are presented and evaluated for deciding future needs based upon normal population growth resulting from trends in births, deaths, and migration. Items such as potential zoning changes, sewage capacity, and planned development, which typically affect population increases, have been considered during the preparation of this document. It is widely recognized that community facilities are essential to properly service a diverse and growing population. Providing for inviting public and private open spaces, community centers, and areas that offer a vast list of recreational programs, often rank high on the quality of life scale. As a result, a community is considered a desirable place to live.

A well-rounded plan will consider as many age and interest group as possible; population location and concentrations; and the different types and functions of the facilities. In this chapter, we will examine those facilities such as schools, police and fire protection stations, libraries, places of worship, park and recreational facilities and community centers in order to determine their adequacy in comparison to the needs of Township residents. We will also examine how the facilities within our own borders can be utilized by our neighboring municipalities.

PARKS

New Britain Township owns several parks which provide both active and passive recreational opportunities for its residents. North Branch Park located on Park Avenue has 45 acres of both active and passive recreational facilities and serves as a focal point for the Township and surrounding communities. West Branch Park, located on Schoolhouse Road, has 16 acres and serves as a community park. There are also several smaller neighborhood parks located in The Fairwoods, Brittany Farms, and the Highlands. A new community park dedicated to the Township as part of the New Britain Walk community on East Schoolhouse Road will be completed in 2005. This 12 acre park will feature two multi-purpose fields and a walking trail. A 37.5 acre passive park is planned at 1741 Upper Stump Road and will feature walking trails along the scenic Hardiakan stream corridor. Another 60-acre park located at Walters and New Galena Road is in the preliminary planning stages and will feature one small multi-purpose field and passive recreational opportunities.

Also located within New Britain Township is Peace Valley Park, a County-owned 1485-acre facility which provides outdoor recreational facilities, program services, natural open space, education and cultural pursuits to Bucks County residents year round. Other park facilities are located within three Central Bucks School properties and include a variety of active recreational ball field, tennis courts, basketball courts, etc. In addition, schools represent community educational centers for activities other than sports. Table 3.1 Community Parks and Recreational Areas summarize existing recreational facilities located within New Britain Township.

Table 3.1 Park and Recreational Areas

Facility	Planning Area	Ownership	Acreage	Amenities	Type
Line Lexington Park ¹	1	Lease with Bucks County	60	Planned recreational park to include one multi-purpose playing field, walking trails, tot-lot, pavilion, meditation area	Community
West Branch Park	2	Township	16	1 tot lot, 3 t-ball fields, 1 soccer/football field, 1 pavilion, bituminous path	Neighborhood
New Britain Walk Open Space	2	Township	12	Planned multi-purpose fields (to be constructed in 2005)	Community
Brittany Farms	2	Township	6.5	Walking trails	Local
Highlands	2	Township	4.5	2 ball Fields, 1 Pavilion	Local
Peace Valley Park	3	Bucks County Park	1,500	Walking trails, horseback riding trails, boating, fishing, picnic areas, ball fields, playground areas, nature center	Regional
North Branch Park	3	Township	45	Picnic area, 2 pavilions, bike path, horseshoe pit, 3 baseball field, 5 soccer fields, 3 softball fields	Community
1741 Upper Stump Road ²	3	Township	37.5	Planned Passive recreational park to include walking trails linking open space	Community
Fairwoods Open Space	3	Township	4.3	Walking trail, 1 tot lot	Local
Butler Elementary School	2	*CBSD		1 ball field, 1 tot lot, 1 basketball court	Neighborhood
Pine Run Elementary School	2	*CBSD		1 ball field, 2 basketball courts, 1 tot lot, multi-purpose field	Neighborhood
Unami Middle School	2	*CBSD		Ball fields and playground area	Community

* Central Bucks School District

¹ Tentative Name

² Unnamed

The results of a Township Park and Recreation Initiative (PARI) Survey, published in the Fall 2002 Township Newsletter, provided important information for future park and recreation planning and development. Among the township households that responded, the vast majority expressed a preference for more multi-purpose trails and passive parkland rather than more active recreation facilities. The typical household that responded to the survey has lived in the township an average of 15 years, has at least one child living at home, lives in the most densely populated areas of the township, and are young or middle-aged adults.

The survey results are consistent with the 1995 Recreational Facility Supplement to the 1987 Comprehensive Plan which analyzed existing park, recreation and other municipally, privately and publicly owned land and facilities. The plan concluded that the Township should continue its efforts to incorporate park and recreation and open space facilities into every development plan and into every area of the Township. In addition, based on the National Park, Recreation and Open Space Standards and existing recreational facilities, the 1995 Recreational Facility Supplement noted that the Township was well positioned to provide sufficient recreational facilities to all areas of the Township well into the 21st century with the exception of the Line Lexington area. The new 60-acre park located at Walters and New Galena Road will fulfill this need and will include both active and passive recreational opportunities.

The Township is also planning a new passive park on a 37.5 acre tract of open space located in the 1700 block of Upper Stump Road. This property, also known as the "Hovsepian Tract" links approximately 178 contiguous acres of permanently preserved open space within New Britain Township. The New Britain Township Open Space Plan (January 2000) gave this property a "high" ranking for preservation or protection based on the site's location, proximity to other protected sites, level of importance, contribution to community and cultural heritage and the threat of imminent development. It features gently sloping lands, mature woodlands, prime agricultural soils, scenic views and a historic farmstead. The Hardiakan stream crosses midway through the property. The Open Space Plan noted the potential for a greenway linkage along the Hardiakan corridor.

SCHOOLS

New Britain Township is located within the Central Bucks School District. Three public elementary schools presently serve the Township: 1) Pine Run Elementary School partially located in the Township and in New Britain Borough; 2) Butler Elementary School located in the Township; and 3) Mill Creek Elementary School located in Warrington Township. Junior high school student's grades 7-9 attend the Unami Middle School which is located in Chalfont Borough and New Britain Township, and Tohickon Middle School located in Plumstead Township. The two public high schools serving grades 10 to 12 are the Central Bucks West High School located in Doylestown Borough, and Central Bucks South High School located in Warrington Township.

Current plans include the construction of one new elementary school in the Warwick area. Once this school is completed, the district will conduct a redistribution of children in order to appropriately balance the number at each school. Also, the Central Bucks School District is expanding and modifying existing schools to allow a future larger enrollment.

Private schools which serve Township residents include the St. Jude's Roman Catholic School which is a private elementary/junior high school serving preschool students through grade 8. The Plumstead Christian School is a private elementary school which provides preschool programs through grade 5. Table 3.2 lists the schools that serve the Township and their corresponding enrollments for school year 2003/2004.

Table 3.2 School Enrollment 2003/2004		
School Name	Grades	Enrollment
Butler Elementary	K-6	641
Pine Run Elementary	K-6	626
Mill Creek Elementary	K-6	1258
Unami Middle School	7-9	938
Tohicken Middle School	7-9	1056
Central Bucks West High School	10-12	1331
Central Bucks South High School	10-12	1560
St. Judes Roman Catholic School	Pre K-8	477
Plumstead Christian School	Pre K-5	249

COLLEGES & UNIVERSITIES

The Delaware Valley College of Science and Agriculture located in both New Britain Borough and Doylestown Township, and the Bucks County Community College located in Newtown Township with a satellite campus in Perkasio, offer college programs and non-credit courses to all residents of Bucks County.

MUNICIPAL FACILITIES

The Township municipal building located on Park Avenue houses the Township's administrative offices as well as the Police Department. In addition, the Township is served by a Public Works Department located on Limekiln Pike which is responsible for maintaining and repairing all Township-owned facilities and roads. At this time, a new Public Works building is in the process of being designed.

Other municipal facilities include one fire station located on Limekiln Pike along with two substations. The main fire station is located on Main Street in Chalfont Borough and the substations are located along East Schoolhouse Road and Limekiln Pike within the Township. The main fire station is in the process of being designed and moved to a new location situated along 152 North.

The Township is also served by two advanced life support ambulances that are housed in the main fire station. The areas covered by the above stations are New Britain Township, New Britain Borough, Chalfont Borough and portions of Warrington and Hilltown Townships.

LIBRARIES, COMMUNITY CENTERS AND PLACES OF WORSHIP

The nearest library that serves the Township is the Bucks County Free Library located in Doylestown Borough. In addition, there are several places of worship located throughout the Township and the immediate region that provide meeting space for community groups. Some of the groups that utilize the meeting rooms and facilities in places of worship are the Boy/Girl Scouts, Alcoholics and Narcotics Anonymous as well as numerous senior and adult self help groups.

Goals & Objectives

- Maximize existing facilities such as schools, places of worship and community centers within the Township and regional municipalities for recreational, educational and community activities.
- Promote the inclusion of open space and recreational facilities and amenities in all new residential developments.
- Continue to develop the Township's park and recreation system so that all residents have a facility within walking distance of their home.
- Provide environmental education kiosks along Township-wide trails and bikeways.
- Promote the creation of low impact walking trails which are sensitive to the surrounding environment and habitat.
- Establish adequate emergency management stations and personnel levels for police, fire and ambulance services to protect the health, safety and general welfare of both Township residents and the residents of adjacent municipalities.
- Facilitate the development of a regionally supported community center that would provide activities for all members of the community.
- Encourage various recreation groups to broaden their scope of services to include cultural, academic, instructional, and wellness activities.

Policies

- Continue to develop and maintain the Township's parks and recreation system.
- Maximize the multi-purpose use of existing public and private community facilities before constructing new facilities.

- Promote the adequate provision of community services and general municipal administration.
- All new residential and non-residential subdivisions and/or land development will provide suitable and adequate recreation land and/or fees per the Subdivision and Land Development Ordinance.

Short-term Implementation Strategies

- Require the inclusion of recreational facilities in all new residential developments such as play lots, trails, ball fields and bikeways.
- Identify ways to increase volunteerism for fire fighting, emergency services and community centers.
- Commission the Parks and Recreation Advisory Board to examine the adequacy of existing parks, recreational facilities and amenities located within the Township as demographic information is updated.
- Encourage volunteer groups to assist with maintaining existing parks and helping to plan and establish new parks.
- Coordinate communication between the Board of Supervisors, Planning Commission, Land Preservation and Environmental Advisory Committee and Park and Recreation Advisory Board to plan and construct park and recreation facilities that enhance the health, welfare and safety of our residents and taxpayers.

Long-term Implementation Strategies

- Increase capital fund-raising efforts for fire and ambulance stations and equipment through developer's fees and contributions.
- Assess the adequacy of existing fire protection and ambulance facilities, and staff on an as needed basis.
- Continue to support the development of a regional community center that would provide activities for all members of the community.
- Install lighted facilities in appropriate non-residential park and recreation facilities.
- Update the 1995 Recreational Supplement to the Comprehensive Plan.

Conclusions

Providing adequate services and facilities to our residents and taxpayers are a priority of New Britain Township. Not only are they essential to our diverse and growing population but they are also add to the quality of life for our residents, employees of the Township and visitors.

Chapter 4 Development Trends

Past Development Trends

All of the central Bucks County communities have been impacted by suburban growth over the past 40 years. In response, township officials have increased efforts in recent years to manage and direct growth and to protect open space and natural resources.

As shown in Tables 4.1a and b, the entire Central Bucks area has experienced strong population growth over the past four decades. Overall, however, population growth in New Britain Township has been more moderate than in most nearby townships.

	1960	1970	1980	1990	2000
Buckingham	4,018	5,150	8,839	9,364	16,442
Doylestown	3,795	6,613	11,824	14,510	17,619
Hilltown	5,549	7,281	9,291	10,582	12,102
New Britain Township	3,090	5,207	7,415	9,099	10,698
Plumstead	3,354	4,682	5,513	6,289	11,409
Warrington	4,418	7,550	10,704	12,169	17,580
Warwick	1,810	2,138	2,307	5,915	11,977

Bucks County - Pennsylvania County Data Book 2003

	1960-70 change	1970-80 change	1980-90 change	1990-2000 change	Overall Population change 1960-2000
Buckingham	28.2%	71.6%	5.7%	75.6%	309.2%
Doylestown	74.2%	78.8%	22.7%	21.4%	364.3%
Hilltown	31.2%	27.6%	13.9%	14.4%	118.1%
New Britain Township	68.5%	42.4%	22.7%	17.6%	246.2%
Plumstead	39.6%	10.1%	22%	81.4%	240.2%
Warrington	82%	41.8%	13.7%	44.5%	323.8%
Warwick	18.1%	7.9%	156.4%	102.5%	561.7%

Bucks County - Pennsylvania County Data Book 2003

Another way of portraying population growth is through changes in population density. Table 4.2 shows comparative changes in population density among New Britain Township and neighboring townships in central Bucks County:

Township	1960	1970	1980	1990	2000
Buckingham	121	156	267	283	497
Doylestown Twp.	245	427	763	963	1,137
Hilltown	206	270	345	393	450
New Britain Twp.	210	354	504	619	728
Plumstead	123	172	203	231	419
Warrington	320	547	777	882	1,274
Warwick	163	193	208	533	1,097

Bucks County - Pennsylvania County Data Book 2003

Historically, commercial and residential development within New Britain Township have been concentrated along or near the major transportation corridors such as Routes 202 and 152, County Line Road and Upper State Road. New housing has been concentrated largely in Planning Area 2, with increased recent residential development pressure in Planning Area 1. The availability of a quality road system and access to public sewer in all of Planning Area 1 and much of Planning Area 2 has facilitated the commercial and residential growth. Planning Area 3, especially the part surrounding Peace Valley Park, has seen much less development.

Tables 4.3 and 4.4 below show the recent growth in housing units in New Britain Township and other nearby townships.

	1990	2000	Percentage Change/Growth	2001-02 proposed
Buckingham	3,283	5,861	78.5%	455
Doylestown Twp.	4,857	6,200	27.7%	71
Hilltown	3,659	4,370	19.4%	238
New Britain Twp.	3,284	3,969	20.9%	277
Plumstead	2,294	4,103	78.8%	251
Warrington	4,458	6,318	41.6%	1077
Warwick	1,981	4,050	104.4%	328

Source: Municipal Demographic Profile of Bucks County, PA., December 2002

Township	Housing Units Built 1990-2000	Percentage of Total 2000 Housing Stock
Buckingham	2,578	44.0%
Doylestown Twp.	1,343	21.7%
Hilltown	711	16.3%
New Britain Twp.	685	21.7%
Plumstead	1,809	44.1%
Warrington	1,860	29.4%
Warwick	2,069	51.1%

Source: Municipal Demographic Profile of Bucks County, PA., December 2002

Roadway and Public Sewer Infrastructure Constraints

Development along the Route 202 corridor throughout Bucks and Montgomery Counties has created worsening traffic congestion throughout the area. Construction of a Route 202 Bypass has progressed through more than 30 years of planning, engineering and land acquisition only to be further delayed due to political opposition from some Bucks County township officials and state financial constraints. Meanwhile, the traffic problem persists, with congestion spilling onto local roads designed for low traffic volumes. No serious alternative solutions to the Route 202 Bypass project are planned.

The Chalfont-New Britain Township Sewer Authority's (CNBTSA) sewage treatment plant is operating at near capacity, and is planning an expansion within the next few years. Meanwhile, new subdivision and land development plans that need public sewer and lack approved EDUs have been delayed. The member municipalities of CNBTSA (New Britain Township and Chalfont Borough) are updating their Act 537 Plans as part of the plant expansion planning.

Open Space Planning and Natural Resource Protection

In response to relentless development pressure, township residents and their elected officials have made growth management, protection of open space and natural resources a priority in recent years. The New Britain Township Open Space Plan, adopted in January 2000, identifies priority properties for land preservation efforts and details numerous recommendations and implementation strategies. Since 2000, with the help of a voter-approved tax levy, the Township has preserved 237 acres of land through both direct purchase and the purchase of conservation easements. In addition the Township amended its zoning and subdivision and land development regulations to emphasize protection of natural resources such as prime agricultural soils and woodlands.

Tax Impacts of Development

As is often a result of development, residents have experienced increased real estate and other taxes in order to provide adequate services to new residents and businesses, and to maintain new infrastructure. These increased costs include providing K-12 educational services, recreational and other local government facilities and their maintenance, roadway and bridge construction and maintenance, snow and ice removal, construction and maintenance of water and sewer systems and sewage treatment facilities, police protection, etc. In addition, taxes in a municipality may also be raised in order to finance capital projects ranging from the construction of new municipal buildings to land preservation. In 1998, as referenced above, township voters overwhelmingly approved a tax levy totaling more than two million dollars for the purpose of purchasing open space land.

Plan Update Interview Results

As part of the Comprehensive Plan update process, interviews were conducted with numerous township officials and staff in order to gain insight into the overall status of development within New Britain Township. In addition, township resident volunteers hosted neighborhood focus groups to obtain input regarding their vision, concerns and ideas for the township's future.

In the first round plan updates in 1998 and 1999, many of the individuals interviewed felt that the Township had provided an adequate balance of land uses and development types since 1987. It was noted that the majority of this development was residential in nature and primarily concentrated in designated development districts served by both public water and sewerage facilities. In addition, those interviewed stated that commercial development had increased particularly in the southern portion of the Township which was easily accessible via the Route 202 and County Line Road corridors. Development trends in this area favor somewhat more dense mixed-use developments.

More recent interviews with residents indicate a growing concern over development pressure and its associated impacts such as increased traffic, disturbance of natural resources and pollution. Repeatedly, residents voiced concerns with the increasing traffic volume on local roadways that were not designed to handle the high volume of additional traffic using these roads on a daily basis. Also many have cited the desire for less dense housing, additional recreational trails and the preservation of natural resources to enhance the quality of living and the remaining rural character of the township.

Future Development Trends

The many interviews conducted with key persons and residents not only provided valuable input for important decisions regarding overall development within the Township, but they also provided baseline information to begin the visioning process – a process necessary for comprehensive planning. This vision process set the stage for the Township to begin to develop its future goals and policies as we move into the 21st century. One goal is clear from the input gathered – keep New Britain Township the desirable place it is to live, work and play. In addition, the Township was able to identify areas where future growth could be expected in order to adequately prepare these areas to handle the growth. Areas identified as under development pressure include Planning Areas 1 and 3.

Another major goal identified by the elected officials, appointed bodies, staff and residents is to avoid the detrimental effects of suburban sprawl such as traffic congestion, lack of community identity and environmental degradation. The three greatest elements determined to affect the quality of life in the Township are land use, transportation and natural resources. Throughout the plan update process, the Township's existing ordinances were reviewed and compared to the identified goals and objectives established by the Comprehensive Plan Update Advisory Committee. Where these ordinances were deemed inadequate to lead the Township's path of development in a positive direction, necessary revisions have been proposed throughout this Plan. Also, where ordinances and policies have worked well in their necessary capacity, it is suggested that their implementation continue.

Chapter 5 Natural Resources Element

The natural resources in New Britain Township help make it the beautiful place it is to live, work and play. From meandering streams to gently rolling hills and steep slopes, New Britain Township is fortunate to host a wide variety of natural resources, which greatly enhance the quality of life for residents. The diversity of natural resources within the Township warrants various types and levels of protection. It is recognized that in many cases, county, state and federal agencies play significant roles in regulating the disturbance of natural resources such as wetlands, woodlands and soils. It is often the case however, that the county, state or federal agency with jurisdiction over a particular resource, is informed of violations only after there has been damage to that resource. Therefore, the Township recognizes and accepts the role of preventing, via plans, policies and ordinances, potential damage to the natural resources within its boundaries.

Two of our most prized natural resources, Lake Galena and Peace Valley Park, warrant the utmost level of protection. Lake Galena is a critical source of domestic water supply for our residents and those of other townships, and therefore warrants special attention. The protection of the North Branch Neshaminy Creek Watershed has been and will continue to be a major priority for the Township. Peace Valley Park and Lake Galena not only play a vital role in supporting wildlife and ecosystems, but also offer recreational opportunities to the region. As a Township, we realize that the protection and preservation of these significant natural resources will play an enormous role in determining the quality of life of our community.

The natural resources of New Britain Township are unique and varied and must be protected to as great an extent possible. The level of protection established helps to determine what specific ordinance revisions are needed to achieve Township goals while minimizing the expenditure of public dollars, as well as minimizing opportunities for legal challenges. An important concept to realize when protecting natural resources is that bigger does not always mean better. Areas such as tiny wetlands may seem insignificant however they play vital roles in providing diverse wildlife habitats, storm water pollutant filtration, and environmental educational opportunities.

