

New Britain Borough Community & Business Committee Minutes July 13, 2013

Present: R Belchic, D Borden, M Esher Coia, D Fermier, L Moxey, D von Lipsey Excused: D Byrne, J D'Agostino, C

Forlano, D Holewinski, D Joss, R Staudt Guests: Joe Cossolini (resident, N Shady Retreat), Bob & Jo Anne Shaffer

(residents, Barrie Circle)

Chair Marie Esher Coia, called the meeting to order 7:36 PM. The June 13, 2013 meeting minutes were read and accepted.

Old business:

Newsletter: Marie announced that the summer newsletter has been published and mailed to residents & businesses.

Don Borden requested he be added to the mailing list.

Mr. Belchic's meeting with Mr. Brosnan: DelVal will partner with the borough on the bike & hike trail program and

streamline the process by establishing a protocol of ready concepts and contact people.

President, Brosnan expressed

an interest in purchasing the Geisler property. Steve Geisler said he has not been officially approached by the college.

The procurement of this property will make it more likely for the college maintain a main entrance in NB Borough.

Regarding safety issues/police issues, the college is in synch with and wants to work with the borough.

Redevelopment and Revitalization

Bitzers: The borough to-date has not been able to meet with the property owner.

Knoll property/Mr. Bienenfeld apartment proposal: Marie checked with three apartment complexes closest to the

borough, Doylestown Meadow currently rents 7-8 apartments to DelVal students; Stonington Farms stated they do not

rent to students; and the new High Point complex in NB Township has 232 units on 14 acres. A lively discussion about

the Knoll property development included resident concerns regarding the height of the proposed buildings, parking,

traffic and drainage. The consensus of the committee is that In order for the proposed project to work the developer

must lower the profile of the buildings, place at least 80% of parking underground and frontage should be reserved for

retail shops with apartments on the second floor. A successful plan will create social interaction between residents and

the borough. Signalization of the intersection of Shady Retreat must be addressed; ingress and egress from Butler

Avenue should be from the southbound lane. The form and finish of building architectural elements will blend with the

historic and natural form of the borough. Don mentioned that there is grant money available for innovative storm water

management plans. Don will draft a check list that the borough manager will send to the developer with a copy to

Planning, Code Enforcement and the Borough Engineer. Don will send his draft in e-mail to the committee members for

comment/collaboration, before sending the final version to the borough manager. This checklist will be used for all future development and will be an expression of our vision. It is rumored that Smith Marine has been approached to sell their property to a developer. Jo Anne Shaffer offered to speak to the owner and ask if they have been approached and by whom. The working session with council was discussed and it was agreed that another session is needed to ensure all council members have an opportunity to ask questions and to understand the vision. Grant for sidewalk/pathway: Don spoke with the grant writer about the committee's vision and suggested the grant will be stronger with inclusion of the college. Don will follow up.

New business:

Borough web site: the new site will be up and running very shortly.

The meeting adjourned at 9:20 PM. The next regular meeting will be August 8, 2013 at 7:30 PM.

Respectfully

submitted: Donna von Lipsey