

MEETING MINUTES
February 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, Township Manager Dan Fox, and Township Engineer Craig Kennard, P.E., were also in attendance.

I. Reorganization

a. Pledge of Allegiance

b. Nomination and appointment for Temporary Chair

Marco Tustanowsky made a motion to nominate Stephanie Shortall for Temporary Chair. Seconded by Deborah Rendon.

c. Nomination and appointment for Chair

Jim Scanzillo made a motion to nominate Marco Tustanowsky for Chair. Seconded by Deborah Rendon.

d. Nomination and appointment for Vice-Chair

Deborah Rendon made a motion to nominate Jim Scanzillo for Vice-Chair. Seconded by Theresa Rizzo-Grimes.

e. Nomination and appointment for Secretary

Marco Tustanowsky made a motion to nominate Deborah Rendon for Secretary. Seconded by Jim Scanzillo.

II. Public Meeting Agenda

a. Approval of the Minutes from the Meeting of September 24, 2024.

Jim Scanzillo made a motion to approve the September 24, 2024, meeting minutes. Seconded by Deborah Rendon.

b. Draft SALDO and Zoning Amendments

A discussion ensued regarding making edits to the implemented SALDO and Zoning Ordinances. Craig Kennard mentioned that he will take comments and review them. It was discussed changing the traffic ordinances. Natural resources and tree ordinances will

be reflected in both SALDO and Zoning. Craig recalled that he presented to the Board of Supervisors, the natural resources, landscaping and buffers updates in December of 2023, parking and traffic in February of 2024, and then in April of 2024 he presented miscellaneous zoning updates. In September of 2024, the EAC submitted suggestions that they would like to see implemented.

A discussion ensued regarding what is permitted within the zoning districts and how that information is presented.

A discussion ensued regarding the submission of sketch plan, the details required and how that information is presented.

A discussion ensued regarding internal policies between the Planning Commission and the Board of Supervisors and how to notify both parties when new information becomes available.

A discussion ensued regarding Right-of-Way policies, rules, and regulations.

A discussion ensued regarding manufactured homes and mobile homes.

A discussion ensued regarding the zoning of the Township parks and the interaction with Food Trucks. They discussed what would be permitted and what would not be permitted.

A discussion ensued regarding trees, branches, and the policies in place to remove them.

A discussion ensued regarding lighting in residential and nonresidential areas and what should be required in each.

A discussion ensued regarding parking regulations.

III. Public Comment

There was no public comment.

IV. Other Business

Deborah Rendon asked Dan Fox about the Open Space survey results and when they would become public. Dan Fox stated they would be available likely mid-March.

V. Adjournment

Upon motion of Deborah Rendon, seconded by Jim Scanzillo, and unanimously carried, the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,



Marco Tustanowsky, Chair

Daniel Fox, Township Manager