For the purposes of this plan, the Natural Resources within the Township that affect the health, safety and welfare of our citizens, and therefore require protection, include, but are not necessarily limited to, the following:

Topography	Woodlands	Water	Air Quality
Scenic Vistas	Soils	Geology	Riparian Areas

The Township's primary goal is to preserve, protect and enhance the quality of our natural resources, by managing development in a manner that results in minimal disturbance to those resources. Where some disturbance or damage is caused, either intentionally or inadvertently, the Township requires remediation. A secondary goal is to provide our citizens with access to areas of natural resources.

The protection of natural resource areas in New Britain Township provides several functions and benefits to our community including but not limited to the following:

- Protection and promotion of the general health, safety and welfare of the public
- Provision of psychological benefits
- Provision of active and passive recreational opportunities
- Increased quality of life
- Provision of environmental education opportunities
- Increased aesthetic values
- Increased property values
- Increased economic viability
- Preservation of species and habitat

Existing Conditions

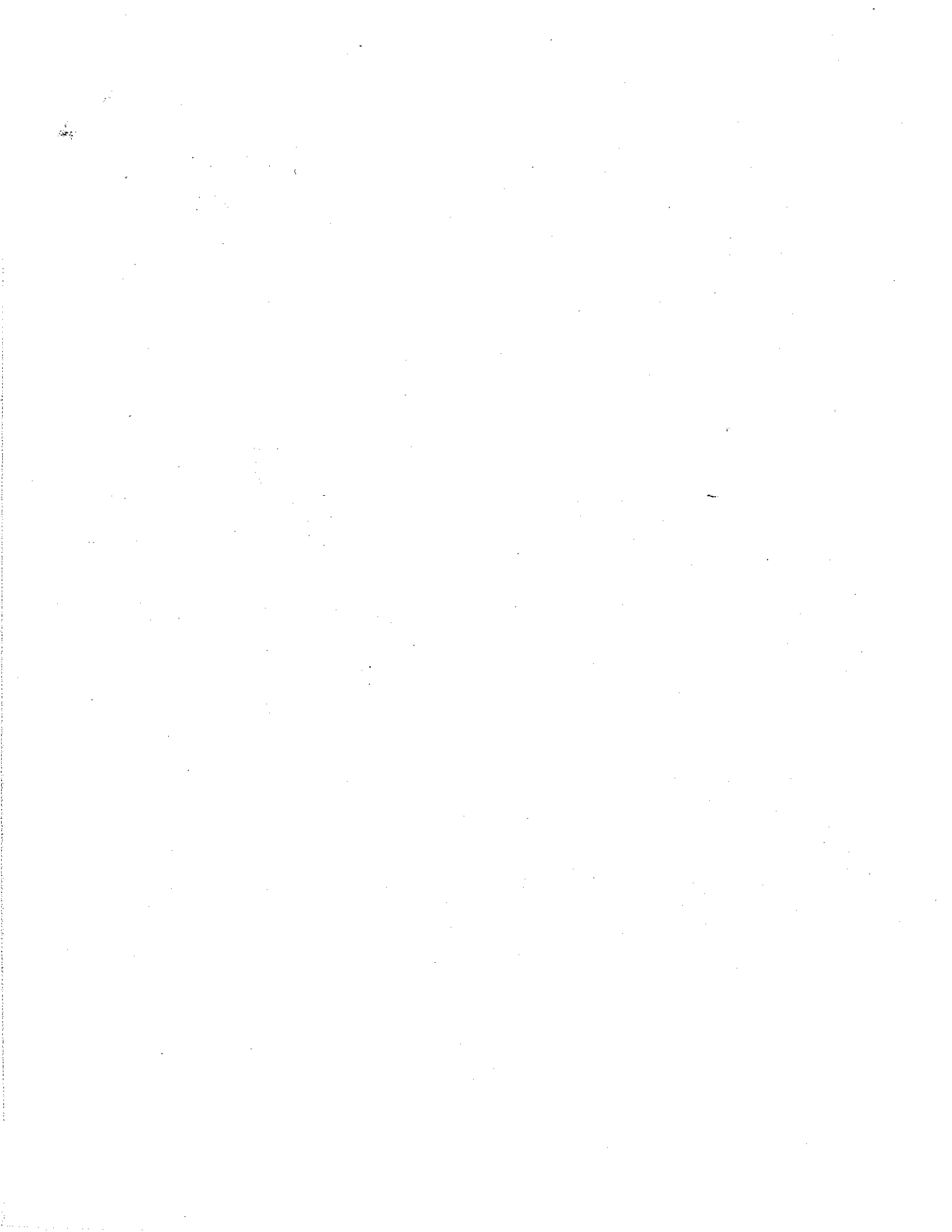
TOPOGRAPHY

New Britain Township is extremely fortunate in that it consists of diverse topography, ranging from gently rolling hillsides to steeply sloped areas that enhance both recreational opportunities and scenic vistas. While a steep slope may provide recreational opportunities accompanied by extraordinary views, it may not always be the most suitable location for new development. There are many positive attributes to a varied terrain; however such terrain also poses several constraints for land development.

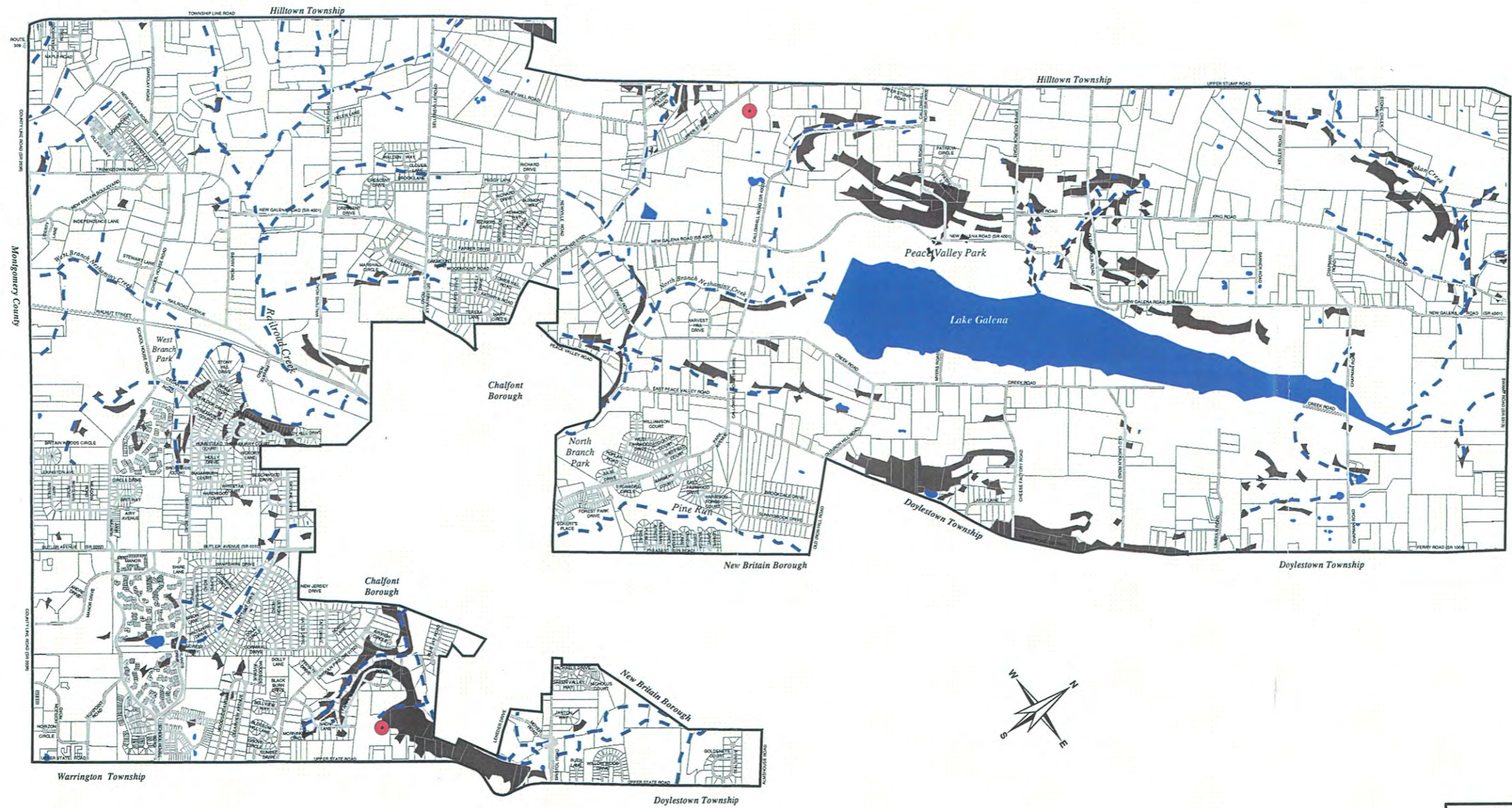
Steeply sloped areas of the Township can be found in Planning Area 3 parallel to New Galena Road and between Ferry and Creek Roads. The topography of New Britain Township will be examined primarily for its impact on new development as well as its ability to provide scenic vistas and enhanced recreational opportunities. Areas of steep slopes in the Township are illustrated on **Map 2: Steep Slopes and Scenic Vistas**.

SCENIC VISTAS

In general, scenic vistas are optimal in Planning Area 3 which generally corresponds to the area previously noted for varied topography as well as woodlands. Due to this topography, spectacular views of the region, including Peace Valley Park and Lake Galena are possible. Other types of scenic views present in the Township stem from the agricultural uses and forested areas. Scenic views, including tree-lined roads and agricultural lands, have been identified as part of this planning effort in order to ensure that they are protected for the enjoyment of future generations as well as their ability to enhance the quality of life within the Township. The scenic views identified during this update are noted on Map 2.

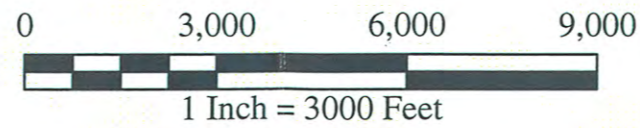


Steep Slope & Scenic Vistas New Britain Township



Legend

- Scenic Vistas
- Steep Slope Areas
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels



**COMPREHENSIVE PLAN
MAP 2
STEEP SLOPE & SCENIC VISTAS**
Sited in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

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DATE 03/23/05 JOB NO 02-0472.00 SCALE 1" = 3000'

WOODLANDS & HABITAT

New Britain Township has significant portions of undisturbed, forested land. These forested areas provide habitat, groundwater recharge, stormwater runoff filtration and absorption and also act to buffer different land uses. Peace Valley Park, owned by Bucks County, is located in Planning Area 3 and consists of approximately 1,500 acres of large forested areas which provide many of the benefits noted above. The forested areas of the Township can be found on **Map 3: Forested Areas and Tree Lined Corridors**.

The forested areas throughout New Britain Township consist of several major woodland associations. The types of forest areas found along the floodplains of the North and West Branch and main stem of the Neshaminy Creek are Silver maple floodplain forests and Sycamore-box elder floodplain forests. As the land begins to slope upwards beyond the creek valleys, Red oak-mixed hardwood and Red maple forests become the most common. These two forest types can also be found along the slopes that exist along the North Branch of the Neshaminy Creek as it flows through Peace Valley Park and adjacent areas. Upland Hemlock-mesic hardwood forests are present along the steep, north-facing slopes located between the Neshaminy Creek and Upper State Road.

It is important to note that the forested lands that remain in the Township provide a nearly continuous tree-lined corridor along the West and North Branches, as well as along the main stem of the Neshaminy Creek and the lower section of Pine Run. In addition, a tree-lined corridor has been noted for preservation along portions of Park, Callowhill and Creek Roads, which provides excellent views of Lake Galena and Peace Valley Park. This corridor can be found on Map 3.

According to representatives of the Morris Arboretum of the University of Pennsylvania, no known endangered or threatened species have been noted within the forested areas in the Township. However, the forested corridors are valuable due to the protection they provide to the water quality of all adjacent water bodies. In addition, they provide habitat and travel corridors for migrating birds and other wildlife. Most of the forested areas lie within designated floodplains. One exception is the previously mentioned steep slope along the Neshaminy Creek near Upper State Road. Although these areas can be noted for their local significance, they have not been designated by the Pennsylvania Natural Diversity Inventory (PNDI) as threatened or endangered.

However, two native plant species have been identified by the PNDI. The species of concern identified are low serviceberry (*Amelanchier humilis*) and flat-stemmed pondweed (*Potamogeton zosteriformis*). Each of these species can be found at various locations throughout the Township.

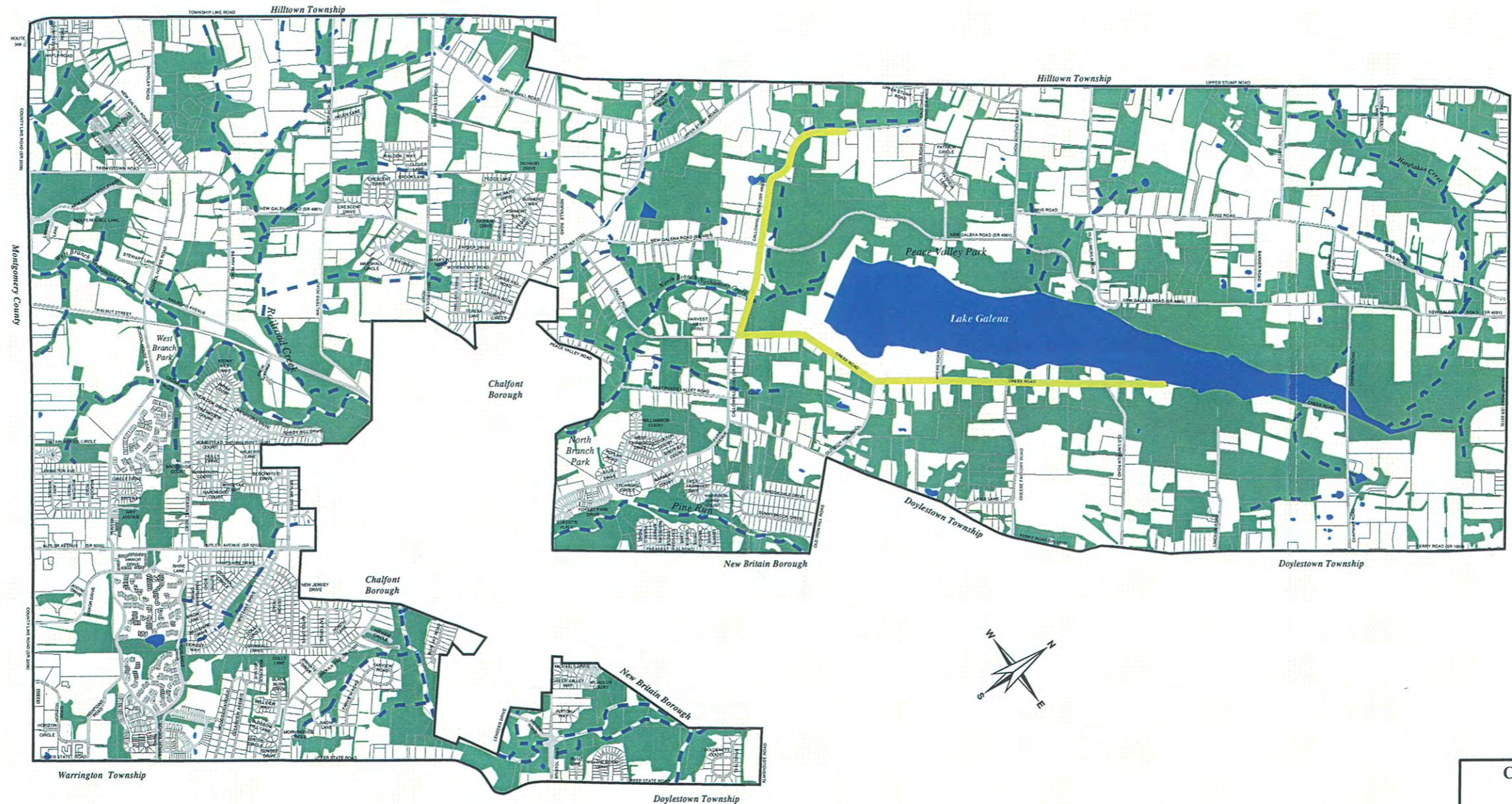
In addition, wildlife common to southeastern Pennsylvania can also be found throughout New Britain Township. The species range from white-tailed deer to more than 260 species of birds. The land area surrounding Lake Galena and Peace Valley Park has been designated by the State chapter of the National Audubon Society as one of two important bird areas within Bucks County.

The excellent habitat provided by these woodlands has contributed to the overpopulation of the white-tailed deer. Their numbers are so great that the wild vegetation is no longer sufficient to sustain them and they have been causing costly damage to residential shrubbery. In addition, large numbers of deer foraging day and night, pose a significant danger to drivers.

Woodland areas and habitat were identified so that efforts can be made during future developments to protect these features for future generations to enjoy. Forested areas and tree lined corridors have been illustrated on Map 3.

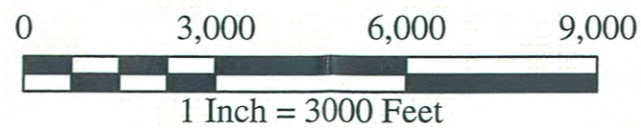
Forested Areas & Tree Line Corridors

New Britain Township



Legend

- Tree Line Corridors
- Forested Areas
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels



COMPREHENSIVE PLAN
MAP 3
FORESTED AREAS
&
TREE LINE CORRIDORS
 Situated in:
NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

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SOILS

The soil associations present within New Britain Township can be generally categorized as those that have a medium-textured surface layer with a firm and compact subsoil. The permeability of these soils ranges from poorly drained areas to moderately well drained areas. The Township contains a substantial amount of agricultural soils and while farming is not a major industry, it is an important one that this plan will attempt to encourage. Soils will be identified with regard to their capability to recharge groundwater, to provide adequate on-lot disposal of sanitary sewage and support agriculture.

WATER RESOURCES

The West and North Branches of the Neshaminy Creek watershed flow through the Township and join together to form the main stem just north of the municipal border between Chalfont Borough and New Britain Township. Also associated with the various stream corridors present throughout the Township are the associated floodplains and wetland areas. These resources have been inventoried and are located on **Map 4: Greenway/Hydrologic Features Map**. A flood control dam exists along the North Branch of the Neshaminy Creek that forms the more than 360-acre man-made Lake Galena. In addition, Pine Run, a small tributary to the Neshaminy Creek also flows through the Township and houses an additional flood control dam which acts to form the Pine Run Reservoir. A third flood control dam exists along the West Branch of the Neshaminy Creek in the vicinity of Reading Creek.

An important planning consideration for the Township is emergency preparedness should any of the dams fail. Bucks County completed a dam inundation study which delineates the areas expected to flood should one of the dams fail. This study has been reviewed by the Township in order to be prepared for such a situation.

The 2000 Land Preservation Advisory Committee identified areas throughout the Township where greenways would be appropriate. The greenways, which can be found on **Map 4 Greenway/Hydrologic Features Map**, primarily follow along the floodplain boundaries associated with the Neshaminy Creek and its associated tributaries. These riparian corridors have the capability of providing recreational opportunities, habitat and flood control by slowing stormwater runoff before it enters streams.

In addition to streams and lakes, wetlands are additional water resources that are critical to the hydrologic cycle. Wetlands are important for their pollutant filtration, stormwater management and groundwater recharge capabilities. Wetlands also provide critical habitat for a wide variety of plants and animals.

In May of 2001, the Township enacted two (2) ordinances aimed at protecting and preserving the quality and quantity of the Township's water resources.

Ordinance No. 2001-05-01, an amendment to the Subdivision and Land Development Ordinance, requires water resources impact studies for proposed subdivisions and land developments and establishes methods and criteria for determining adverse effects on the hydrologic environment from those proposed activities.

Ordinance No. 2001-05-02, also an amendment to the Subdivision and Land Development Ordinance establishes well drilling standards for commercial and residential wells.

In 2003, the Township enacted Ordinance No. 2003-04-02, an amendment to the Zoning Ordinance, which established a Watershed District within the Township. This district contains valuable resources such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas and areas of steep slopes. The ordinance limits development within that district to uses that protect and preserve, to the greatest practical extent, the natural resources in the watershed.

Also the County of Bucks is in the process of updating its watershed stormwater plan in accordance with the Storm Water Management Act 167 of 1978, to address the impacts of development on existing stormwater runoff levels and recommend measures to control accelerated runoff to prevent flood damage that could occur due to those development activities.

