

## **MEETING MINUTES**

**May 27, 2025**

**7:00 PM**

A meeting of the New Britain Township Planning Commission was held on May 27, 2025, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA beginning at 7:00 p.m. In attendance were Chair Marco Tustanowsky, Vice Chair Jim Scanzillo, and members Deborah Rendon, Jeff Berman, and Theresa Rizzo-Grimes. Robert Livesay as well as Board Liaison Stephanie Shortall, Zoning Officer Doreen Curtin, and Township Engineer Craig Kennard, P.E.

### **I. Pledge of Allegiance**

### **II. Public Meeting Agenda**

#### **a. Approval of the Minutes from the Meeting of March 25, 2025.**

Robert Livesay made a motion to approve the March 25, 2025, meeting minutes, seconded by Jim Scanzillo with the following edit that Robert Livesay was in attendance.

#### **b. Applicants for the Conditional Use application for Celek Chalfont LLC to propose an L2 Outdoor Storage use and Display per 27-1201.c and 27-305.L.L2 incidental to a Tractor Supply Retain use at a commercial property located at 241 West Butler Ave (TMP 26-0130032) was tabled and rescheduled to the June 24, 2025, meeting agenda.**

#### **c. Review of a Preliminary Subdivision and Land Development application for Flagship Pennsylvania Propco LLC at 545 West Butler Avenue (TMP 26-006-101-001) proposing aa Use J19 Carwash (Spotless Carwash) was tabled and rescheduled to the June 24, 2025, meeting agenda.**

#### **d. 226 Chapman Road – Rezone from Watershed Zoning District to C/R Conservation and Recreation District**

Dan Grieser presented the request to rezone the parcel at 226 Chapman Road from the Watershed District to the Conservation and Recreation District to support the expansion of educational programs in the park. The C/R District permits public recreational programs while the WS residential district does not. He discussed the plans to widen the road going to the nature center all to better serve the public.

Township Engineer Mr. Kennard, P.E., noted that the rezoning would be more advantageous than a variance as it would allow for one contiguous zoning district.

It was recommended that the rest of Chapman Road be vacated.

Ms. Redon had questions regarding road widening and a discussion ensued. Mr. Grieser noted that stormwater management would be done. A discussion ensued regarding traffic concerns and some comments were noted regarding preliminary design ideas.

A discussion ensued regarding impervious coverage, and it was noted that there were no plans for additional coverage for a parking lot expansion. There was a small discussion regarding the use of the existing building.

Carol Young asked about the stormwater management and the existing parking during public comment.

Deborah Rendon made the motion to rezone the Zoning District from Watershed to Conservation/Recreation and to consider approving the draft ordinance and zoning map for the rezoning of the district. Jeff Berman seconded the motion, and the motion carried unanimously.

**e. Review and make recommendations regarding proposed comprehensive amendments to the New Briain Township Zoning and Subdivision and Land Development Ordinances.**

Mr. Kennard recapped the development of the revisions noting that the Board of Supervisor concerns and the Planning Commission concerns were addressed in the revisions. He discussed the changed in general terms and noted that the revisions needed to go before the Bucks County Planning Commission for review and comment prior to submission to the Board of Supervisors for adoption.

He recommended that the motion be made to approve for recommendation to the Board of Supervisors, both ordinances as amended.

Jim Scanzillo made the motion as stated, Deborah Rendon seconded the motion, and the motion carried unanimously.

**III. Public Comment**

There was no additional public comment

**IV. Other Business**

There was no additional business.

**V. Adjournment**

Upon motion made by Jeff Berman, seconded by Jim Scanzillo, the meeting was adjourned at 7:20pm.

Respectfully Submitted,

Handwritten signature of Marco Tustanowsky in blue ink.

Marco Tustanowsky, Chair

\_\_\_\_\_  
Daniel Fox, Township Manager