

MEETING MINUTES

March 25, 2025

7:00 PM

A meeting of the New Britain Township Planning Commission was held on February 25, 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. Board Liaison Stephanie Shortall, Assistant to the Township Manager Alexandria Mullin, Zoning Officer Doreen Curtin, and Township Engineer Craig Kennard, P.E., were also in attendance.

I. Pledge of Allegiance

II. Public Meeting Agenda

a. Approval of the Minutes from the Meeting of February 25, 2025.

Jeff Berman made a motion to approve the February 25, 2025, meeting minutes. Seconded by Kenneth Onsa with the following edit that additional wording be added, "if a sketch plan be provided to the Board of Supervisors that the Planning Commission be notified".

b. 140 Upper Church Road – Preliminary/Final Minor Residential Subdivision and Planning Module

Robert Cunningham and Joe Casadonti presented plans for 140 Upper Church Road. Joe Casadonti described the current property and what will be modified.

A discussion ensued regarding stormwater management, and its effect on the neighboring properties.

A discussion ensued regarding setbacks on the property and what is required for each unit that is planned.

Deborah Rendon made a motion to approve the plans, seconded by Theresa Rizzo-Grimes.

All voted aye, motion carried.

c. 256 Ferry Road – Preliminary/Final Lot Line Change

Todd Savarice presented plans for a lot line change between two adjacent properties.

A discussion ensued regarding future plans for the property if the lot line change request is approved.

Craig Kennard recommended the Planning Commission grant approval with the notion that eventually a conservation easement would need to go into effect. He mentioned that two deeds would be required due to the nature of the request.

Kenneth Onsa made a motion to approve the lot line change, seconded by Deborah Rendon.

All voted aye, motion carried.

d. Barry Road – Preliminary/Final Residential Subdivision

Justin Strahorn with WB Homes presented plans for Barry Road. These plans included the layout of four (4) proposed lots.

A discussion ensued regarding the current plans for stormwater management, who maintains them and how they are presented on the property.

A discussion ensued regarding the ownership and maintenance of the private drive.

A discussion ensued regarding the current waivers such as the preliminary/final approval, lighting plan, road widening, the cul-de-sac configuration, the decision to not have a sidewalk, no need for emergency access, street trees, and streetlights.

A discussion ensued regarding frontage of the property and drainage concerns.

A discussion ensued regarding each lot's ability to have decking, pools, and patios in relation to stormwater management.

A discussion ensued regarding the conversation easements on the property.

A discussion ensued regarding the lighting that will be coming from the newer development and how that will impact the neighboring homes.

A discussion ensued regarding the implementation of adequate stormwater facilities to help with the flooding issues the surrounding neighbors have been facing and whether this newer development will create additional issues.

Craig recommends that the Planning Commission approve the plans with the stipulation that the builder clean up the current plan and re-submit it to the Board of Supervisors.

Marco Tustanowksy made a motion to approve the plans, seconded by Deborah Rendon.

All voted aye, motion carried.

e. DCED Greenway Trails Grant – Pine Run Trail Replacement Support Letter

Craig Kennard explained that the Board of Supervisors authorized Gilmore & Associates to work on a grant to secure funding for the improvements needed for North Branch Park, which includes updating the trails and playground equipment. The Township is seeking to upgrade the playground equipment now at North Branch Park, and in the future upgrade the Pine Run trail system through the North Branch Park into Chalfont Borough.

Robert Livesay made a motion to recommend support and accept the plan as presented, seconded by Jeffrey Berman.

All voted aye, motion carried.

III. Public Comment

A discussion ensued regarding a bike trail near New Galena Road and how that would be beneficial.


IV. Other Business

Deborah Rendon asked when the Open Space survey results would be released. Alexandria Mullin stated that she would check in with the Bucks County Planning Commission for an update.

V. Adjournment

Upon motion of Jim Scanzillo, seconded by Deborah Rendon, and unanimously carried, the meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

A blue ink handwritten signature of Marco Tustanowsky.

Marco Tustanowsky, Chair

Daniel Fox, Township Manager