There are several major water resource issues addressed in this plan including the continued protection of the watersheds with the Township, pollution of the surface and sub-surface water supply from malfunctioning on-lot sewage systems, Canada goose excrement, agricultural and commercial chemicals and storm water runoff, depletion of the water supply in the local aquifers due to unmanaged development and the preservation of small and large wetlands. These are issues that will require a high degree of cooperation with adjacent municipalities.

GEOLOGY

The geologic formations represented in the Township all fall under the Triassic system, and are either igneous or sedimentary. The igneous rock is of the Diabase formation and the sedimentary rocks are Brunswick, Lockatong and Stockton formations. The Lockatong formation is the most prevalent throughout the Township.

The Diabase formation is a dark gray to black igneous rock and is relatively resistant to weathering. The Brunswick formation manifests itself in low, gently rolling terrain with broad shallow valleys and low ridges. It is a weak red shale that crumbles into thin flakes or ragged fragments and is easily eroded. The Lockatong formation forms ridges and is comprised of black or dark gray, thick bedded rock. The Neshaminy Creek has cut deep narrow valleys through ridges of this resistant formation. The Stockton formation underlies the low rolling country side of the Township. Most of the streams that flow through this formation have eroded broad, shallow valleys of red sandstone.

The geology of New Britain Township will be examined primarily for its ability to supply water to new and existing developments. Table 12.1 in Chapter 12, Water Supply and Sewage Facilities, illustrates the base flow yields of the different geologic formations which are present in the Township.

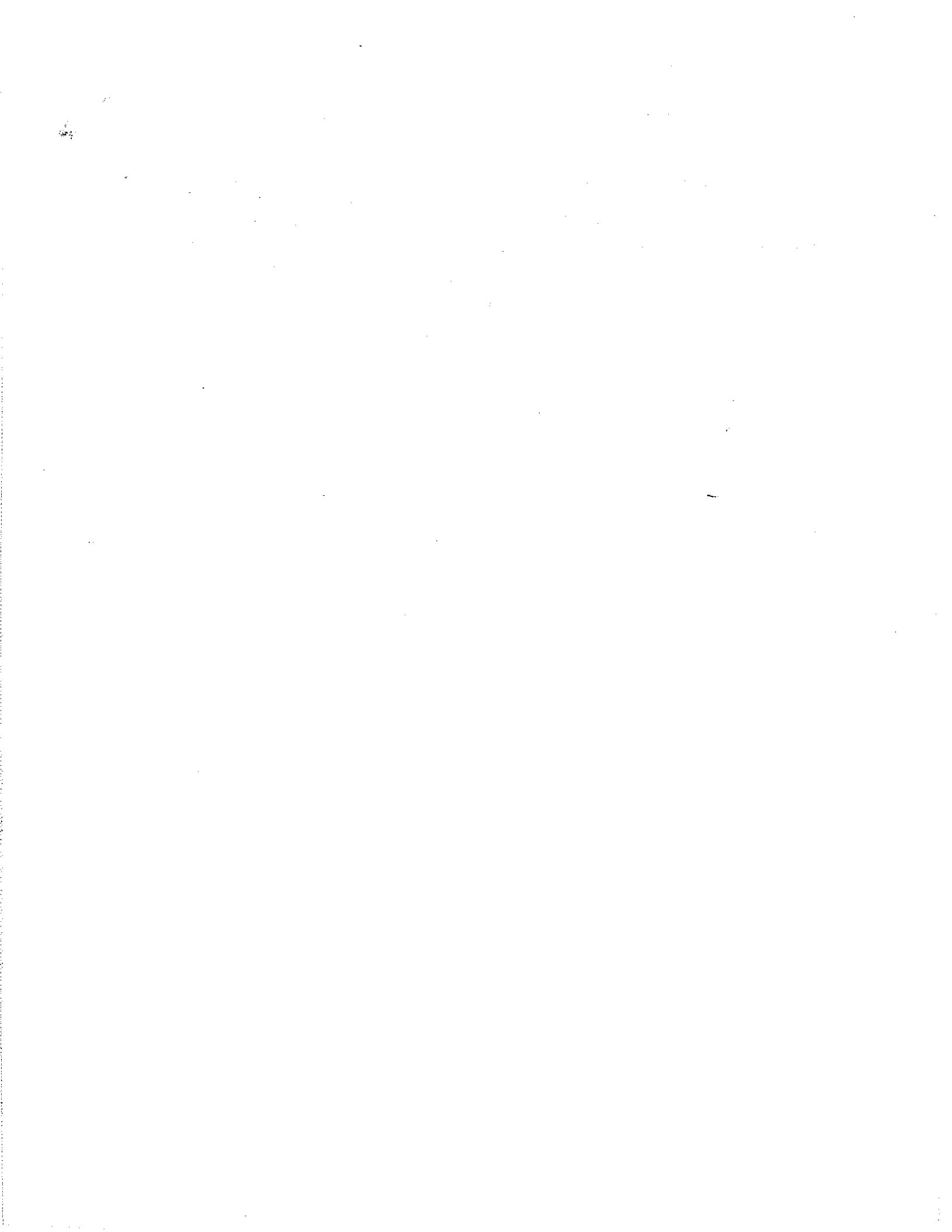
AIR QUALITY

Bucks County has been designated as a part of the "nonattainment" area of the Philadelphia Air Quality Control Region. All of New Britain Township is located within this "nonattainment" area. This area has been designated as a nonattainment area due to the substantial amount of

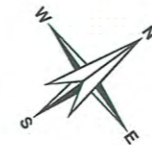
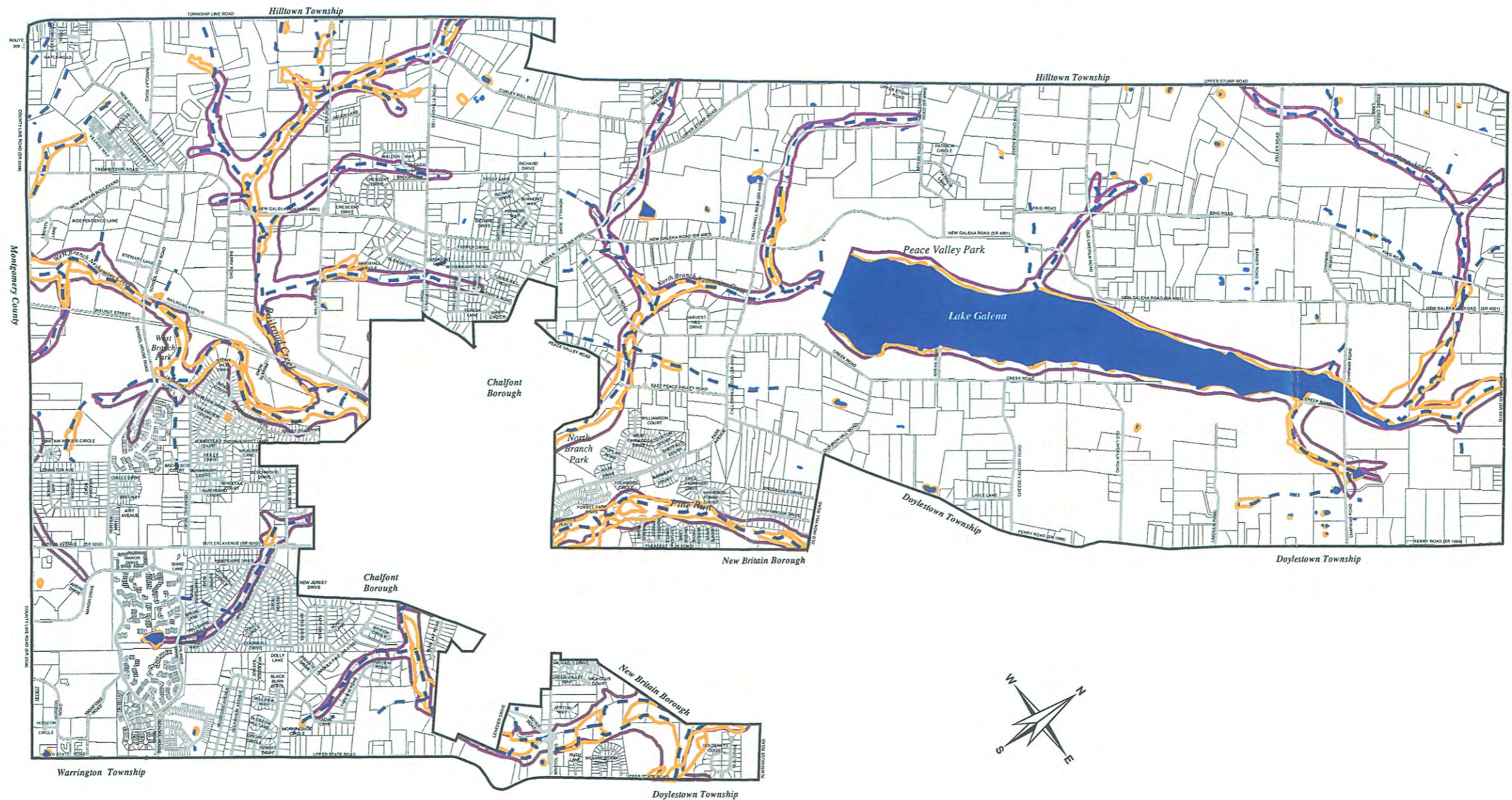
emissions from both automobiles and factories. Since the rate of emissions is so high in this area, it is impossible to attain the air quality standards that have been prescribed for the region.

The major sources of pollution in Bucks County stem from vehicle and industrial emissions. This updated plan will emphasize the critical relationship between transportation, energy conservation and air quality. These issues must be dealt with comprehensively in order to improve the air quality of the region.







A growing air quality problem is being caused by the increasing number of malfunctioning on-lot sewage systems, which result in unhealthful and unpleasant air. The Township is developing an ordinance to address the maintenance of on-lot sewage systems.

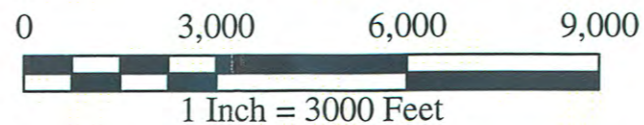


Green Way/Hydrologic Features Map New Britain Township



Legend

-  Federal Wetlands
-  100 Year Floodplains
-  Lakes & Ponds
-  Watercourses
-  Road Right-of-Way
-  Parcels



**COMPREHENSIVE PLAN
MAP 4
GREEN WAY/HYDROLOGIC
FEATURES MAP**

Situating in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

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DATE: 03/23/05 JOB NO: 02-0472-00 SCALE: 1" = 3000'

Goals & Objectives

In support of the above policies, the Township will, via the implementation and enforcement of relevant ordinances, regulations and guidelines, affect the following goals and objectives with regard to the natural resources within the Township jurisdiction:

Topography/Geology

- Minimize amounts of grading during development process.
- Promote conservation design of subdivisions to preserve natural terrain, protect open space and maintain privacy of residents.
- Achieve the enforcement of existing federal, state and local laws and ordinances which protect wetlands and floodplains and which minimize the effects of erosion and sedimentation and stormwater runoff (Chapters 105 and 102, Acts 166 and 167 respectively). The Township will coordinate with adjacent municipalities in these efforts.

Scenic Vistas

- Preserve tree-lined road corridors.
- Promote conservation design of new subdivisions which protects and enhances scenic vistas.

Woodlands & Habitat

- Encourage the retention of native vegetation and the replanting of developed areas with attractive, native vegetation. A list of tree species that are acceptable to the Township is contained in the New Britain Township Subdivision and Land Development Ordinance (SALDO).
- Encourage attractive design of stormwater management facilities, such as created wetlands and wet ponds, where new developments border existing natural drainage systems or expected stormwater runoff rates can support wetland vegetation.
- Require that a minimum number of trees be removed in the development process and require in-kind replacement of removed trees within the Township.
- Work with state, county and adjacent municipality organizations to reduce and control the population of white-tailed deer.
- Purchase the development rights for as much woodland as practical.

Soils

- Encourage agricultural use of areas with prime soils

- Enforce existing erosion and sedimentation controls
- Encourage the use of innovative BMPs designed to control erosion and sedimentation
- Purchase the development rights for as much farmland containing type I and II soils as practical.

Water Resources

- Protect wetland and riparian areas with adequate buffer zones.
- Establish and execute a vigorous program to require and enforce the proper functioning of on-lot septic systems.
- Protect the watersheds within the township via vigorous defense and enforcement of the Water District zoning ordinance (No. 2003-04-02).
- Implement Best Management Practices whenever possible to protect, maintain, reclaim and restore water quality
- Work to identify Critical Water Planning Areas (State Act 220)

Air Quality

- Reduce auto emissions by encouraging car pooling, mass transit and the implementation of linked walking and bike trails throughout the region.
- Reduce traffic at major intersections by creating alternate through roads and appropriate timing of traffic signals.
- Establish and execute an aggressive program to require and enforce the proper functioning of on-lot septic systems.
- Improve air quality by conserving existing or creating new plantings which produce oxygen and remove carbon dioxide from the atmosphere.

Policies

Via the implementation and enforcement of relevant ordinances, regulations and guidelines, the Township will attempt to establish the following policies with regard to the natural resources within the Township jurisdiction:

- Manage commercial and residential development in manner that preserves and protects open space, natural terrain and drainage systems, scenic vistas and woodlands, separates or buffers incompatible land and generally enhances community identity.
- Focus on protecting natural resources. These resources may be under severe development pressure and will probably have the greatest impact on the quality of life in the more urbanized portions of the Township.
- Continue to protect Peace Valley Park and Lake Galena in order to preserve and protect water supplies, natural resources, habitat, scenic vistas, recreational, and environmental education opportunities.
- Encourage public trail linkages and greenways through neighborhoods, schools, parks, open space and natural resource areas throughout the community.
- Preserve as much of the remaining agricultural soils as possible.
- Protect the quantity and quality of ground and surface waters.
- Promote air quality improvements by enhancing transportation linkages and public transportation systems, and by requiring the proper functioning of on-lot sewage systems.
- Enhance natural areas by encouraging appropriate management of invasive plants and conservation practices to retain native species of plants and animals.
- Control non-point source pollutants through the implementation of Best Management Practices (BMPs).
- Preserve biological resources and habitat as undeveloped open space.
- Provide for the protection of natural resources on a watershed wide basis.
- Support the Land Preservation Environmental Advisory Committee (LPEAC) to examine and advise the Township supervisors and staff on environmental and ecological matters.
- Coordinate with adjacent townships and local watershed associations on the above issues.

Short-term Implementation Strategies

- Commission the LPEAC to conduct inventories of natural resources, beginning with endangered/threatened species of flora and fauna which would culminate into a municipal natural resource inventory.
- Commission the LPEAC to establish the priority order for the purchase of open space parcels identified and mapped utilizing Bucks County and Township Open Space Bond money.

- Maintain and update the database of land parcels to include at a minimum attributes such as owner name, acreage, zoning classification, status of any subdivision or land development applications, existence of any deed restrictions or easements across the property, existing use of property and natural resources present.
- Identify and map scenic vistas and corridors throughout the Township.
- Vigorously enforce the requirements of the watershed district zoning Ordinance No. 2003-04-02.

Long-term Implementation Strategies

- Coordinate natural resource protection planning efforts with adjacent municipalities, as well as county, state and federal agencies.
- Commission the LPEAC to identify and map future areas of potential open space and greenway areas; Link the database of parcel information to the parcel map in the Township GIS system in order to identify specific properties with desired natural resource attributes for various planning purposes.
- Identify and map land unable to be purchased so that negotiations can begin for conservation easements or other appropriate open space protection agreements.
- Commission LPEAC, Parks and Recreation Advisory Committee and the Planning Commission to identify and map areas where permanent public access is desirable.
- Work with developers and land owners to obtain permanent public access particularly where land includes natural resource areas which are adjacent to existing municipal or county owned parkland.
- Identify, map and purchase or protect land that has recreational value and/or contains natural resources, such as wetlands and greenways, etc.
- Provide educational opportunities to public works staff on proper methods of tree care and woodlands management.
- Encourage increased use of sketch plans for all subdivisions and land developments, to broaden the scope and content requirements of same, in order to provide the Township more opportunities to provide input into the site design and to encourage conservation of open space and natural resources.

Conclusions

New Britain Township has made a commitment to protect the natural resources that lie within its boundaries. This was made clear through the key person interviews that were conducted as part of this plan update and through the policies included within this plan.

Within the last few years, the Township enacted several ordinances aimed at preserving the natural resources. Ordinances 2001-05-01 and 2001-05-02 directly address the preservation of the quality and quantity of underground water supplies. Ordinance No. 2003-04-02, established a Watershed District within the Township and limits development within that district in a manner that goes a long way toward protecting and preserving the natural resources there. The Township's intent to vigorously protect and enforce the provisions of these ordinances is further evidence of the commitment to the protection and preservation of our natural resources.

The continued preservation, protection and enhancement of these natural resources depends upon the actions not only of local, county, state and federal officials, but on land developers, private industry and each individual resident of the Township.

Chapter 6 Demographic Profile

Bucks County is the thirteenth fastest growing county in population in the state of Pennsylvania. With a total 2000 estimated population of 597,635, Bucks County is also the state's fourth most populous county. The areas within the County experiencing the greatest population increases are located directly north of the City of Philadelphia. Demographic figures and trends of New Britain Township are illustrated in the following tables.

Table 5.1 New Britain Township Population Trends & Projections									
1930	1940	1950	1960	1970	1980	1990	2000	2010	2020
1,157	1,119	1,367	3,090	5,207	7,415	9,099	10,698	13,620	14,720

Source: Municipal Demographic Profile of Bucks County, PA., December 2002

As the information in Table 5.1 illustrates, the population of New Britain Township has steadily increased over the past sixty years.

Table 5.2 New Britain Township 2000 Census Information						
Population	Total Households	Total Family Households	Nonfamily Households	Dwelling Units	Owner- occupied Units	Renter- occupied
10,698	3895	3033	862	3969	3596	373

Source: Municipal Demographic Profile of Bucks County, PA., December 2002

According to Table 5.2, it appears that the majority of Township residents were homeowners in 2000. Of a total 3895 households, which include family and non-family households, the average person per household in 2000 for the Township was 2.74. Seventy-eight percent of these households are considered family households, which consist of two or more persons living together who are related by blood, marriage or adoption. A non-family household consists of persons living alone or households with two or more persons who are not related. In 2000, there were a total of 862 non-family households in the Township.

Table 5.3			
New Britain Township			
Age Cohorts & Projections			
Age Group	2000 Census	2010 Projection	2020 Projection
0-4	713	1,349	1,744
5-9	864	1,443	1,899
10-14	870	1,487	1,880
15-19	664	1,432	1,652
20-24	312	872	1,163
25-29	404	888	1,513
30-34	779	1,019	1,686
35-44	1989	2,376	2,964
45-54	1713	2,248	2,462
55-59	653	905	1,054
60-64	464	863	1,141
65-74	788	1,083	1,649
75-84	397	594	795
85+	88	149	183

Sources: Municipal Demographic Profile of Bucks County, PA., December 2002 for 2000 Census data and Bucks County Age & Gender Population Projection Profile, 1993, for 2010 and 2020 projections.

Several interesting conclusions can be drawn from examining the information Table 5.3. Overall, the population of the Township is relatively young, with 62 percent of the population under the age of 45 and nearly 30 percent under the age of 30.

Table 5.4		
1999 Income Statistics		
Per Capita Income	Median Household Income	Median Family Income
\$28,923	\$71,194	\$77,896

Source: Municipal Demographic Profile of Bucks County, PA. December 2002

When compared to other Bucks County municipalities, the per capita income for New Britain Township residents is within the top 50% of income levels with the county average at \$27,430. In comparison to New Britain Township, the average county-wide median household income is \$59,727 and the family income is \$68,727.

Table 5.5			
Origin of New Residents from 1995 - 2000			
Other Areas in Bucks Co.	Other Areas in PA	Other States	Outside U.S.
1554	1133	512	34

Source: Municipal Demographic Profile of Bucks County, PA, December 2002

The township experienced 3233 new residents from 1995-2000. Nearly fifty percent of all new residents move into the township from other geographic regions.

Table 5.6				
2000 New Britain Township Racial & Ethnic Breakdowns				
Caucasian	African-American	Asian	Hispanic	Other
10,298	144	122	137	134

Source: Municipal Demographic Profile of Bucks County, PA, December 2002

Table 5.7		
2000 New Britain Township Median Housing Price		
New Home Median	Resale Home Median	Median Value
unavailable	unavailable	\$182,600

Source: Municipal Demographic Profile of Bucks County, PA, December 2002.

