

New Britain Borough
Planning Commission Minutes
March 21, 2017

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 Vice-Chairman Karl Dieterichs, Mr. David Holewinski, Ms. Loren Frasco and Ms. Margaret Remmey. Also present were Mr. Mark Hintenlang and Mr. Matthew Walters. Not present were Mr. Sam Bryant, Mr. Robert Binkley, Mr. Rick Eggleston and Mr. Richard Moxey.

Minutes of January 17, 2017: Mr. Holewinski made a motion to approve the Minutes of January 17, 2017. The motion was seconded by Ms. Remmey and was unanimously approved.

New Business:

Review of Draft 2016 Annual Report: Ms. Frasco made a motion to approve the 2016 Annual Report. The motion was seconded by Mr. Holewinski and was unanimously approved.

Future Joint Planning Meeting with Doylestown Township: Mr. Stanislaw stated there was a discussion with Doylestown Township to conduct joint planning meetings for the bike/hike path and other projects that will be done jointly between the 2 municipalities. The meetings are to be held on the 4th Monday of the month at the Doylestown Township Municipal Building. Mr. Holewinski stated advertising for these meetings will be submitted jointly to keep advertising costs down. Mr. Stanislaw stated the first meeting is to be held on Monday, April 24, 2017 at 7:00 pm.

Mr. Dieterichs inquired about the road behind the former Duck Deli. Mr. Hintenlang stated it is a state road which was abandoned, meaning no one is currently taking care of it and now is the time to look into acquiring it so the Borough will have control and will then own the property. Mr. Stanislaw asked Mr. Hintenlang to look into this to see what the Borough's options are.

Old Business:

Comprehensive Plan Update: Mr. Stanislaw stated that the commission would review the edits made by Mr. Walters. Ms. Frasco asked how the DVRPC came up with a forecasted population. Mr. Walters stated the "population projections" is based on births and deaths and on ages of current residents. Mr. Stanislaw suggested adding footnotes to denote where information such as this came from. All were in agreement that the edits were fine as written.

Mr. Walters suggested opening up a discussion about the west end of the borough and possibilities for the future for Bristol Road, as he is looking for direction on this. Mr. Stanislaw stated the planning commission can outline the hopes and desires for the community, however the focus right now is on University Village's development. Ms. Frasco stated that with the proposed Bristol Road Extension, the borough should consider creating a commercial development with the increase in traffic that will occur. Mr. Hintenlang suggested it be a mixed use development to offer both commercial and residential uses.

With the idea of creating another mixed use property at the west end of the borough, Mr. Stanislaw suggested commission members look at the town center in King of Prussia. He was very impressed as it has a “small town” feel with residential and commercial integration. Ms. Frasco suggested a “field trip” for planning commission member, as is done in other municipalities. She also spoke highly of the development in Perkasio Borough, which as Mr. Holewinski pointed out is due to Mr. Stephen Barth and his economic development vision. Mr. Walters stated based on this meeting’s discussion he will prepare a couple of different options.

Mr. Stanislaw called for an adjournment of the meeting. Ms. Frasco made and motion to adjourn the meeting. The motion was seconded by Mr. Holewinski and the meeting adjourned at 8:30 pm.

Respectfully submitted,

Carrie Gamble