

## **MEETING MINUTES**

**June 2, 2009**

A Meeting of the New Britain Township Planning Commission was held on June 2, 2009, at the Township Administration Building, 207 Park Avenue, New Britain Township, Pa., beginning at 7:00 p.m. In attendance were: Greg Hood, William Jones, James Scanzillo, Theresa Browngold, and Theresa Rizzo Grimes. Also, in attendance were Jo Ann Lapp, Zoning Officer and Erik Garton, Township Engineer.

### **1. Approval of Minutes of April 21, 2009:**

**MOTION:** Upon motion by Mrs. Browngold, seconded by Mr. Scanzillo and carried, the April 21, 2009 Minutes were approved as written. Mr. Jones abstained.

### **2. Sub-Committee's Report:** None.

**3. Zoning Ordinance Amendment for New Britain Developers, L.P.:** Each of the Commissioners gave their opinion on this zoning amendment. All agreed that this site was not the site for this project because of the environmental issues, sensitivity of Lake Galena and the strong opinions of the Bucks County Planning Commission and the neighboring properties.

Jim Morano, Chapman Road, thanked the Commissioners for listening to the residents.

**MOTION:** Upon motion by Mrs. Browngold, seconded by Mrs. Grimes and carried unanimously, it is the Planning Commission's recommendation to the Board of Supervisors not to grant this citizen's request for an amendment to the New Britain Township Zoning Ordinance.

**4. OP, Office Park Zoning District:** Discussion of the OP zoning district included availability of water and sewer, the existing sewage systems on Swamp Road and the uses that are now allowed by right. The Commissioners were reminded that if they take a use out of the OP district, they must be certain it is allowed in another zoning district in the Township.

Sharon Vogt, 1093 New Galena Road, asked if existing sewage systems had to be inspected if a new use was put on a lot. Mr. Garton assured her that the Bucks County Health Department, PaDEP and the Township would all review the system.

Jim Morano, Chapman Road, stated that the OP district is physically located in the Lake Galena watershed and any use that is environmentally risky should be eliminated.

This item has been tabled until the next Planning Commission meeting.

**5. SALDO Recommendations:** Mr. Garton reviewed the Gilmore & Associates recommended changes to the SALDO, including requiring all developers to submit two (2) electronic disks of all plans and letters pertaining to their development. Mr. Hood reviewed all the changes recommended by the Planning Commission. The ERSAP plan was discussed. Mr. Jones stated that he would like to see plan notes listing the nearest state street, public sidewalks, trails, parks and preserved lands. Mr. Garton suggested that those items should be on the aerial plan.

**MOTION:** Upon motion from Mrs. Browngold, seconded by Mrs. Grimes, and carried, the Planning Commission asked staff to formally prepare all of the recommended changes to the SALDO to be reviewed at the next Planning Commission meeting.

**6. Other Business:** Mrs. Lapp asked the Commissioners their thoughts on allowing seasonal agricultural signs in the Township right-of-way. Ms. Bradley, Township Manager was recently approached with this request. All the Commissioners agreed that they would not recommend this change to the Township's sign ordinance.

**7. Public Comment:** None.

**8. Adjournment:**

**MOTION:** A motion was made by Mrs. Browngold, seconded by Mrs. Grimes, and unanimously carried, to adjourn the meeting at 8:30 PM.

Respectfully Submitted,

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Greg Hood, Chair

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Jo Ann Lapp, Zoning Officer