Services	Information	Manufacturing	Agriculture	Construction	Transportation, Warehousing & Utilities	Wholesale Trade	Finance, Insurance & Real Estate	Government	Retail Trade
3.5%	46.1%	14.2%	.7%	6.8%	2.6%	3.6%	6.6%	2.5%	13.4%

Source: Municipal Demographic Profile of Bucks County, PA, December 2002.

Table 5.8 shows the breakdown of the population according to various employment categories.

< 9 th	Grade 9-12 No degree	High School degree	Some College no degree	Associate Degree	Bachelor Degree	Doctorate Degree
1.2%	5.5%	93.3%	18.5%	7.6%	42.2%	1.4%

Source: Municipal Demographic Profile of Bucks County, PA, December 2002.

The above information was collected from residents who were 25 years or older in 2000. Of the 54 municipalities in Bucks County, 19 municipalities had residents of whom more than one-third of its residents had obtained a bachelor's degree or higher. In addition, when compared with income levels throughout the county, the municipalities who had the highest income levels also had the highest educational attainment status.

Chapter 7 Statement of Community Objectives

Future Community Development

One of the primary goals of this Comprehensive Plan update is to provide Township staff, elected officials and members of appointed bodies with tools to effectively manage and direct growth to appropriate areas within the Township that can sustain additional growth over the next ten years. A secondary goal is to provide recommendations and guidelines that can be used to create attractive and compatible new development.

The previous Comprehensive Plan identified specific development districts where growth was to be encouraged due to the availability of existing infrastructure, such as roads and public water and sewer lines. This Comprehensive Plan supports the use of these development districts in which to contain high density growth, but focuses upon three larger Planning Areas and essentially lays out the blueprint for future development within the Township by building upon the existing development districts. It not only suggests where future growth should be directed, but also provides recommendations and guidelines as to what appearance future growth should take on.

Future nonresidential land development should be environmentally sound, well-buffered from adjacent land uses and provide for attractive, yet functional and safe parking facilities. Residential developments should be buffered from busy roadways by earthen berms or planted buffer strips. A uniform style of nonresidential development both in design layout and building materials is also encouraged by the Township. An example of this type of nonresidential development within the Township can be found at the intersection of Route 202 and County Line Road which serves as a gateway into the Township.

New Britain Township is interested in the appearance and overall quality of all types of new development, as well as in the overall relationship that new development will have with existing developments and infrastructure. This Plan update encourages the development of a pedestrian-friendly atmosphere which is enhanced by trails, sidewalks, street trees and benches.

In order to achieve the Township's desired results, overall goals and objectives regarding land use, natural resources, open space, transportation, community facilities, housing, water supply and sewage facilities issues were identified and corresponding short and long term implementation strategies and innovative planning techniques were assigned to each element.

Another primary goal of the Comprehensive Plan is to protect the health, safety and general welfare of new and existing Township residents. The Township understands the importance of individual property rights and is willing to work with landowners and developers in order to achieve realistic and obtainable objectives, while still complying with property laws and the Pennsylvania Municipalities Planning Code.

Social and Economic Community Development

Many individuals interviewed during the plan update process were interested in encouraging village-type developments patterned after our country's original villages and small towns. These types of developments foster a sense of community identity and encourage social interactions and are often constructed as planned residential or cluster developments. Other benefits include preserving substantial amounts of open space, maintaining the rural character of a community and allowing social interactions to occur through the creation of "outdoor rooms." It is envisioned these "rooms" will provide a sense of security for pedestrians as well as encourage conversation with neighbors.

In addition, through the preservation of a site's natural environmental constraints such as steep slopes and mature woodlands, scenic vistas and rural qualities are maintained. It is the presence of these natural features which contribute largely to the desirability of a particular development and overall quality of life in a community. The presence of natural features not only helps a community maintain a positive appearance, but also provides residents with a psychological rejuvenation from overly urbanized areas. Studies have shown that the presence of environmental beauty helps to relieve the stress and tension of daily life.

Another trend which was identified during the update of this plan was that volunteerism among the community has decreased. This trend is most apparent in the emergency services sector of our community such as in the fire protection and emergency life support fields. The importance of community involvement cannot be stressed enough. The effective implementation of community visions cannot rest upon the shoulders of a handful of men and women. New Britain Township encourages residents to become involved in community activities such as volunteer services, municipal planning and advisory boards, recreational leagues and mentoring programs.

Chapter 8 Land Use Element

New Britain Township can be classified as a developing, suburban municipality. The transition from rural to suburban has already occurred in the Township and very few operating farms remain today even though a significant amount of land has the potential to be farmed. It is interesting to note that while the Township continues to moderately develop with new residential, commercial and light industrial uses, the pace of development does not begin to compare with surrounding municipalities such as Buckingham, Hilltown and Plumstead Townships. Throughout this element, we will examine the intensity of development that has and will continue to occur throughout the Township, as well as the type of development that can be expected to occur. We will also make recommendations as to where the most appropriate locations for various types and intensities of development should occur. **Map 5: Land Use Map** is provided for reference.

Existing Conditions

PLANNING AREA 1

As evidenced on **Map 1: Planning Areas**, Planning Area 1 is characterized by existing village residential neighborhoods of the Line Lexington area, as well as manufacturing and industrial uses along County Line Road. There is also a significant amount of single family residential and agricultural land uses in this portion of the Township.

Areas currently utilized as recreation land are also spread throughout Planning Area 1, as are parcels of open land. Two parcels of land currently being leased to the Township from Bucks County are also located in Planning Area 1. Current Township plans call for the land to be developed with both active and passive recreational uses.

This Planning Area has the potential to experience growth in the future due to the presence of large parcels. The majority of the open land is zoned for Industrial-Office uses and SR-2 residential uses.

Other residentially zoned land classified as SR-2 requires a minimum lot size of two acres. Uses permitted by right in this zoning district include single family detached, cluster developments public recreation land and a variety of agricultural uses.

The zoning for the RR Residential District requires a minimum lot size of 8,500 square feet when the development of a planned residential development (PRD) is utilized. Uses which are permitted by right in this higher density district include single family detached, cluster developments, single family semi-detached, two-family detached, single family attached and multi-family dwellings, as well as public recreation land and agricultural uses. When the planned residential development option is not chosen, the minimum lot size in the RR Residential District is one acre.

PLANNING AREA 2

Planning Area 2 is characterized by higher density developments including multi-family, mid-rise apartments, commercial and retail centers, and single family developments. It also contains one of the Township's two mobile home parks.

Although this area is the most intensely developed of the three Planning Areas, there are large, scattered parcels of land that are utilized for agricultural and residential uses. A significant amount of land in this Area is also dedicated to recreational uses.

The predominant zoning district is RR Residential which requires a minimum one acre lot size. The C-1, C-2 and C-3 districts allow for a variety of commercial uses ranging from agricultural, professional offices, retail stores and restaurants. Lot sizes in these districts range from a minimum of one acre in the C-1 district to three acres in the C-2 and C-3 districts.

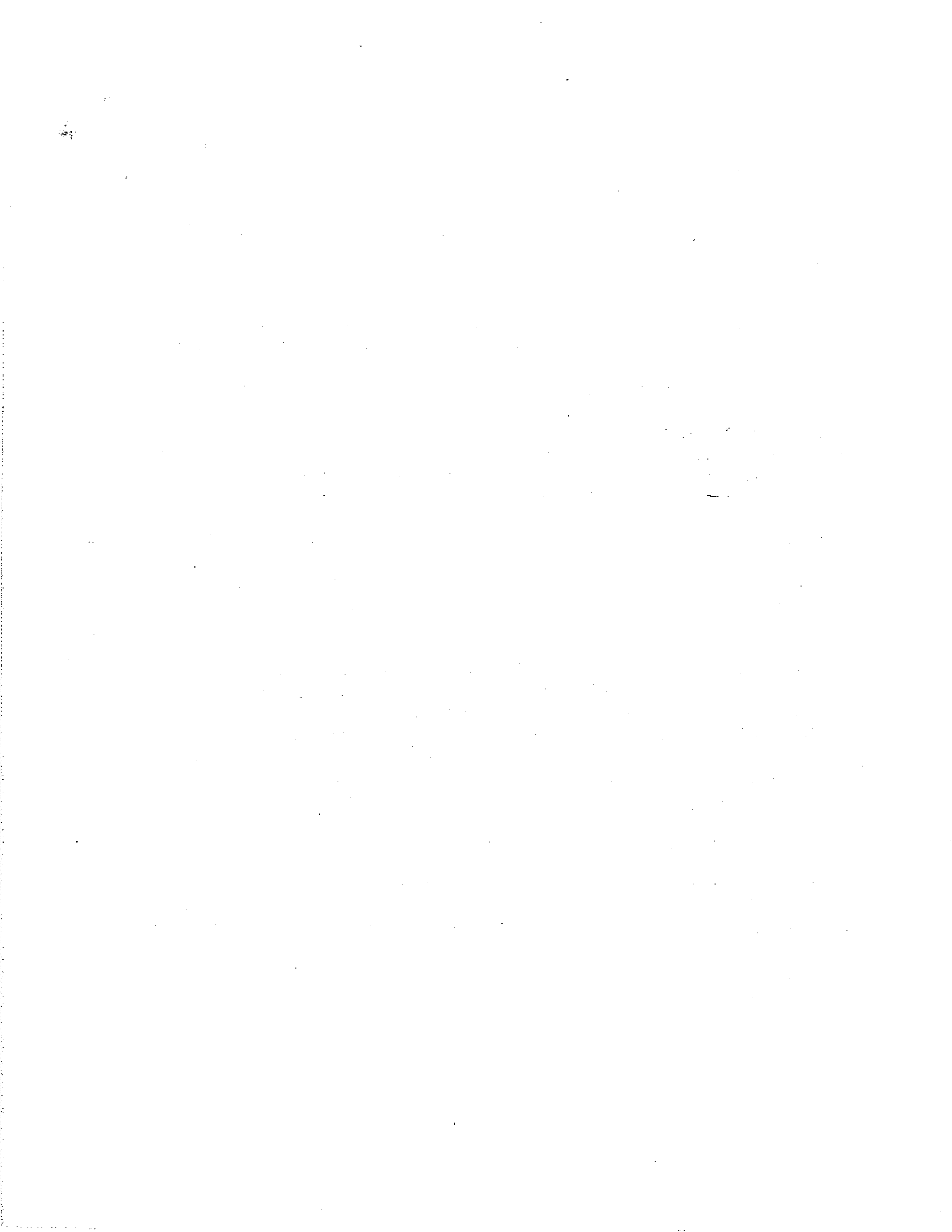
The undeveloped land in this Planning Area is zoned primarily for C-1 and C-3 commercial uses. The majority of this land is located along County Line Road and Route 202. In addition, a significant amount of undeveloped land is also zoned for SR-1 residential uses. A few, small and scattered parcels of land are zoned RR residential.

PLANNING AREA 3

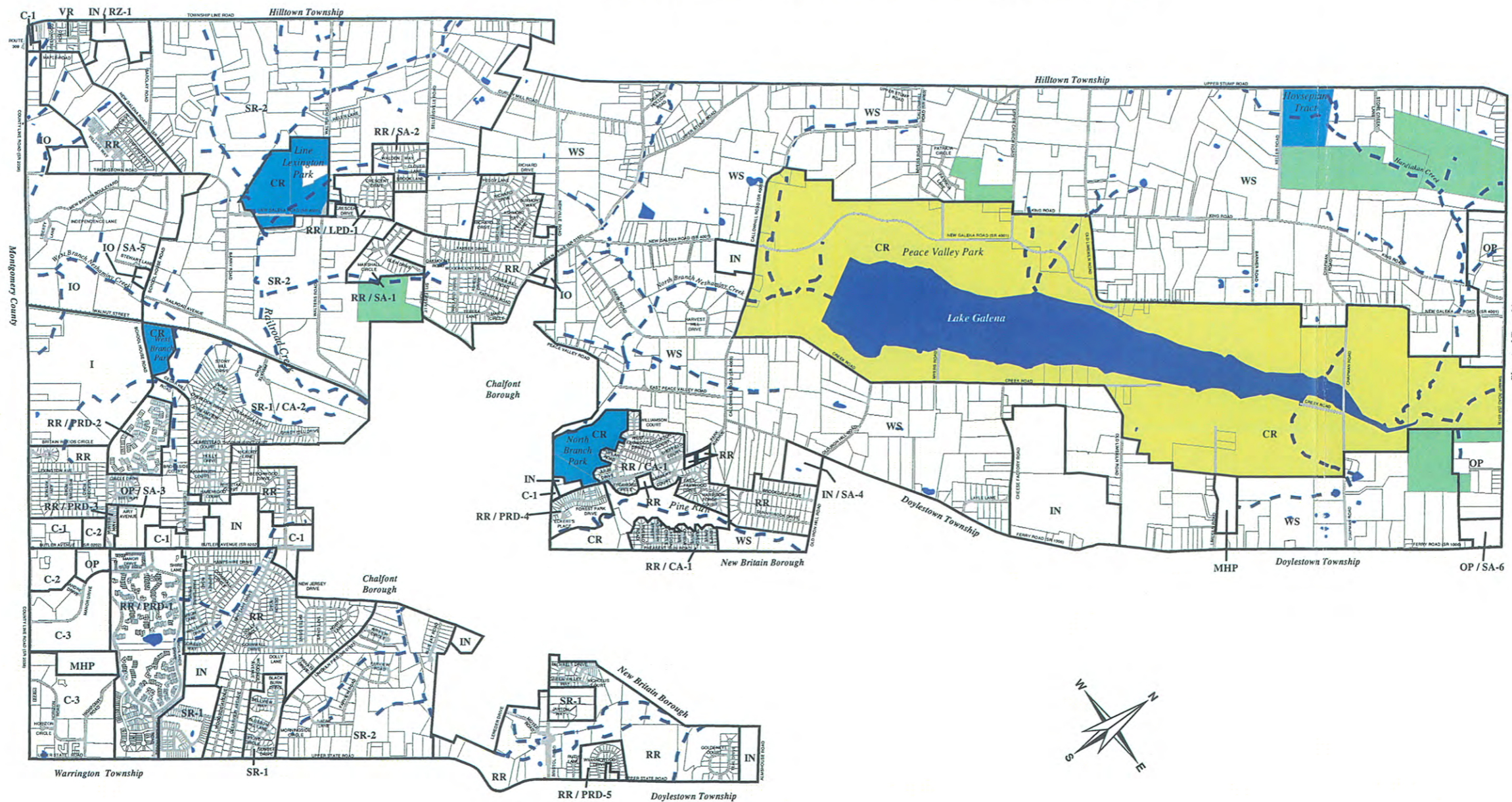
Planning Area 3 consists predominately of the Watershed Zoning District and scattered areas of institutional land and commercial uses. It also contains the Township's second mobile home park.

The Watershed District consists of valuable natural resources such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas, and areas of steep slopes. The Watershed District also includes Lake Galena, a popular recreational area, and the source for public water supply to the Forest Park Water Treatment Plant located downstream of Lake Galena near the confluence of the North Branch Neshaminy Creek and Pine Run. Additional design criteria will be required in order to lessen the impact of point and non-point discharges in the watershed. In addition, the design and layout of open space, stormwater management facilities, and the buildable areas shall be designed to achieve Best Management Practices (BMPs) and be compatible with other uses in the Watershed District.

There is also a small portion of land zoned for office parks (OP) along Route 313. The minimum required lot size in this district is one acre. Uses permitted by right include farming, professional offices, financial establishments, indoor entertainment and wholesale businesses. Land classified in the Township's Institutional (IN) zoning district requires a minimum lot area of ten acres. Uses permitted by right range from hospitals, nursing and group homes, to schools and professional offices.



Land Use Map New Britain Township



ZONING DISTRICTS

- CR Conservation and Recreation District
- WS Watershed District
- SR-1 Single Family Residential 1 District
- SR-2 Single Family Residential 2 District
- RR Residential District
- VR Village Residential District
- MHP Manufactured Home Park District
- C-1 Commercial District
- C-2 Commercial District
- C-3 Commercial District
- OP Office Park District
- IN Institutional District
- I Industrial District
- IO Industrial Office District

- CA-1 Fairwoods Subdivision
- CA-2 Cedar Hill Road Subdivision
- SA-1 Tower Hill Subdivision (Regency Glen)
- SA-2 Tower Hill Meadows Subdivision
- SA-3 Commerce Bank/Kindercare Land Development
- SA-4 Wordsworth Academy Land Development
- SA-5 M & N Homes Lot #3 Land Development (Goddard School)
- SA-6 Feld Tract Land Development (Fountainville Center)
- PRD-1 Highlands Subdivision
- PRD-2 Rocky Meadow Subdivision (Meadow Ridge)
- PRD-3 Hunter Way Subdivision
- PRD-4 Forest Park Subdivision
- PRD-5 Cassel/Bank Subdivision (Willow Woods)
- LPD-1 Twin Maples Subdivision
- RZ-1 Line Lexington Mennonite Church

- Curative Amendment 12/29/75
- Curative Amendment 2/24/86
- Court Stipulation and Agreement 3/17/75
- Court Stipulation and Agreement 3/17/75
- Court Stipulation and Agreement 2/14/00
- Court Stipulation and Agreement 2/11/02
- Court Stipulation and Agreement 3/11/02
- Court Stipulation and Agreement 10/22/02
- Planned Residential Development 3/17/75
- Planned Residential Development 9/2/75
- Planned Residential Development 6/21/76
- Planned Residential Development 2/14/94
- Planned Residential Development 8/18/98
- Land Preservation Development 10/27/97
- Institutional Rezoning (SR-2 to IN) 02/12/01

Legend

- Land Use Classes**
- Township Parks
- Peace Valley Park (Bucks County)
- Preserved Land
- Zoning
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels

COMPREHENSIVE PLAN MAP 5 LAND USE

Situated in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Carroll Engineering Corporation



128 East Lincoln Highway
Coopersville, PA 17022
Phone: 610-466-1100
Fax: 610-466-1012

949 Davis Road
Warrington, PA 18975
Phone: 215-343-3700
Fax: 215-343-9879

555 Second Avenue Suite G-101
Colmarville, PA 19021
Phone: 610-489-5100
Fax: 610-489-5104

www.carrolleng.com

DATE 02/23/05 JOB NO 02-0472-00 SCALE 1" = 3000'

PLANNING AREA 1

It is suggested that the VR district be expanded in two ways. First, the VR zoning district in Planning Area One should be expanded to encompass additional land area in order to recreate the original village atmosphere that once existed. Second, the VR district provisions should also be expanded to allow for mixed uses. Specifically, the Township would like to encourage small scale commercial and residential uses in this area.

Several parcels of land surround the existing VR District and the Township believes that the overall area is conducive to mixed uses that would combine a variety of residential dwellings and small scale commercial uses. The expansion of the VR District is suitable to this particular area and will help the Township establish additional commercial and service centers throughout the Township.

The benefits of this proposed change will help ease traffic levels on overcrowded highways such as Route 202, Route 152 and County Line Road, as well as numerous other secondary roads such as Schoolhouse, Cedar Hill and Ferry Roads. With scattered small scale commercial and service centers throughout the Township, residents will not have to utilize the major arteries in order to run errands such as grocery shopping.

The VR zoned land will also help the Township to reestablish the village atmosphere of the Line Lexington area. However, it is not intended to establish additional large scale box retail stores or strip shopping centers. The village concept is intended to encourage property owners to convert older structures into small scale commercial and specialty uses such as delicatessens, specialty or general food markets, coffee shops and day spas. It is also envisioned that neighborhood parks be established in this re-created village to encourage a community atmosphere and spark social interactions amongst residents and business owners. The Township is willing to work with property owners in order to propose and design uses that will be compatible with this area.

In addition, architectural design guidelines should be created by the Township to ensure that new construction, conversions and major renovations remain characteristic of the existing buildings. Details such as street trees, landscaping, sidewalks, village style lighting and amenities should be required as part of the approval process for this area.

PLANNING AREA 2

The Township's future vision is to establish commercial overlay districts in Planning Areas 2 and 3 that would apply to areas zoned as C-1 and OP. The specific areas the Township is considering for this overlay district are along Route 202 and Route 313. The Township realizes that these two areas require specific planning strategies in order to ensure that future development does not negatively affect conditions such as traffic congestion, access, and compatibility with existing development.

Specifically, the Township would like to utilize access management strategies identified in the PA Route 313/663 Corridor, Transportation Improvement Plan in order to encourage developers and landowners to keep to a minimum the amounts of ingress and egress permitted on Route 202 and Route 313.

PLANNING AREA 3

Transitional, mixed use residential and small scale commercial uses of an appropriate character for the area will be encouraged by the Township. New uses and structures should be encouraged to both protect and complement the rural character of the Watershed Zoning District.

