

Planning Commission
Meeting Minutes
July 19, 2016

The monthly meeting of the New Britain Planning Commission was called to order by Chairman Michael Stanislaw at 7:30 PM. Planning Commission members present were Dr. Michael Parke, Mr. Bob Binkley, Mr. Richard Moxey, Mr. David Holewinski and Ms. Margaret Remmey. Not present were Mr. Rick Eggleston, Ms. Loren Frasco and Mr. Karl Dieterichs. Also present were Mr. Tom Yatsky, Mr. Mark Hintenlang, Mr. Sam Bryant and Mr. Matt Walters.

Minutes of June 21, 2016: Mr. Holewinski made a motion to approve the minutes. The motion was seconded by Mr. Binkley and were unanimously approved.

New Business:

New Britain Inn Plan Review: Mr. Jason Smeland of Lenape Valley Engineering distributed the proposed site plan for a 1,050 sq. ft. addition to planning commission members.

Mr. Michael Carey, owner of the New Britain Inn, stated the proposed addition is 20' x 50' and will be located next to the parking lot. The addition will have a four seasons room and will give his establishment the ability to compete with his competition in Doylestown. The addition will include a bar to accommodate 10 people and a 40 person dining area. Mr. Carey stated his family business has been in New Britain Borough for about 38 years and he would appreciate cooperation from the Borough on this project.

Mr. Yatsky asked if the plans have been recorded with the county and they had not. He believes the plans should be recorded considering it is a commercial building with an addition of over 1,000 sq. ft. It was determined that the solicitor will decide if the plans need to be recorded. They will need to be reviewed by the Bucks County Planning Commission.

Mr. Smeland stated there is a request for certain waivers including: waiver of land development, waiver of all parking spaces to be paved, waiver of sidewalks, waiver of street trees and a waiver of stormwater management. The parking lot paving, sidewalks, street trees and stormwater management would add approximately \$200,000 to the cost of this project. Mr. Hintenlang addressed the waiver requests and stated the plans will need to be reviewed by the planning commission and Borough Council. Mr. Holewinski noted that a sidewalk waiver would be unlikely. A waiver/fee in lieu of street trees was provided for the 2013 building addition.

Old Business:

Land Development Application – Bank of America ATM Kiosk: Mr. Hintenlang discussed the items on his review letter of the revised plans dated June 8, 2016 with his recommendations regarding zoning, land development and subdivision. He stated the plans will need to be reviewed by the Conservation District and the Bucks County Planning Commission. Mr. Bryant stated that Stonefield Engineering will need to submit a waiver letter and they will go before the Zoning Hearing Board on July 21, 2016. The project will be reviewed by the Planning Commission again.

Review of Ordinances Pertaining to Noise, Lighting, Rentals, Pets, Graffiti and Other

Nuisances: Mr. Bryant stated there are currently no fees established for rental properties. Mr. Yatsky stated according to the ordinance residential rental properties are determined by 3 or less tenants. Above 3 would be considered a commercial property. Does it make sense for the Borough to have a fee? Should the Borough charge a fee for new tenant rentals? There is earned income tax revenue the Borough could be losing. After a lengthy discussion it was determined that a fee of \$25.00 or \$50.00 per year for rental units would cover costs. Mr. Stanislaw stated that if there was a \$25.00 registration fee for new tenants this would be a way to keep track of who is living in the Borough.

The Borough currently does not have a Graffiti Ordinance and Mr. Stanislaw did not see the need for one.

The Lighting Ordinance was discussed. Mr. Binkley spoke of dark sky lighting to eliminate a halo effect. He suggested including information about this in the next newsletter and on the Borough website to encourage this type of fixture to be used in the future.

TCDI Draft Plan Review and Architectural Design Guide: Mr. Walters stated the BCPC is still working on the design guidelines and will have them ready as soon as possible. Mr. Walters distributed copies of the Main Street Study document which details existing conditions and the revitalization plan. He asked that planning commission members review it and offer their comments to be discussed at next month's meeting. Mr. Yatsky stated it needs to be reviewed, marked up and given back to the BCPC and then will go to Borough Council for review.

2017 Comprehensive Plan: Mr. Walters distributed the (draft) Introduction of the New Britain Borough Comprehensive Plan. BCPC will resume work on the Comprehensive Plan as soon as the Main Street Study is finalized.

Invasive Plant Discussion: Mr. Stanislaw stated he believes the proposed Bamboo Ordinance (including other invasive plants) should be similar to that of Upper Makefield Township's ordinance in that an actual list of plants is included. The state list of plants could be used. He spoke of the significant cost for bamboo removal which generally does not have successful results. It would be to the Borough's advantage to have this kind of document in place considering that at this point new developers plant whatever they want. Mr. Bryant stated the ordinance would be used as a deterrent for future plantings or when there is a complaint. It was decided to draft an ordinance based on Upper Makefield's ordinance prohibiting noxious and invasive vegetation. It was decided to keep the list of plants separate from the ordinance as the list will change over the years. This will prevent having to create a new ordinance every time the list changes.

Mr. Holewinski made a motion to adjourn the meeting, the motion was seconded by Mr. Moxey and the meeting adjourned at 9:23 PM.

Respectfully submitted,

Carrie Gamble