

New Britain Borough  
Planning Commission  
March 15, 2016

All Planning Commission members were present with the exception of Mr. Richard Moxey. Also present were Mr. Sam Bryant, Mr. Tom Yatsky, Mr. Mark Hintenlang and Mayor David Holewinski.

**Minutes of February 17, 2016:** Mr. Rick Eggleston made a motion to approve the minutes of February 17, 2016, seconded by Mr. Bob Binkley and approved.

**New Business:**

**Planning Commission Annual Report:** Mr. Sam Bryant stated the Planning Commission should be submitting an annual report and hasn't been doing so. Mr. Michael Stanislaw stated that the report should consist of a summary of action items. Mr. Rick Eggleston suggested listing agenda items and keeping the report simple. It was determined that Mr. Bryant and Ms. Carrie Gamble will gather the 2015 agendas and compile the data.

**Review of Ordinances Pertaining to Noise, Lighting, Rentals, Pets, Graffiti and Other Nuisances:** Mr. Sam Bryant stated that the planning commission needs to review these ordinances based on complaints the borough has received. The most common complaint is regarding noise (generally from the Hidden Meadows construction site and Delaware Valley Concrete) the second is lighting. (For example stadium lighting at Delaware Valley University and box lighting at the shopping center) Mr. Michael Stanislaw suggested the commission put the noise ordinance on the agenda to review next month. He also stated the CBRPD will look into addressing decibel levels.

**Old Business:**

**Consider Zoning Amendment Application from County Builders:** Mr. Sam Bryant stated the residents in the proposed Mixed Use Overlay district received a letter from Mr. Michael Savona regarding the ordinance. He also stated the Bucks County Planning Commission has recommended the Mixed Use Overlay Ordinance for approval. Mr. Karl Dieterichs inquired about the area of the overlay district. Mr. Matt Walters stated this is defined in Section 2 on page 10 of the ordinance and also a letter from the county includes the list of tax parcels affected by the ordinance. Resident Mr. Joseph Cossolini asked how the new development will affect his tax rate. (Mr. Cossolini's property is adjacent to the Knoell property) Mr. Sam Bryant stated the tax rate will not change. Mr. Cossolini asked about the mixed used zoning. Mr. Michael Stanislaw explained that small lots can only have one use whereas larger lots of one acre plus can have both commercial and residential use. He also explained that the current light industrial zoning will remain. Mr. Cossolini asked if he could see a concept drawing and also inquired about the structure size. Mr. Bryant explained that the concept drawing would have to go through the planning commission before it could be made public. Mr. Stanislaw explained the building height will be 35 ft. maximum for a three story building which will have retail space on the first

floor. Mrs. Cossolini inquired about the “no buffer” in mixed use. Mr. Tom Yatsky explained that it is 50 ft. off the road and 25 ft. off the sides. After all of the resident’s questions were answered and commission members had no further questions regarding the ordinance, Mr. Rick Eggleston made a motion the accept the Mixed Use Ordinance as written, seconded by Mr. Bob Binkley and the ordinance was approved by the commission. Mr. Sam Bryant will send a letter to council stating that the planning commission recommended this ordinance.

**Interim 537 Plan Update:** Mr. Mark Hintenlang stated the 537 Plan Upgrade is to get more EDUs. The borough has hired Carroll Engineering to do the planning which will go to the DEP for approval. The plan will also need to be approved by the Bucks County Planning Commission and borough council. Mr. Hintenlang stated the EDUs will go from 60 to 248 and this is due to new development in the borough. He also stated the whole 537 Plan will go out to bid and there is possibly a grant opportunity to pay for half of the cost. Mr. Bryant stated funds have been budgeted for this. Mr. Rick Eggleston asked how many EDUs are needed for the Knoell property. Mr. Hintenlang stated 111. He also stated the borough will need approval for more EDUs as soon as possible so new developments can move forward. Mr. Rick Eggleston made a motion to approve a total of 248 EDUs, seconded by Mr. Bob Binkley and the motion was approved.

**Main Street Project Status:** Mr. Matt Walters stated the bulk of the plan is finished and the BCPC will be ready to present the final recommendations of the plan at the May 12<sup>th</sup> public meeting.

Mr. Rick Eggleston made a motion to adjourn the meeting, seconded by Mr. Bob Binkley and the meeting adjourned at 8:15 pm.

Respectfully submitted,

Carrie Gamble