The OP zoning district in this planning area shall be reviewed with regard to the appropriateness of the currently stated uses. Given this area's predominance of environmentally sensitive Watershed Zoning, as well as the adjacent low density residential zoning of Plumstead Township, it is necessary to evaluate the degree of compatibility with the allowable uses along Route 313. It is further essential to review the location of public and preserved open space parcels and the potential impact on them of further development.

Additionally, traffic flow is of major concern and there are specific intersections located along Route 313 between Plumstead and New Britain Township where realignment would help to ease traffic problems in the area. Any new zoning regulations and additional development along this corridor must be planned with limited negative impact on traffic as well as the environment.

Goals and Objectives

- Direct future high density growth to the Township's existing development districts and areas with adequate infrastructure capacity.
- Protect the existing low density character and environmentally sensitive areas of Planning Area 3.
- Encourage new development within or adjacent to existing villages to be compatible with the existing character of the village.
- Protect and restore historic resources within the Township

Policies

- Promote a land use mix that will yield a balanced and stable tax base capable of supporting quality community services and a high quality of life for residents while protecting environmental resources.
- Promote sustainable growth and development of the Township and surrounding region through the continued implementation of sound planning.
- Facilitate the aesthetic and sound design and construction of all new developments and parcels which are the subject of redevelopment through the implementation of strong municipal ordinances.

Short-term Implementation Strategies

- Review the current OP zoning classification uses for revision such that they are compatible with desired long term results

- Ensure that the design and implementation of new development is compatible with the access requirements of fire and emergency vehicles.
- Require developers to submit digital comprehensive site photographs of existing conditions of the proposed site.
- When sketch or preliminary plans are submitted to the Township, a staff member or a member of the Planning Commission should visit the site to inspect existing conditions and make comparisons with what is represented on the design plans.
- Form a Township historical committee to study and inventory historical sites and resources.

Long-term Implementation Strategies

- Examine the remaining parcels in the Township and note unique natural resource and historical characteristics to be preserved.
- Keep abreast of innovative planning measures and techniques which can be utilized to manage growth and add to quality of life.
- Develop architectural design guidelines for new construction, building conversions and major renovation projects.
- Commercial, office and industrial centers can be developed as attractive, pedestrian friendly areas where people look forward to spending time. Benches, shade trees and landscaping requirements are complementary additions to any one of these types of developments.

Conclusions

The land use regulations in New Britain Township are one of the major determining factors of how future development will proceed. The Township will need to continually examine their existing land uses and compare them to underlying zoning provisions in order to guide future development while respecting and protecting our natural resources.

Chapter 9 Open Space Element

Existing Conditions

After the Comprehensive Plan of 1987 was adopted, the Township formed a Land Preservation Advisory Committee Task Force whose responsibility was to develop a comprehensive open space plan for the Township. This plan, adopted in 2000, has helped the Township to effectively preserve its existing rural character, stabilize the tax base, protect the environment and provide recreational opportunities for the growing population of the Township.

The Advisory Task Force developed an Open Space Plan, which lays out specific steps which the Township should follow in order to achieve the aforementioned goals. One of the ultimate goals of the plan is to provide a linked open space system throughout the Township. The results of the plan culminated into a rating system which was utilized by the Township to identify and prioritize which undeveloped parcels of land would help the Township satisfy its ability to meet Township open space and recreation needs. Parcels that have been permanently preserved can be found on **Map 5: Land Use Map**

In addition, the Advisory Task Force identified an extensive greenway system which can be found on **Map 4: Greenway/Hydrologic Features Map**. Throughout the entire plan development process, the public was involved via public meetings. The public strongly supported the mission of the advisory task force so much so that in 1999, the Township placed a referendum before the voters requesting approval of a \$2.5 million bond issue for the sole purpose of acquiring open space land throughout the Township. The voters responded positively, thereby authorizing the bond issue for open space acquisition. To date, no such bonds have been issued. Other funding for open space is collected through a .875 mil land preservation/open space tax established in 1997 and a 1/8 of one percent dedicated earned income tax for land preservation/open space established in 2001.

In this element, we will examine methods by which the Township can preserve land as well as create a linked system of open space in order to meet its desired goals and objectives. Details of the implementation of this element are contained in the New Britain Township Open Space Plan. As of 2004, the Township has preserved 237 acres thru the purchase of developmental rights, deed restrictions and conservation easements. In addition, The Township also has over 200 acres that are either owned or leased and used for Township active or passive recreational land.

Goals and Objectives

In support of the above policies, the Township will, via the implementation and enforcement of relevant ordinances, regulations and guidelines, affect the following goals and objectives with regard to open space within the Township jurisdiction:

- Protect existing or planned park, recreation and conservation sites and provide opportunities for active and passive recreation where appropriate.
- Protect and conserve forest land and land being used to produce timber crops.

- Protect and conserve farmlands.
- Protect and preserve scenic resources.
- Preserve sites of historic, geologic or botanic interest.
- Promote sound, cohesive and efficient land development by preserving open space within and between communities.
- Maximize buffer areas along all stream corridors and wetlands, including all branches of the Neshaminy Creek.
- Preserve and protect water resources, watersheds groundwater recharge areas throughout the Township.
- Complement existing farmland preservation programs by linking open areas to agricultural areas.
- Create linkages between natural, cultural and recreational resources by developing an off-road trail network and promoting connections with other municipal, county and state preserved land.

Policies

Via the implementation and enforcement of relevant ordinances, regulations and guidelines, the Township will attempt to establish the following policies with regard to the natural resources within the Township jurisdiction:

- Promote the conservation of parcels identified as critical to a linked system of open space.
- Utilize innovative methods of open space acquisition to minimize public expenditures.
- Achieve growth management through the selective acquisition of land.
- Manage commercial and residential development in a manner that avoids, or at least minimizes, the loss of valuable open space.
- Preserve and protect water resources and watersheds and maximize buffer areas along stream corridors and wetlands.

Short-term Implementation Strategies

- Commission the LPEAC to reevaluate recommendations in the 2000 Open Space Plan.
- Commission the LPEAC to maintain a current index of all open space areas, publicly or privately owned, including but not limited to flood prone areas, wetlands and other unique natural resources.

- Encourage open space set-asides in new developments to be located along creek corridors as a continuation of the stream corridor preservation linkage; purchase easements as necessary.
- Encourage open space/wetlands preservation along all areas adjacent to all branches of the Neshaminy Creek.
- Continue to purchase agricultural easements to preserve the remaining working farms located throughout The Township.
- Identify a suitable route for open space, to be used as passive parkland that would link the Dublin area with Peace Valley Park.
- Protect the Hardiakan stream corridor which flows through Planning Area 3.
- Utilize Township and Bucks County Open Space Bond funding to purchase open space parcels.
- Continue discussions with property owners for access rights to lands that have been identified as attractive for preservation.
- Purchase development rights, which allow land owners to continue living upon their properties while agreeing to never develop the land. The development restriction is recorded upon the deed of the property and all subsequent owners of the land are also prohibited from developing the land.
- Purchase conservation easements across sensitive lands. This allows the ability to protect stream corridors or sensitive wildlife habitat. Similar to the sale of development rights, a conservation easement is also recorded on the deed to a property and is binding to all future owners of the land.

Long-term Implementation Strategies

- Develop hike/bike paths along the Pine Run Creek area behind Town Center (New Britain Borough) and continuing through to the covered bridge area and beyond to Peace Valley Park.
- Develop a bikeway along New Galena Road to County Line Road as part of right of way improvements of new developments.
- Develop a bikeway along Upper State Road as part of future development plans.
- Develop a multi-purpose trail system throughout Planning Area 1 to the leased County-owned parcel.
- Develop a public trail and access along the West Branch Neshaminy as larger parcels are

preserved, developed and/or divided.

- Develop a trail connection between Cedar Lea and West Branch Park.
- Utilize Township and Bucks County open space bond funding to purchase open space parcels.
- Create a Vulnerable Resources Map that contains Resources such as steep slopes, stream corridors, floodplains, wetlands (including buffer areas), forests and scenic vistas are important for preservation because of their environmental, aesthetic and recreational value.

Conclusions

With the rate of development steadily rising all across Southeastern Pennsylvania, it is critical for municipalities to plan for the preservation of land for environmental, recreational, and aesthetic benefits. Municipalities without open space preservation plans in place to manage and control development will be faced with the continuous decrease in the amount of open space and an increase in the amount impervious surface area. The result of such unbridled development would be detrimental to the health, safety and welfare of Township residents.

The residents of New Britain Township have consistently made it clear that the preservation and protection of open space is very important to them. Through the adoption of this Comprehensive Plan and updates to the Open Space Plan, New Britain Township will continue its efforts to incorporate open space facilities and trails into all future development proposals. In many cases this identified land will come under the ownership of New Britain Township via the development process thus creating an interconnected link of green space.

Chapter 10 Housing Element

Today, housing development is the most consumptive category of land development. The average single-family dwelling occupies approximately one acre of land. Due to this sprawling regional development pattern, many acres of forest and pasture land have been easily consumed across the Township where residential land use occupies the majority of the landscape.

It is the Township's goal to encourage the managed growth of new, high density residential construction that is compact and located in the vicinity of existing service centers in order to preserve open space, natural resources and remaining agricultural areas. Well designed, high density developments can give residents a rural feel and optimize the use of alternate modes of transportation. In addition, in order to preserve the rural atmosphere of certain areas within the Township, the existing development densities will be maintained in these areas.

Existing Conditions

Over the last twenty-five years, New Britain Township has undergone a substantial amount of development, the majority of which has been residential in nature. The type and variety of this development ranges from single family houses, townhouses, condominiums and manufactured homes, to assisted living facilities for senior citizens. The housing development patterns of New Britain Township follow the major infrastructure such as transportation corridors and public water and sewer facilities.

The most heavily developed residential areas that exist in Planning Area 2 are categorized by high density, multi-family dwellings such as the Highlands and Rocky Meadows developments. Planning Area 3 is characterized by single family developments situated on lots ranging from one to five acres or larger. Planning Area 1 is characterized by single family developments.

In general, New Britain Township is characterized by affordable, single family neighborhoods. In 2000, the median housing value for all types of dwellings ranging from single family to multi-family units was \$182,600.

Other types of dwelling units which are prevalent in the Township other than single-family homes are townhouses, apartments and condominiums. Table 10.1 illustrates the number of each type of dwelling unit present in the Township according to the 2000 Census. According to 2000 Census information, the average household size in 2000 was 2.74 persons per household.

Table 10.1			
2000, Housing Unit Characteristics			
Single Family Detached	Single Family Attached	Multi-Family	Mobile Homes
2,671	903	240	155

Source: Municipal Demographic Profile, 1998, BCPC

The information in Table 10.2 was obtained from Bucks County Planning Commission records of subdivision and land development reviews. It is interesting to note that the submittal of development proposals in the Township between 1992 and 2001 has averaged 49 housing units per year. This is a credit to the officials of the Township who have successfully managed growth since 1992.

Table 10.2 Proposed Housing Units, 1992-2001									
1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
138	14	132	27	25	41	46	10	16	44

Source: Municipal Demographic Profile, 1998, BCPC

Table 10.3 indicates that out of a total of 3,969 dwelling units existing in 2000, 91% of the units were owner occupied. The owner occupancy rate is similar to that of adjacent municipalities whose averages are also in the 80 percentiles. Of the approximately 9% of the population occupying rented premises in 2000, the median rent charged was \$831. This information is useful to the Township when determining future land use and zoning.

Tenure Rate

Table 10.3 2000 Tenure Rates		
Total Units	Owner	Renter
3,969	90.6%	9.4%

Goals & Objectives

- Provide citizens with a variety of housing choices in terms of tenure and type of housing available thereby continuing to provide housing suitable for a range of income levels.
- Ensure that quality of life issues are considered when reviewing and approving new residential development proposals.
- Promote the inclusion of recreational facilities and amenities in all new residential developments.

Policies

- Encourage a policy of managed residential growth and development that respects natural resources.
- Protect the privacy and security of new residential units to the greatest extent possible via innovative design methods.
- Encourage the application of architectural standards to new residential developments.

Short-Term Implementation Strategies

- The Planning Commission will encourage developers to use architectural design continuity for new residential and commercial construction which include the utilization of high quality building materials as well as unique textures and pleasing color schemes.
- Require sidewalks on the interior of all new residential developments.
- Encourage or require trails and bikeways in new residential developments.
- Encourage or require buffers, berms and attractive landscaping to provide security and privacy to new residential units. Buffers help to separate residential and either heavily traveled streets or commercial uses, to mitigate noise and light impact, and using forested buffers helps to absorb storm water runoff.
- Include recreational facilities in new residential developments in the form of trails, bikeways, play lots or common open space areas.

Long-term Implementation Strategies

- Utilize the Planning Commission to apply architectural design standards to new residential construction.
- Conserve historically or environmentally sensitive landscapes such as wooded hillsides, scenic views and natural areas.
- Improve the environment for pedestrians along streets, parking areas and other pedestrian areas.
- Improve air quality by conserving existing or creating new plantings which produce oxygen and remove carbon dioxide from the atmosphere.

Implementation Techniques

Technique #1, Lot Averaging

The basis for lot averaging is that lot sizes for single family detached uses can be varied up or down in order to protect individual characteristics of a site. Benefits of lot averaging include preserved open space which is kept in private ownership and is also extremely useful on odd shaped parcels which are not easily subdivided.

For example, if a site were 10 acres and the existing zoning required lots to be a minimum of one acre, the traditional method of site design would encompass the entire 10 acre parcel and fill it with ten, one acre lots. With lot averaging provisions in place, a developer may be permitted to include half acre, three quarter acre and one acre lots on the parcel, but the overall net density would not be altered, there would still be 10 lots in the development. However, if a wetland were present on the site which made it difficult for the designers to configure a house on a one

acre lot, varied lot sizes would make it easy for designers to include the part or all of the wetland on one or two lots.

Technique #2, Accessory Housing

This type of housing is typically an in-law suite and can either be permitted within single family detached dwellings or in existing separate structures such as above garages or in converted barns or carriage houses. The allowance of accessory housing units diversifies neighborhoods and expands affordable housing stock. Important considerations when deciding to permit accessory uses include guaranteeing adequate sewage disposal capacity and provision of adequate off-street parking.

Technique #3, The Fair Share Housing Doctrine

The Pennsylvania courts now require municipalities to provide for reasonable residential growth and development. The courts have devised the fair share doctrine as a compromise between a landowner's right to use and develop property and a municipality's right to control that development through a zoning ordinance for the good of the public. In general, zoning ordinances that permit limited development can be justified if they are based on specific analysis of the land's ability to support development.

The New Britain Township Planning Commission should conduct a fair share analysis when deemed necessary by the Township.

Conclusions

The Township has a desire to provide its fair share of growth and development in order to comply with the Pennsylvania Municipalities Planning Code. However, the Township also wants to ensure that all new developments are safe and have access to adequate water supplies and sewage disposal facilities.

Chapter 11 Transportation Element

Due to its rural history, development within New Britain Township has been and will continue to be highly dependent upon automobile travel. It is primarily within the designated development districts that alternate modes of transportation such as walking, bicycling and public transportation are achievable. One of the primary goals of the Township is to provide residents and visitors with the ability to utilize alternative methods of transportation such as mass transit, bicycles, car pooling and walking, rather than relying solely on automobiles for transportation. Throughout this element, alternative methods of transportation will be discussed and areas identified where such alternatives would be most applicable and achievable.

Existing Conditions

ROADS

Several studies have recently been completed in order to understand the causes and effects of increased traffic both within New Britain Township and the surrounding region. The most substantial of these studies is the proposal to construct the Route 202 Bypass. The environmental impact statement for the Bypass was approved and the final design and engineering process has commenced while this plan update was in progress. While the actual Bypass route will not be located within the Township, it is expected that the Bypass will substantially decrease traffic along the portion of Route 202 which traverses through the Township. The Township strongly endorses the completion of a 202 Bypass as proposed by PaDot.

Another proposal being considered which the Township supports is the Bristol Road Extension. This proposal would extend the existing Bristol Road through New Britain Borough, along the border of Chalfont Borough and into New Britain Township where it would intersect with Park Avenue. The three affected municipalities are all in favor of this extension. PaDot has initiated preliminary design plans for its construction.

In addition, other studies have been conducted on the County Line Road Corridor as well as the Route 313/663 corridor. Another study was also completed for Chalfont and New Britain Boroughs and New Britain Township which examined transportation issues which affect all three municipalities. All of these studies have provided the Township with a wealth of information to use as a guide for making important decisions. In addition, numerous improvements were identified in each of the studies. The improvements have been included on **Map 6: Recommended Transportation Improvements** and in Table 11.1.

ROAD CLASSIFICATION

The Township's current Subdivision and Land Development Ordinance, Section 705, sets forth the following classifications, rights-of-way, and cartways:

<u>Functional Classification</u>	<u>Right-of-Way Width</u>	<u>Cartway Width</u>	<u>Curbs</u>	<u>Sidewalks</u>	<u>On-Street Parking</u>	<u>Grass Strip Width</u>
Arterial	100 feet	52 feet	Yes	Yes	No	3-6 feet
Major Collector	80 feet	48 feet	Yes	Yes	No	3-6 feet
Minor Collector	60 feet	36 feet	Yes	Yes	Yes	3-4 feet
Local Street	50 feet	28 feet	Yes	Yes	Yes	3-4 feet

This hierarchy is consistent with the Federal Highway Administration's functional classification system. These standards do not currently reflect the functional characteristics of many rural roads today. (Reference: NBT Road Classification Map)

MASS TRANSIT

There is no public transportation within New Britain at this time. There is currently no train stations located within New Britain Township. The SEPTA R5 line runs through the western portion of the Township and a flag stop is located at the former Link Belt manufacturing building in Hatfield Township, Montgomery County. However, there are train stations located in Chalfont, New Britain Borough and Doylestown. New Britain Township officials would like to provide better access to public transportation and associated parking facilities for its citizens. At the present time, no SEPTA bus routes traverse New Britain Township. Regional bus connections are available in Doylestown and Montgomeryville.

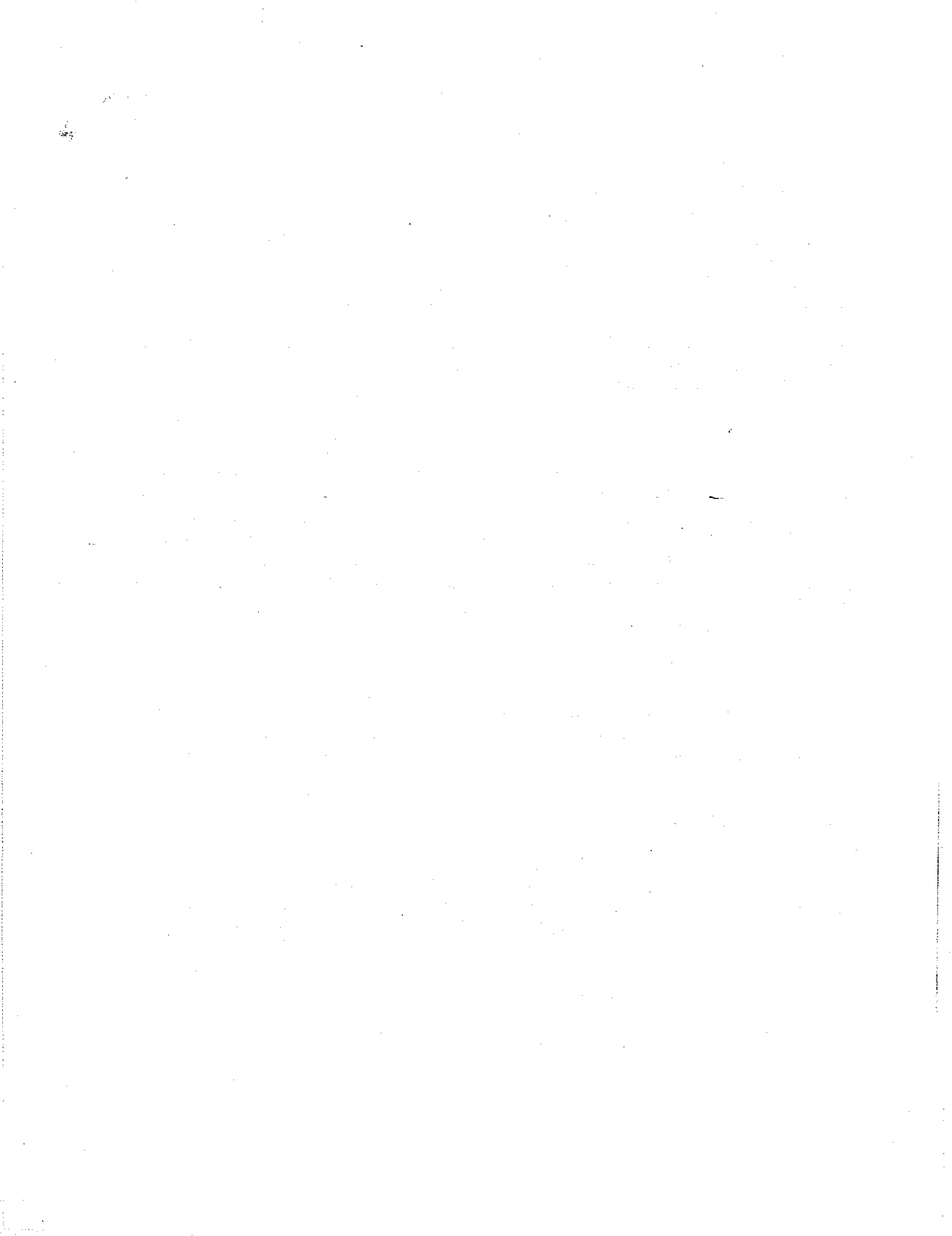
PARKING FACILITIES

The only parking facilities which exist in the Township are association with existing commercial, industrial, or institutional and park areas. An identified goal of the Township is to provide parking facilities so that citizens have the opportunity to utilize future mass transit or carpool facilities.

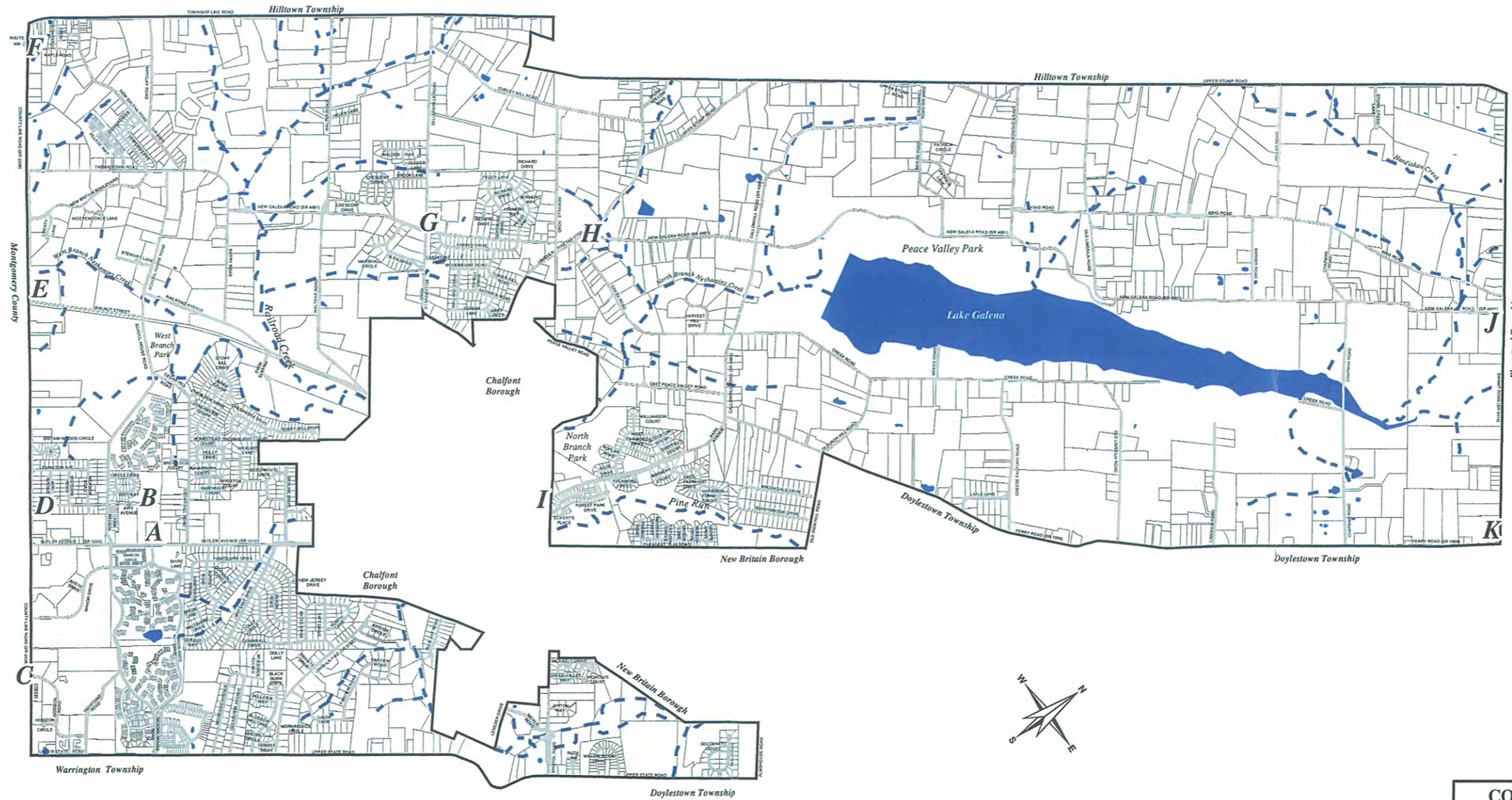
PEDESTRIAN SIDEWALKS, TRAILS AND BIKEWAYS

Currently, all new residential developments in the Township are required to have associated sidewalks on all new and existing streets, regardless of the size of the development. In questionnaires and neighborhood meetings, residents strongly supported the development of a trail system throughout the Township and the elimination of sidewalks in rural areas.

New Britain Township is also interested in providing a linked trail system that would enable residents to access various land uses on foot. An extensive greenway network has been identified in the Open Space Plan of 2000 and is located on **Map 4: Greenway/Hydrologic Features Map**. The greenways primarily follow the major stream corridors that traverse the Township. The trails connect population centers with significant points of interest.

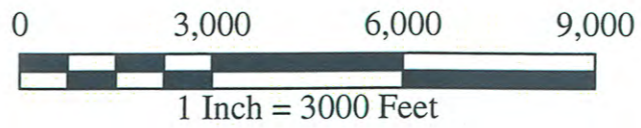


Recommended Transportation Improvements New Britain Township



Legend	
	Lakes & Ponds
	Watercourses
	Road Right-of-Way
	Parcels

Recommended Transportation Improvements Locations	
A.	Route 202 and Highlands Drive
B.	Airy Avenue connection to Cedar Hill Road
C.	Horizon Road and County Line Road Intersection
D.	Airy Avenue connection to County Line Road
E.	Walnut Street Railroad Crossing
F.	Route 309 and County Line Road Intersection
G.	Sellersville Road and New Galena Road Intersection
H.	Limekiln Pike, New Galena Road, Newville Road, Creek Road Intersection
I.	Bristol Road Extension
J.	King Road and New Galena Road
K.	Ferry Rd approach to Rt 313



COMPREHENSIVE PLAN MAP 6 RECOMMENDED TRANSPORTATION IMPROVEMENTS					
Sited in: NEW BRITAIN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA					
Carroll Engineering Corporation					
128 East Lincoln Highway Colesville, PA 17020 Phone: 610-466-1430 Fax: 610-466-1432	445 Cannon Road Warrington, PA 18976 Phone: 610-466-1430 Fax: 610-466-1432	355 Second Avenue South, G-311 Colesville, PA 17020 Phone: 610-466-1430 Fax: 610-466-1432			
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DATE	03/23/05	JOB NO	02-0472.00	SCALE	1" = 3000'

Goals and Objectives

- Ensure that decisions made related to traffic and transportation issues consider pedestrian and motorist safety as the number one objective.
- Continue to participate in regional transportation planning efforts such as the Bristol Road Extension, Route 313/663 Task Force and County Line Road Corridor Ad Hoc Committee.
- Participate in Bucks County Planning Commission's annual survey of municipalities to determine needed road improvements and bridge replacements.

Policies

- Provide a comprehensive transportation network which incorporates all modes of transportation including but not limited to automobiles, bicycles, public transportation, walking, shuttle services, car/van pooling, and which reduces overall vehicle emissions.
- Work with SEPTA and TMA to develop a public transportation system consisting of rail and bus routes which provides links throughout the entire community as well as to adjacent municipalities and the region.
- Encourage car/van pooling, shuttle loop development and transit facility improvements in an attempt to reduce traffic congestion and conserve energy.
- Encourage or require through connections, in either the form of sidewalks, trails or streets among all types of development which allow access via all modes of transportation.
- Encourage employers to offer incentives to employees that would reduce peak hour traffic congestion such as flex time schedules, shortened work weeks and telecommuting opportunities.
- Implement the Open Space Plan (2000) recommendation on community-wide greenways and trails while commencing a program to identify and fund a comprehensive trail linkage system compatible with both County and surrounding municipal greenway objectives.

Short-term Implementation Strategies

- Identify and map locations where installation of traffic signalization may ease traffic congestion and turning movements.
- Identify and map locations where future road realignments may be needed.
- Identify and map road segments where common accesses, service roads and parking should be encouraged or required.
- Support the Bristol Road extension and the Route 202 Bypass.

- Require traffic calming measures to be incorporated into new developments near schools, nursing homes, residential neighborhoods and other high traffic areas.
- Encourage the LPEAC to look at a community-wide trails inventory and future linkage possibilities.
- Consider a transportation impact fee ordinance.
- Identify zoning districts where a reduction in density may be appropriate in order to reduce traffic congestion on Township roads.
- In any development where necessary and desired, multiple access roads shall be provided.

Long-term Implementation Strategies

- Identify and map locations where public transportation routes and stops should be located.
- Identify areas where future analysis is required to determine if roads need to be widened.
- The Comprehensive Plan Update Advisory Committee reviewed studies prepared for County Line Road, Route 313/663 as well as the Chalfont-New Britain Joint Traffic Study and made recommendations on future road improvements to improve flow of traffic and help ease congestion. These and other traffic recommendations can be found in Table 11.1.

Implementation Techniques

Technique #1, Table 11.1 - Recommended Transportation Improvements

Location		Recommended Improvements	Jurisdiction
A.	Route 202 and Highlands Drive	Install traffic signal and left turn lanes	PaDOT
B.	Airy Avenue and Schoolhouse Road	Continue the through connection of Airy Avenue from Schoolhouse Road to Cedar Hill Road	New Britain Township
C.	Horizon Road and County Line Road Intersection	Install traffic signal	PaDOT/New Britain Township
D.	Airy Avenue (location to be determined)	Connection of Airy Avenue from Schoolhouse Road to County Line Road	
E.	Walnut Street Railroad Crossing	Signalization adjustments, install left turn lanes	New Britain Township
F.	Route 309 and County Line Road Intersection	Coordinate with adjacent municipalities and PaDOT on regional initiative to improve traffic flow in this area	PaDOT/ New Britain Township/Hatfield Township/Hilltown Township
G.	Sellersville Road and New Galena Road Intersection	Install traffic signal	PaDOT/New Britain Township
H.	Limekiln Pike, New Galena Road, Newville Road, Creek Road Intersection	Realign New Galena Road, Close off Creek Rd and realign with New Galena Road	PaDOT/New Britain Township
I.	Bristol Road Extension	Work in cooperation with neighboring municipalities to extend Bristol Road to Route 202	New Britain Township/Chalfont and New Britain Boroughs
J.	King Road and New Galena Road	Close off King Road at Route 313. Connect King Road with New Galena Road behind TMP 26-4-72	New Britain Township
K.	Ferry Rd approach to Rt 313	Widen Ferry Road to add turning lanes	PaDOT

Technique #2, Coordinated Traffic Signals

One method available to municipalities is the coordination of traffic signals on a designated corridor or route which is heavily traveled during peak traffic times. Commonly referred to as closed loop signals, the timing of the traffic signals is controlled by a computer and can be set or altered by the municipality. These coordinated systems help to allow traffic to flow more smoothly, thus avoiding bottleneck effects on road shoulders or long lines of traffic at busy intersections. The following corridors may benefit from coordinated traffic signalization:

1. County Line Road: Upper State Road to Richardson Road
2. Route 202: County Line Road to Skyline Drive including proposed signalization at Highlands Drive
3. Route 309: Hilltown Pike, New Galena Road and Township Line Road proposed
4. Upper State Road: County Line Road to Route 152

Technique #3, Arterial Corridor Overlay Model Ordinance

This ordinance was prepared as part of the Route 313/663 Corridor Study. The main goal of the ordinance is to provide safe and convenient access to all land which abuts the Route 313/663 corridor by restricting the number of driveways permitted to access the corridor. The ordinance was written so as to create an overlay zoning district whose regulations supersede any of the regulations currently in effect in the underlying zoning districts. Other applicable areas of the Township are the Route 202 corridor as well as the County Line Road corridor.

Prior to adopting the ordinance, the Township may wish to make revisions to make the overlay district more applicable to conditions within the Township. For example, the ordinance as written currently has design standards for parking facilities, but does not recommend or require adjacent compatible land uses to utilize common parking facilities. The Township may wish to include this provision under an added Parking Incentives section and offer developers a 10 percent reduction in the minimum number of parking spaces required if common parking facilities are utilized.

The Arterial Corridor Overlay ordinance shall be used in areas of the Township as a means to eliminate transportation conflicts onto major arterial highways where applicable and feasible.

Technique #4, Common Access, Service Roads and Parking Facilities

This technique encourages the utilization of common access drives, service roads and parking facilities along major collector roads and arterials. The Township should first identify zoning districts where common access, service roads and parking facilities would be appropriate, such as the commercial, office park, institutional, industrial and industrial-office districts.

Such provisions would require developers to identify and utilize common access and parking areas with adjacent properties, as well as donate land for the creation of additional service roads. The preliminary development plans of affected parcels in these areas should be required to address the issues of common access, service roads and parking facilities. In order to foresee this requirement, once zoning provisions have been adopted, provisions would also need to be added to the subdivision and land development ordinance to require these items to be addressed in preliminary plans.

The Township should identify areas which it would like to acquire land, or have land donated as part of the subdivision and land development process in order to establish service roads along Route 313 and Route 202, in particular.

Technique #5, Encourage Road Extensions

Many new developments built in the region consist of intricately woven streets which have only one access point in and out of the development. This may seem logical at first and an effective way of keeping traffic levels low, however, this type of situation actually creates additional traffic on secondary and collector roads in the immediate area. If more streets in adjoining developments were required to be extended, the gridlock which often results at local intersections could be reduced.

Technique #6, Provide Flexible Street Design Standards

The current subdivision and land development ordinance provides street design standards based on the type of street being proposed. Design standards for streets in general are based upon the speed at which vehicles can be expected to travel. While the design standards for collectors, arterials and expressways may adequately serve these high speed roads, this is not always the case for standards which dictate how large a primary, secondary or rural street should be.

Technique #7, Traffic Calming Measures

Traffic calming has been defined by the Institute of Transportation Engineers as the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Traffic calming measures when implemented correctly can effectively slow down or divert traffic so that neighborhood streets remain safe and inviting to pedestrians, children and bicyclists.

Conclusions

Transportation problems are one of the most difficult issues municipalities are faced with. These issues also present a great opportunity for joint planning between municipalities. New Britain Township has already proved its willingness to participate in joint planning evidenced by its participation in discussions regarding the Bristol Road extension as well as the Route 202 Bypass. While individual intersections can be improved within a municipality without drastic impacts on adjacent municipalities, the reduction of serious traffic flows can only be accomplished by regional cooperation among municipalities.

Chapter 12

Water Supply & Sewage Facilities Element

The relationship between public and private water supplies and sewage facilities is a very intricate one. Although we may not realize it, the water we use for everyday activities simply gets recycled and used again. Whether it is treated and disposed of into the ground via an on-site septic system or it is treated at a sewage treatment plant, the water is released back into the environment to be purified and reused once again.

Existing Conditions

WATER SUPPLY

New Britain Township receives surface and ground water supplies from both public and private sources. Public water is supplied to the Township from the North Wales Water Authority (NWWA) and the North Penn Water Authority (NPWA) who jointly operates the Forest Park Water Treatment Facility located in Chalfont Borough. In addition, Aqua America, Inc. provides public water supplies to several hundred households within the Township. Private water sources consist mostly of individual on-site wells. The responsibility for maintenance and treatment of these wells is the responsibility of individual property owners.

Public Water Supply

In addition to serving New Britain Township, the NWWA also serves North Wales Borough and Lower Gwynedd, Montgomery, Upper Dublin, Upper Gwynedd and Whitpain Townships. The NWWA provides water to more than 24,000 residential, commercial and industrial customers within this service area. According to the NWWA, the completion of the Point Pleasant Pump Station and the Forest Park Water Treatment Facility in 1994, ensured adequate water supplies to the area until at least 2040. The Pump Station currently pumps approximately 96 million gallons of water per day from the Delaware River at Point Pleasant. The water is then discharged into the North Branch of the Neshaminy Creek where it flows into and is stored in Lake Galena. As the water is released from the lake, it flows downstream to the Forest Park Water Treatment Facility where it is treated and provided to residents of New Britain Township along with residents of other nearby municipalities.

The NPWA also receives a portion of its water supplies from the Delaware River at Point Pleasant. This surface water supply, which flows through the North Branch Neshaminy Creek and Lake Galena, augments the NPWA's ground water supplies. In April of 2003, New Britain Township amended its Zoning Ordinance to establish a Watershed Zoning District to protect this valuable water supply. The Watershed District boundary corresponds to the drainage areas to the primary and secondary intakes of the Forest Park Water Treatment Facility, which are located along the North Branch Neshaminy Creek and Pine Run. The purpose of the Watershed Zoning District is to protect the valuable natural resources, such as woodlands, agricultural soils, floodplains, watercourses, riparian buffers, wetlands, aquifer recharge areas, and steep slopes, which all have an impact on the water quality of Lake Galena, North Branch Neshaminy Creek and Pine Run, which are the sources for public water supply.

The NPWA serves Chalfont, Hatfield, Souderton, Lansdale and New Britain Boroughs and Towamencin and Hatfield Townships as well as portions of Doylestown, New Britain, Hilltown, Worcester, Lower Salford, Skippack, Franconia and Upper Gwynedd Townships. Please refer to **Map 7, Public Water Service Areas** for the current portion of New Britain Township that is serviced by public water supplies.

In addition, NPWA attempts to maintain communication with municipalities in the service area with regards to extending water lines and replacing damaged lines when necessary. The line of communication between the municipalities and NPWA allows cooperation between the two agencies to coordinate the replacement of water mains and pipes during road rebuilding and paving to avoid or limit unnecessary construction.

Aqua America, Inc. services residents in New Britain Township as well as in New Britain and Chalfont Boroughs. The areas in New Britain Township which are currently serviced by public water supplies have been inventoried and can be found on Map 7.

Private Water Supply

The Delaware River Basin Commission (DRBC) established the Southeastern Pennsylvania Ground Water Protected Area in order to protect the ground water resources in the region. New Britain Township has been included in this area. DRBC has determined that demands upon available ground water supplies have increased so substantially that a water shortage could easily occur in the near future. Regulations adopted pursuant to the creation of the Ground Water Protected Area stipulate that no entity "shall withdraw ground water for any purpose at a rate exceeding 10,000 gallons per day" except as permitted by DRBC.

The underlying geology of a particular area largely determines the amount of groundwater that can be yielded. Table 12.1 illustrates the geologic formations present in New Britain Township along with estimated groundwater yield rates which can be expected to be withdrawn from each formation.

Geologic Formation	Groundwater Yields (Gallons/Day/sq.mi.)
Diabase	200,000-300,000
Locketong/Brunswick	300,000-400,000
Stockton	500,000-600,000

In May of 2002, New Britain Township amended its Subdivision and Land Development Ordinance, and also adopted a Private Well Ordinance, which regulates the drilling of new wells and imposes restrictions on the construction of wells and the withdraw of groundwater with the Township. The purpose of the ordinances is to ensure that new wells, including re-drilling of existing wells, are able to provide a reliable, safe and adequate water supply to support the

intended use within the capacity of the available groundwater resources. It is also to ensure that new wells do not infringe upon the performance of existing wells.

In addition to the well protection and well drilling regulations, the amended Subdivision and Land Development Ordinance also requires a Water Resource Impact Study be conducted for any new residential subdivision consisting of 3 or more lots/units and for all non-residential land developments within the Township. Through the Water Resource Impact Study and monitoring programs, the Township is provided the opportunity to collect accurate information on the aquifers located within New Britain Township.

New Britain Township also has partnership with the North Branch Watershed Association (NBWA). The Bylaws of the Association designates that one of the Board members of the NBWA is a representative of New Britain Township. Recently New Britain Township and the NBWA partnered on a grant application to the Resource Conservation and Development (RC&D) Councils for Stream Signs. The Township was awarded 14 signs which were placed in nine locations in the Township designating the name of the stream. It has also cooperated in stream clean-ups, stream bank restorations and educational opportunities held in the Township. Future plans are for meadow restorations, placing blue bird boxes and an environmental study of the North Branch Neshaminy and Lake Galena.

SEWAGE FACILITIES

The rate and placement of land development in New Britain Township has and will continue to depend largely upon the availability of public sewers and available treatment capacity at area treatment plants. The wastewater generated in the Township is currently either treated by on-lot sewage disposal systems or at a municipal treatment plant. Even though several portions of the Township are served by on-lot sewage disposal systems, a majority of the soils in the Township are considered unsuitable for conventional systems.

Private Sewage Supply

Although the soils within the Township have been identified as poor for conventional sewage disposal and treatment, significant portions of the Township still rely on this method of treatment. The majority of these areas are located in Planning Area 3. Many new developments are starting to utilize alternative sewage treatment methods that have been approved by the Pennsylvania Department of Environmental Protection for areas with marginal soil conditions, such as drip-irrigation, spray-irrigation, A/B Soil Systems.

In May of 2002, New Britain Township amended its Subdivision and Land Development Ordinance, to include additional regulations for the design and maintenance of on-lot sewage disposal systems. To address long-term sewage needs, all new developments require soil testing and approval of a primary on-lot sewage system and suitable replacement area on the property should the primary system fail. In addition, the amended ordinance requires the property owner to enter into an Operation and Maintenance Agreement with the Township for all non-conventional sewage systems that are approved by the Pennsylvania Department of Environmental Protection and Bucks County Department of Health.

Public Sewage Supply

The areas in the Township that are served by public sewers are connected to the Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) treatment plant located along Upper State Road in Doylestown Township. This plant also serves Chalfont Borough and portions of Warrington Township. The areas of the Township that are presently served by public sewers are included on **Map 8: Public Sewer Service Areas**.

The Chalfont New Britain Joint Treatment Plant is shared between the CNBTJSA and the Bucks County Water and Sewer Authority (BCWSA). The BCWSA does not convey any sewage from New Britain Township, but serves New Britain Borough, parts of Doylestown, Plumstead and Buckingham Townships. The two Authorities share the plant's operating expenses.

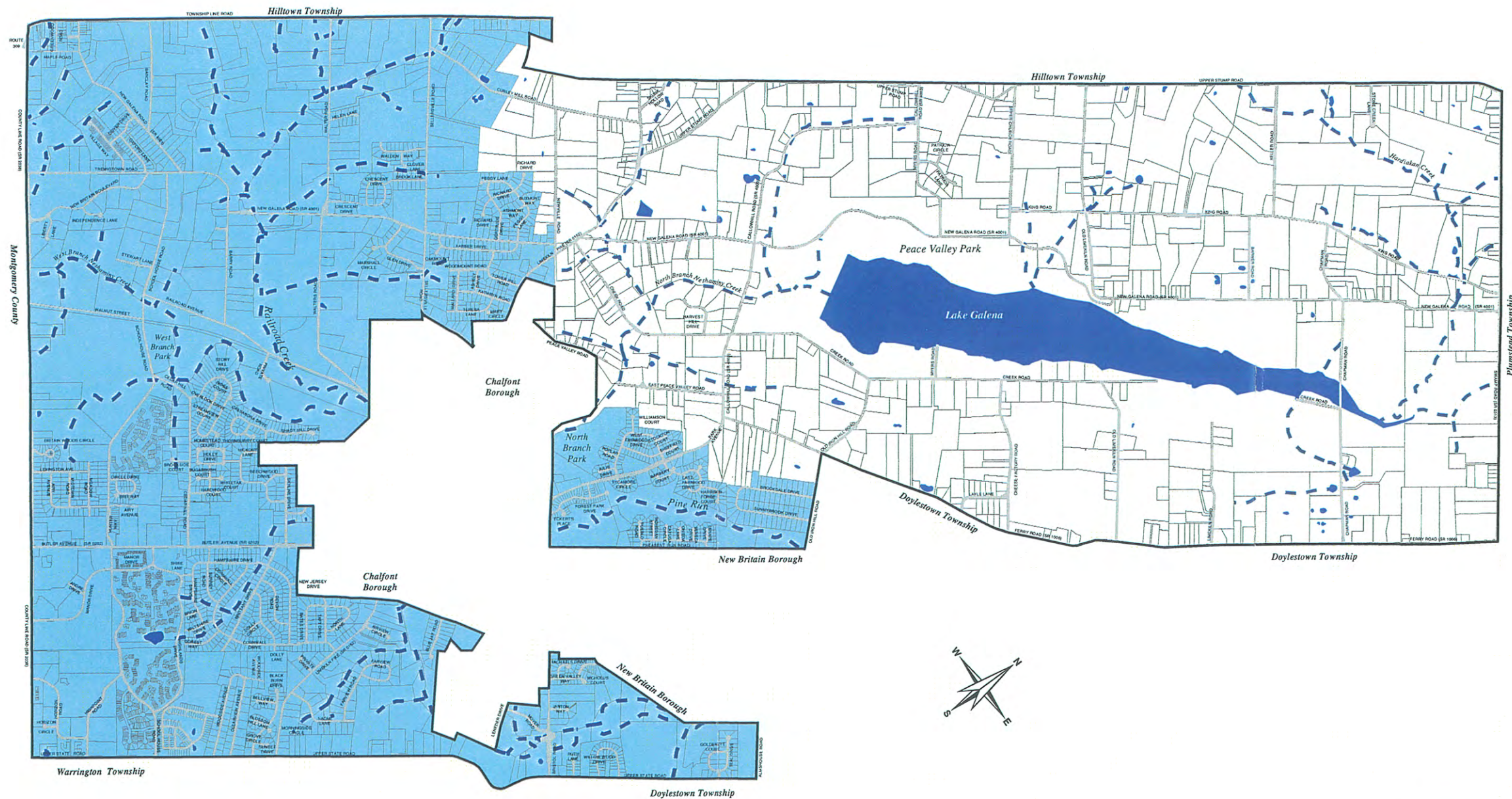
Act 537 Sewage Facilities Plan

At the time of this Comprehensive Plan update, the Township is presently updating its Act 537 Sewage Facilities Plan for approval by the Pennsylvania Department of Environmental Protection, with anticipated implementation in 2005. The Act 537 Sewage Facilities Plan update identifies the Watershed Zoning District as the area designated for on-lot sewage disposal systems, with the remaining part of the Township designated as areas with existing public sewer or areas for future connections to public sewer.

The Act 537 Sewage Facilities Plan update will also include provisions for establishing a Sewage Management Program, which permits New Britain Township to regulate, inspect, and ensure maintenance and proper operation of all existing and future on-lot sewage facilities permitted within the Township.

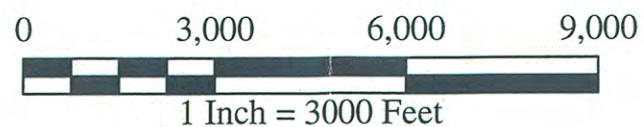


Public Water Service Areas New Britain Township



Legend

- Public Water Service Areas
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels



**COMPREHENSIVE PLAN
MAP 7
PUBLIC WATER SERVICE AREAS**
Situating in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Carroll Engineering Corporation

128 East Laneside Highway
Columbiana, PA 19320
Phone: 610-466-1820
Fax: 610-466-1822

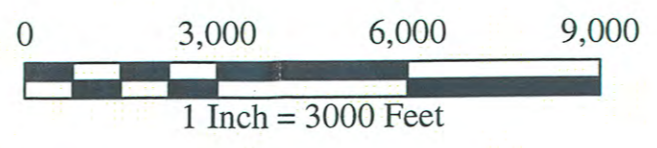
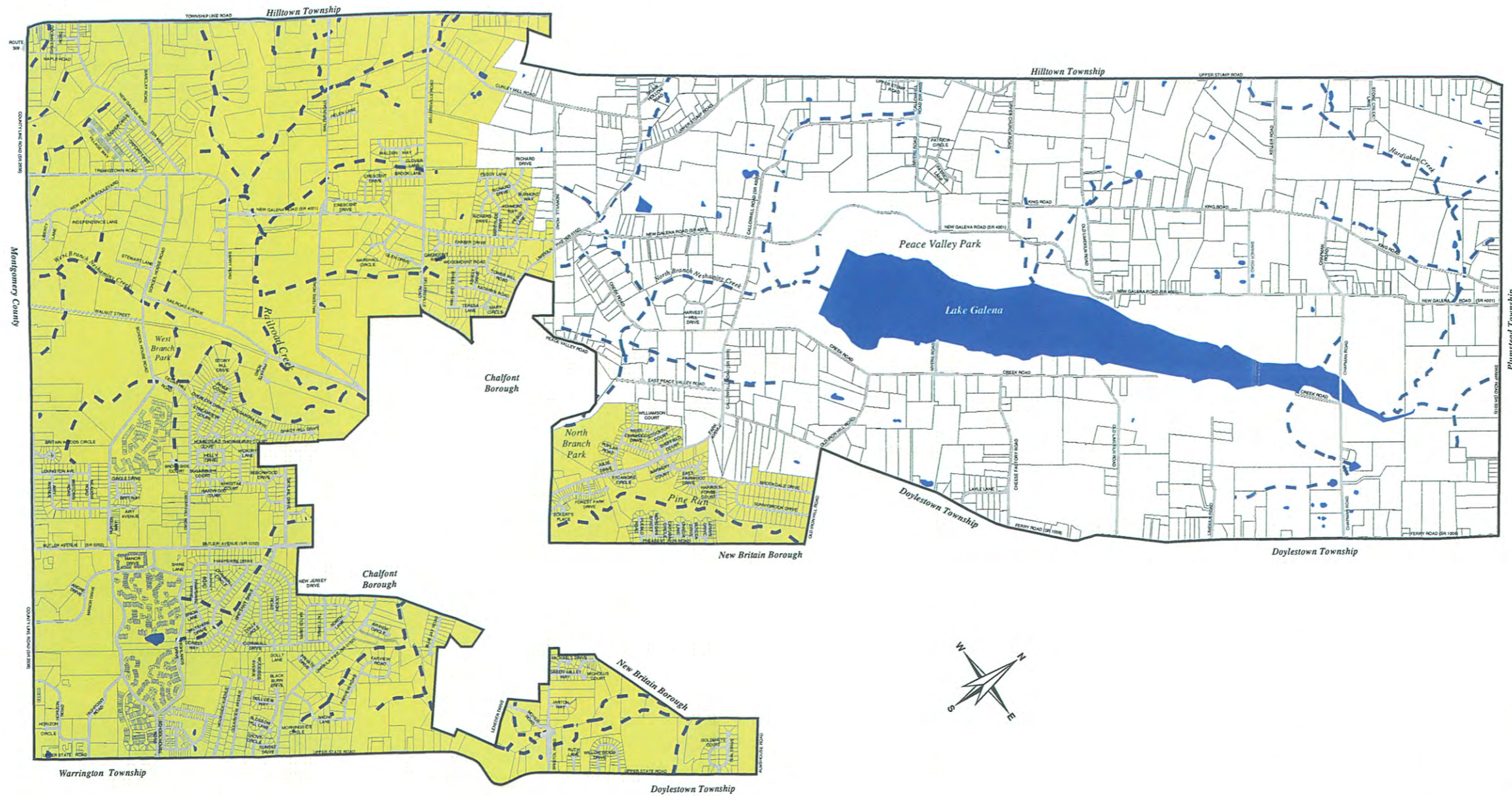
969 Exuma Road
Warrington, PA 18975
Phone: 610-343-5100
Fax: 610-343-8875

355 Sound Avenue Suite G-101
Columbiana, PA 19320
Phone: 610-489-5100
Fax: 610-489-2574

www.carrollengineering.com

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Public Sewer Service Areas New Britain Township



Legend

- Public Sewer Service Areas
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels

**COMPREHENSIVE PLAN
MAP 8
PUBLIC SEWER SERVICE AREAS**
Situating in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Carroll Engineering Corporation

128 East Lovell Highway
Cannonsville, PA 18201
Phone: 610-466-1630
Fax: 610-466-1632

949 Easton Road
Warrington, PA 18976
Phone: 215-341-3700
Fax: 215-341-3873

555 Second Avenue Suite G-101
Galensville, PA 19426
Phone: 610-488-3100
Fax: 610-488-3274

www.carrollengineering.com

DATE: 03/23/05 JOB NO: 02-0472.00 SCALE: 1" = 3000'

Goals & Objectives

- Ensure proper operation and maintenance of all new and replacement on-lot sewage disposal systems.
- Ensure adequate capacity at area treatment plant before granting subdivision and/or land development plan approval.
- Require developers to confirm water supply availability and quality prior to subdivision and/or land development plan approval.

Policies

- Provide an adequate and safe water supply to all existing and future developments.
- Participate in joint sewage facilities planning with adjacent municipalities.
- Direct growth to the existing development districts where public sewer and water facilities exist in order to preserve the remaining rural areas of the Township and protect groundwater supplies.
- Maintain the Townships current water budget by ensuring that water withdrawn is recharged.
- Coordinate with municipalities located within the Neshaminy Creek Watershed and the NBWA and on issues that will protect water quality and quantity.

Short-term Implementation Strategies

- Update the Act 537 Sewage Facilities Plan (2005).
- Implement the Sewage Management Program for all on-lot sewage disposal areas to meet the following goals:
 1. To ensure that individual on-lot sewage disposal systems in the community work properly and do not threaten public health, local water resources, or the environment through adequate planning and site evaluation prior to design and construction.
 2. To ensure that all new and future on-lot sewage disposal systems within the community are correctly designed, sited, constructed and installed.
 3. To extend the lifespan of on-lot sewage disposal systems through ongoing maintenance so as to reduce potential repair and replacement costs.
 4. To educate homeowners about the importance of good system operation and maintenance practices, and encourage their participation and support.

5. To provide ongoing monitoring of systems and record keeping in order to assess the performance of all existing systems and correct problems if necessary.
6. Consider extension of public sewer to existing developments within Planning Areas 1 and 2 in accordance with existing and future availability of public water and sewer service areas.

Long Term Implementation Techniques

- Conduct a groundwater investigation to evaluate the adequacy and quality of existing water supplies in order to create a baseline of information.
- Adopt a Groundwater Protection Ordinance based on water quality/quantity investigations.
- Encourage municipal coordination with adjacent municipalities regarding water supply and quality issues.

Implementation Techniques

Technique #1, Perform a Groundwater Investigation and Adopt a Groundwater Protection Ordinance

A groundwater investigation would enable the Township to designate specific groundwater protection areas based on the findings of the study. In addition, a groundwater quality management plan should also be completed in order to ensure future protection of groundwater resources. The Township may consider adopting an ordinance requiring developers to prepare and submit hydrogeologic reports when certain conditions are triggered by the development process.

The hydrogeologic reports would be required to emphasize the site specific conditions of the development proposal. The ordinance adopted pursuant to the groundwater investigation requires developers to consider the existing capacity of all wells, springs and on lot disposal systems that are within one half mile of the site. Any studies performed for New Britain Township should take both water quality and quantity into account.

Technique #2, Encourage the use of Best Management Practices

BMPs are solutions which are applied to control or prevent a specific non-point source pollution problem. Not only do BMPs control non-point source pollutants, but they also maintain stormwater runoff, recharge groundwater and reduce construction costs since they are usually nonstructural in nature and do not require expensive engineering and design costs.

The Township's Subdivision and Land Development Ordinance lists BMPs which are appropriate for controlling erosion and sedimentation. An additional list of BMPs appropriate for the control of stormwater runoff and recharge of groundwater is also included in the

Township's Stormwater Management Ordinance and Subdivision and Land Development Ordinance.

Technique #3, Maintain Existing Development Density

An option for protecting groundwater supplies is to ensure that existing development densities are maintained in the rural and semi-rural portions of the Township where public water supplies are not available. The residences and businesses in the northeast, northwest and southwest portions of the Township rely on individual wells for their water supply. Therefore, allowing increased densities in these portions of the Township would only serve to overburden aquifers.

Technique #4, Encourage a Watershed Approach with Adjacent Municipalities

A recent trend in land use planning has focused on the "watershed approach." This approach focuses planning efforts on a watershed wide basis. It is important for municipalities to realize that water supply and quality issues must be dealt with in accordance with watershed boundaries in order to have effective results.

Chapter 13 Regional Relationship

Regional planning and cooperative efforts are key elements which enable municipalities to provide a high quality of life to their residents. Municipalities must realize that the decisions they make concerning development within their own borders can and will have significant impacts on their neighboring municipalities.

New Britain Township is aware of the importance of regional cooperation and has been involved in several joint planning ventures. As evidenced in the Transportation Element of this plan, Township officials and staff are currently involved in the effort to extend Bristol Road. Discussions have been ongoing between the Township and Chalfont and New Britain Boroughs in order to complete the project. The extension of Bristol Road would reduce traffic congestion in all three municipalities.

In addition, Township officials support construction of the US-202 Section 700 Project. This project known locally as the "Route 202 Bypass" is a nine mile expressway that is to be completed as part of the overall Route 202 improvements to Delaware County. Over the last 30 years, New Britain Township has supported the bypass and has made zoning and land use planning decisions in consideration of the bypass. In 1998, the Federal Highway Administration signed the Record of Decision for the US 202, Section 700 Project giving the Pennsylvania Department of Transportation environmental clearance for the project. Approval for the final design was granted in September 1998 and construction was expected to begin in 2002. Thousands of citizens, many from our local New Britain-Chalfont communities, clearly voiced their strong support for this project through oral and written testimony and during numerous public hearings. The Township continues to voice its overwhelming support for this new highway because it is identified as the only practical solution to traffic congestion problems existing along the Route 202 corridor in our respective communities.

There is also an ongoing cooperative effort through the County Line Road Task Force comprised of Central Bucks and Montgomery County municipalities that border County Line Road to improve the County Line Road corridor. Most notably is an effort to improve the County Line Road and Route 309 intersection to ease traffic congestion and improve traffic flow.

The Township is also a member of the North Branch Watershed Association whose mission is to improve, protect, and preserve the North Branch Neshaminy Creek Watershed, its stream corridors and tributaries through environmental education, conservation efforts and promotion of sound land use practices. Other municipal members include Chalfont Borough and Plumstead Township. The Bucks County Conservation District, Bucks County Park and Recreation, North Penn Water Authority and North Wales Water Authority are also standing members.

Not only can municipalities cooperate on social and infrastructural improvements, but they are also able to join forces when it comes to issues such as land use and zoning. Regional cooperation is essential for resolving zoning issues, particularly along municipal boundaries. The Pennsylvania Municipalities Planning Code (MPC) requires municipalities to forward proposed comprehensive plans to adjacent municipalities for review and comment. Providing this opportunity to adjacent municipalities can foster coordinated land development policies. If a

municipality intended to build a new library and learned through reading a neighboring municipality's comprehensive plan that one is being planned nearby, an opportunity for a joint venture can be pursued. Another requirement of the MPC is that during the comprehensive plan update, a municipality will consider the zoning and land use in adjacent municipalities. The following is a review of the land use and zoning in those municipalities which are contiguous to New Britain Township.

ADJACENT MUNICIPAL ZONING

Chalfont Borough

New Britain Township surrounds Chalfont Borough on three sides. The majority of the land area in Chalfont that is adjacent to New Britain Township is zoned R-1, low density residential. Permitted uses in this district are single family detached dwellings, institutional and public recreation uses. The minimum lot size for a single family detached dwelling is 18,500 square feet. In addition to areas zoned for R-1, there are also areas zoned for R-3 and R-4 where Chalfont and New Britain Township adjoin. The R-3 district is intended for single family detached dwellings, multi-family dwellings, such as apartments, and townhouses provided that public water and sewer facilities are available. Other uses permitted by right include convenience type professional and commercial uses. The minimum site area for this district is 50 acres. In cases where this minimum tract size cannot be met, the zoning provisions shall revert to those in the R-1 district.

The R-4 zoning district is intended to provide for the development of single family residential dwellings on minimum lot areas of 12,500 square feet. Other uses permitted by right in this district include public parks and playgrounds.

A small portion of land is zoned for L-1(1) and L-1(2) uses. Each of these districts is industrial zoning districts with a slight difference in the permitted uses. In L-1(1) permitted uses consist of manufacturing and wholesale operations. The minimum permitted lot size is two acres. Permitted uses in L-1(2) include light manufacturing, wholesale operations and mobile home parks. The minimum permitted lot size in this district is also two acres.

Doylestown Township

Doylestown Township primarily abuts New Britain Township along the south side of Ferry Road. One of the zoning districts present in Doylestown Township is the R-1a district. The purpose of this district is to allow for low density uses such as large lot single family residential developments and cluster developments where a large portion of the tract or lot area may be preserved for the protection of natural features such as stream valleys, floodplains, wooded areas, farmland and other natural features.

Permitted uses in the R-1a district include single family detached, single family detached cluster, home occupations, agriculture and horticulture uses including the housing of livestock, utilities, golf courses, and residential accessory structures. In addition to the permitted uses, lot averaging is also permitted for single family detached residential developments. Where lot averaging is permitted, the minimum lot size is 72,500 square feet. The minimum lot size in this district is two acres. The minimum lot size for single family cluster developments is one acre.

Other zoning districts include the CR or Commercial Retirement District. The purpose of this district is to provide for planned communities for adult citizens which also provide associated care, service and recreation facilities for the residents. Permitted uses include agriculture, senior citizen housing, libraries or museums, recreational facilities, nursing homes, medical offices and utilities. The minimum required tract size for a planned community is 40 acres.

In addition to the above mentioned zoning districts, there is also an airport zoning overlay district in Doylestown Township which runs from Swamp Road northwest along Ferry Road to approximately Rickerts Road. This overlay district is based on the height limitations and zoning district map for the Doylestown Airport. The main purpose for the overlay district is to prevent the construction of obstructions which have the potential to negatively affect flight operations at the Doylestown Airport.

Hilltown Township

Hilltown Township abuts New Britain Township along its entire northeastern portion. The land in Hilltown which is adjacent to New Britain is primarily zoned for low density, Rural Residential use. According to Hilltown's Zoning Ordinance, adopted in 1995, this district was formed due to a limited availability of groundwater to serve future developments. The recommended density for the Rural Residential district is one dwelling unit per every three acres. Where public water is available, the minimum lot size may be reduced to approximately one acre (50,000 square feet). Permitted residential uses in this district include single family detached, single family cluster developments and group homes. Other uses permitted include a variety of agricultural, institutional, animal care and community facility uses.

Other zoning districts present along Hilltown's border with New Britain are small areas of Planned Commercial, located along the Route 313 corridor, and Village Center districts located along Hilltown Pike and Route 152 and Hilltown Pike and Route 309. Planned Commercial areas are intended to provide a variety of retail and consumer service uses. Other permitted uses include a variety of institutional, office, utility and community facility uses. The Village Center district was formed in order to preserve the character of older historic villages by allowing limited mixed use developments. The range of uses includes limited commercial, residential, institutional and office uses. Facades of newly constructed units in this district shall conform to the character of existing units.

Hatfield Township

According to the Hatfield Township Zoning Ordinance, adopted in 1994, a light industrial district abuts New Britain Township along its southwestern border. The purpose of this district is to provide for the manufacturing and distribution of goods and materials. The minimum lot area for this district is two acres. A small portion of Hatfield's commercial district also abuts New Britain Township. Permitted uses in this district include a variety of retail establishments, offices, restaurants and personal service shops. The minimum lot area for this district is 11,250 square feet.

Montgomery Township

The majority of the land in the portion of Montgomery Township which abuts New Britain is comprised of portions of the R-1, R-2 and R-5 residential districts. Permitted uses in the R-1 and R-2 districts include single family detached, agricultural and public utility uses. The minimum lot size in the R-1 district is 40,000 square feet and 20,000 square feet in the R-2 district.

The R-3 district permits townhouses, garden apartments, twins, duplexes and single family detached dwellings as well as agricultural and family day-care homes. The minimum site area in this district is ten acres.

In addition to the permitted uses listed above, cluster developments are also permitted as overlay districts in the R-1 and R-2 districts. Cluster developments must be on sites of at least 20 acres and preserve a minimum of twenty percent open space. In the R-1 district, the minimum lot size permitted is 25,000 square feet and in the R-2 district the minimum is 12,500 square feet.

There is also a Limited Industrial district in Montgomery Township which abuts New Britain. The permitted uses in this district range from scientific research laboratories, offices, manufacturing, warehousing, trade or professional schools and agricultural uses. The minimum site area in this district is 10 acres.

New Britain Borough

According to the New Britain Borough Zoning Ordinance, the majority of the land which abuts the Township is zoned for a variety of residential uses and densities. The R-1 district is designed to retain the low density character of the Borough. Permitted uses include single-family detached dwellings, cemeteries, public recreation facilities and offices. The minimum lot area in the R-1 district is 20,000 square feet. Permitted uses in the R-2 district include a variety of single family detached and multi-family dwellings. Developments must preserve open space and minimum lot sizes range from 2,000 to 10,000 square feet.

In addition to residential uses, the Borough's Education-Institutional (E-I) district also abuts the Township. Permitted uses in the E-I district include cemeteries, single family detached, libraries, museums, offices, places of worship and public recreation facilities. The minimum required lot area in this district is two acres.

The Light Industrial (L-I) district in New Britain Borough is intended to provide light industrial uses in the vicinity of the existing rail road lines. Permitted uses include banks, restaurants, manufacturing, offices, public recreational facilities, retail trade and services, warehouses and distribution centers. The minimum required lot area is one acre.

Plumstead Township

Plumstead Township abuts New Britain Township along Route 313. With the exception of the first two parcels northwest of Ferry Road, the zoning district present along this border is the Rural Residency District (RO). This district is intended to provide low density residential development which utilizes on-site public utilities. Permitted uses include farming and agricultural uses, forestry, plant nurseries, detached dwellings, municipal uses and public recreational facilities. The minimum required lot area is two acres in this district. New Britain Township's adjacent zoning is a variety of Watershed (residential), Conservation/Recreation (CR) and Office Park. (OP) In the current state of development there is no significant negative result to this inconsistency, however, careful future evaluation of the commercial uses permitted within the OP district will be critical to protect the environment, assist in traffic mitigation and protect the residential neighborhoods.

The Neighborhood Commercial District (C1) in Plumstead Township is intended to serve the day to day needs of surrounding neighborhoods in a compact retail commercial design. Permitted uses include libraries, hospitals, convalescent homes, municipal buildings, public recreational facilities, offices, retail stores and eating establishments. The minimum required lot size with public utilities is 20,000 square feet, with on-site utilities the minimum required lot size is 40,000 square feet. This zone exists on Route 313 from Ferry Road northwest on the first two parcels and is compatible with New Britain Township's Fountainville Center development.

Warrington Township

Warrington Township abuts New Britain Township along Upper State Road. The Low Density Residential (R-1) District is intended to allow for a low density, single family residential atmosphere. Permitted uses include single family detached dwellings, municipal and agricultural uses. Minimum required lot sizes range from 40,000 to 60,000 square feet depending upon the availability of public utilities.

The Residential Agriculture (RA) District is intended to allow for the continued use of combined low density residential and agricultural uses. Permitted uses include agriculture, greenhouses, roadside farm markets, animal kennels, riding academies and municipal uses. The minimum required lot size ranges from three to 10 acres.

Throughout this Plan, goals and objectives were incorporated into each respective element which would foster cooperation and coordination amongst area municipalities and local agencies. In order to further encourage cooperation and coordination between neighboring and regional municipalities, New Britain Township has adopted the following additional Policies, Goals & Objectives.

Goals and Objectives

- Review all subdivision and land development plans occurring in adjacent municipalities which are proposed along municipal borders
- Forward all plans proposed along the Township's borders to the appropriate adjacent municipality for review
- Pool resources with adjacent municipalities in order to reduce costs and promote the efficient use of staff time and funds
- Cooperate with adjacent municipalities regarding the development of community facilities such as libraries, community and senior centers and ambulance and fire protection stations

Policies

- Consider the effects which proposed zoning amendments, variances, waivers, special exceptions and conditional uses will have upon adjacent municipalities when requested along municipal borders

- Provide adjacent municipalities with the opportunity to review subdivision and land development proposals which occur along municipal borders
- Participate in economic, social and planning efforts with adjacent and regional municipalities, as well as with County and State agencies

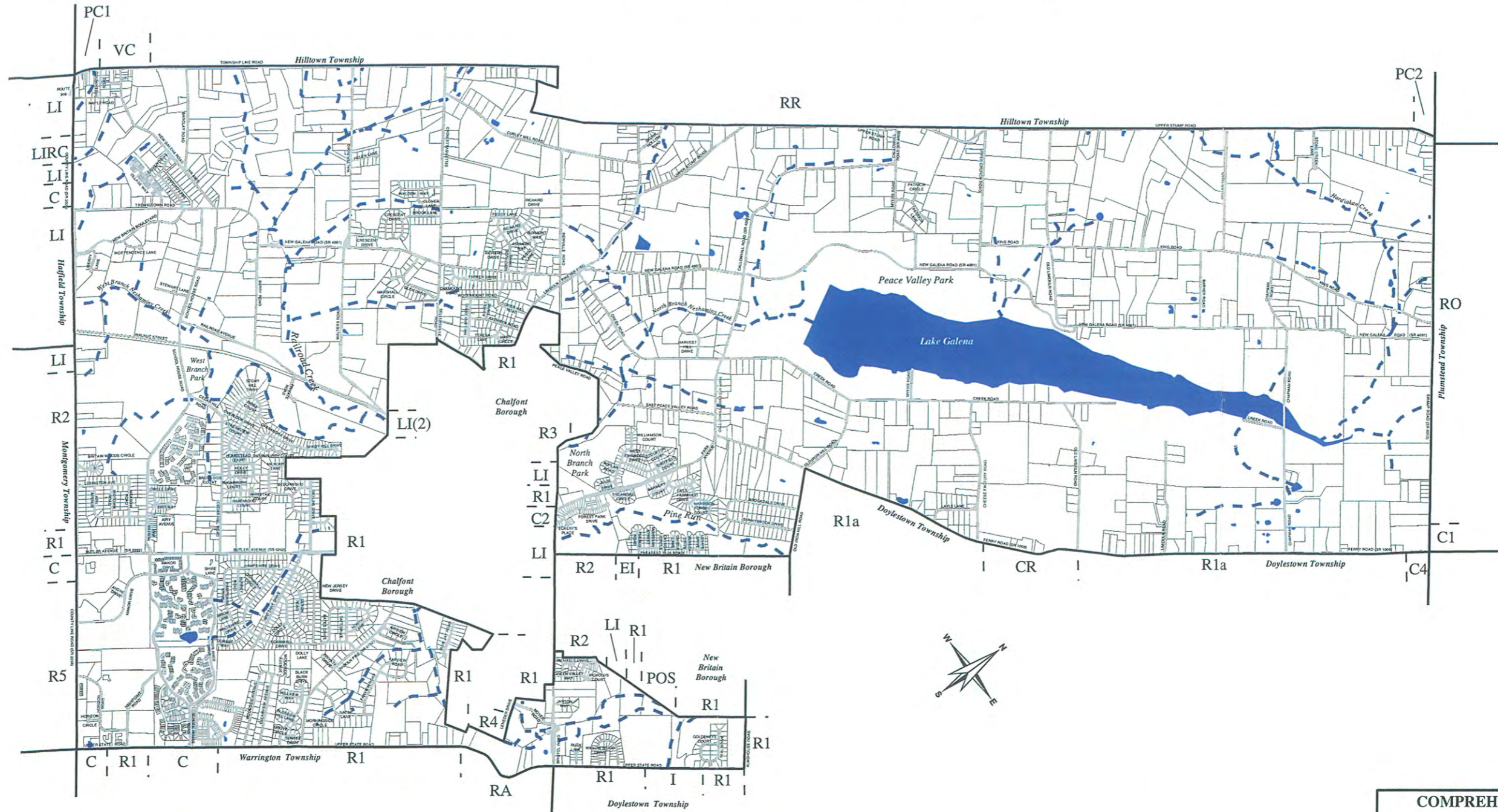
Implementation Strategies

- Designate the Planning Commission to review subdivision and land developments which are proposed along borders with adjacent municipalities and provide comments to the municipality
- Allow the Central Bucks School District to comment on land development proposals which would significantly impact school enrollments
- Provide input as requested on regional economic, planning and social efforts coordinated by municipal, county and state agencies

Conclusions

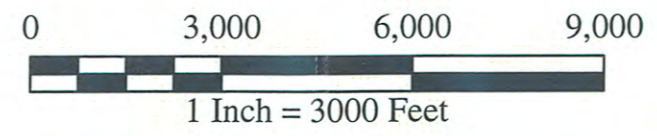
The Township realizes the importance of regional cooperation and coordination amongst municipalities. Inter-municipal communication is vital to understanding land use and planning in adjacent communities to avoid conflicts and encourage a regional approach to problems that cross municipal boundaries.

Regional Zoning New Britain Township



Legend

- Municipality Boundaries
- Zoning Boundaries
- Lakes & Ponds
- Watercourses
- Road Right-of-Way
- Parcels



**COMPREHENSIVE PLAN
MAP 9
REGIONAL ZONING**
Sited in:
**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

Carroll Engineering Corporation

128 East Lincoln Highway Chalfont, PA 18822 Phone: 610-466-1150 Fax: 610-466-1072	 481 Barter Road Warrington, PA 18975 Phone: 215-343-7700 Fax: 215-343-0875 www.carrollengineering.com	555 Second Avenue, Suite G-101 Collegeville, PA 19326 Phone: 610-489-5100 Fax: 610-489-5274
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DATE: 03/23/05 JOB NO: 02-0472.00 SCALE: 1" = 3000'

Chapter 14

Element Interrelationships

A comprehensive plan is a discussion of all planning elements that affect the quality of life in a municipality. While each element is important in the context of sound planning, certain elements were continually linked throughout the plan update process. Following is a list of elements and recommendations on their interrelationships.

Elements: Land Use, Transportation and the Protection of Natural Resources – Buffering not only provides aesthetic screening and delineation between land uses and new development, but it also reduces soil erosion, stormwater runoff, pollution and protects water quality by minimizing stripping of existing woodlands. Buffering should be required between different land uses, new and existing developments and along road frontages and stream corridors with emphasis on protection and preservation of existing trees and vegetated areas.

Elements: Natural Resources and Sewage Facilities/Water Supply – Protection of surface and ground water resources especially in the Watershed Zoning District is vital in order to ensure adequate and safe drinking water supplies. Discussion on these elements recommends new, higher density developments be concentrated in the Township's existing development districts which are served by public water and sewer facilities. In addition, the area identified as the Watershed Zoning District promotes single-family detached and watershed conservation subdivisions with sewage disposal methods that replenish the water table. Protection of valuable natural resources such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas and areas of steep slopes is critical in this area to lessen the impact of point and non-point source pollution into the watershed. It is also recommended that the Township work with neighboring municipalities on joint watershed protection planning and regulations.

Elements: Natural Resources and Transportation – Transportation, although a necessity, often has a negative impact on the environment and our natural resources. The two greatest concerns are centered on energy conservation and air pollution. Since there is not an unlimited supply of oil for gas, we must all do our part to conserve energy. Conserving will also help us become less dependent on foreign oil. In addition, due to the ever-increasing number of single occupancy vehicles on the road, our air is being polluted by harmful vehicle emissions. To help reduce local traffic, public information and education is encouraged to promote and construct public trail linkages and greenways through neighborhoods, schools, parks, open space and natural resource areas through the community and neighboring municipalities. Carpooling and promoting air quality improvements by enhancing transportation linkages and public transportation are also encouraged.

Elements: Housing and Natural Resources - Buffering in new developments especially those located near busy roadways is highly recommended in order to provide residents with a feeling of privacy and a sense of security. The natural topography of a site should be taken into account in the planning stages to help provide natural privacy between lots, versus rows of houses at the same grade where no privacy exists at all. In addition, conservation design of subdivisions is highly recommended in order to preserve the natural features of a particular site such as forests, wetlands, floodplains and natural terrain.

Elements: Land Use and Sewage Facilities/Water Supply - Planning Area 3 relies upon on-site water supplies and concerns exist regarding the capacity of private wells. It is recommended that a groundwater protection study be performed for those areas in the Township which rely upon on-site water supplies in order to determine the practicality of current development densities.

Elements: Housing and Community Facilities: It is recommended that a blend of passive and active recreational facilities be incorporated into all new residential developments. Facilities such as trails, tot lots and picnic areas are attractive additions to all new residential areas.

Policies

- Consider the impact which new subdivision and land developments will have upon land use, natural resources, water supply, sewage facilities, transportation, housing and community facilities within the Township and in adjacent municipalities.
- Remain involved in both local and regional planning, growth management and economic development initiatives.

Goals and Objectives

- Encourage developers to design developments which are compatible with existing and expected future land uses, transportation issues, natural resources, water supply, sewage facilities, housing and community facilities.

Short-term Implementation Strategies

- Advocate the Planning Commission to continue to consider the full impact of proposed subdivision and land developments on all elements identified in this plan.
- Revise Township ordinances and regulations to complement the vision of the Comprehensive Plan.
- Keep citizens informed of local government issues through the quarterly newsletter, TV channel and website

Long-term Implementation Strategies

Coordinate an annual meeting with Township advisory boards, staff, supervisors and volunteers to review the ongoing implementation of the comprehensive plan.

Plan Implementation

This Comprehensive Plan update deals with six (6) main elements: Natural Resources; Land Use; Open Space; Housing; Transportation; and Water and Sewage Facilities. Each of these

elements interrelates with each other and impacts the environment, economic development and financial management of the Township.

Environment

New Britain Township will continue to experience growth well into the 21st century. Therefore, it is vital all plan elements work together with Township ordinances, regulations and policies to ensure protection of the environment. A primary goal of the Natural Resource Element is to preserve, protect and enhance the quality of our natural resources by managing development in a manner that results in minimal disturbances to those resources. Through sound planning decisions, managed growth, open space preservation, inter-municipal transportation planning, and natural resource protections the Township will strive to:

- Protect and promote the general health, safety and welfare of the public
- Protect natural, historic and other valuable resources
- Maintain a high-quality balance of passive and active recreational opportunities
- Offer good housing and access to businesses that provide goods services and employment to our community

Economic Development

New Britain Township has a diverse and stable economy that provides business and employment opportunities to its population. Most of these opportunities are located along the County Line Road and Route 202 corridors by design. There is also a small commercial area along the Route 313 corridor. As seen in Table 5.8, the Year 2000 General Labor Force is characterized by 46.1% employment in Information Technology, 14.2% in Manufacturing, 13.4% Retail Trade and 6.8% in Construction. General labor also consists of services, wholesale trade, government and agriculture. Year 2000 median household income noted in Table 5.4 is \$71,194 and family income is \$77,896.

A healthy economy is essential to the continued growth of New Britain Township. Equally important is maintaining a welcoming environment for both new and existing businesses and increased fiscal capacity and financial stability for the Township. Blending the six main elements of the Comprehensive Plan update will not only provide for the necessary infrastructure (Housing, Transportation, Water and Sewage Facilities) for a vital tax base, but it will also provide for an attractive and friendly place (Land Use, Natural Resources, Open Space) for all businesses to grow and thrive. Economic development goals include:

- Encourage a business climate, which is conducive to new development and expansion/retention of business and industry to provide greater job opportunities, employment and economic stability.
- Promote diversity of economic development in the Township.
- Encourage creative land use and development to complement the existing features and natural resources of the Township.

Financial Management

In addition to environmental and economic development issues, sound fiscal management and capital planning was identified as an important of the Comprehensive Plan. Maintaining the Township's infrastructure, our roads, curbs, parks, sewers, water supply, municipal and other public buildings, etc. is essential to maintaining our quality of life, a good bond rating, and avoiding costly repairs and emergencies.

In order to determine short and long term financial and budgetary objectives, the Board of Supervisors created a Capital Planning Committee in 2003. As part of this planning process, the Committee interviewed key staff, assessed inputs and created a draft plan which included debt service, equipment replacement and acquisition of new equipment, technology planning, asset management, short and long term road improvement planning, and contingency and emergency planning. The New Britain Township Capital Plan will be adopted later this year. It is recommended that the following items be considered:

- Identify a minimum budget threshold for projects to be included in capital planning.
- Develop a system for identifying and prioritizing new projects.
- Establish a process to present high ranked projects to the community for input to increase community support.
- Assess the Township's financial capacity and develop a capital improvement financing plan for formal adoption by the Township Supervisors
- Establish a process for monitoring projects and updating the Capital Plan annually.