

Planning Commission  
Meeting Minutes  
May 17, 2016

All Planning Commission members were present with the exception of Mr. Michael Stanislaw and Mr. David Holewinski. Also present were Mr. Tom Yatsky, Mr. Mark Hintenlang and Mr. Matt Walters. Mr. Sam Bryant was not present.

**Minutes of April 19, 2016:** Mr. Rick Eggleston made a motion to approve the minutes of April 19, 2016, seconded by Mr. Michael Parke and the minutes were approved.

**New Business:**

**Review New Britain Township 2016 Comprehensive Plan:** Mr. Matt Walters of the Bucks County Planning Commission will review the plan to determine how it fits in with New Britain Borough's plan. Mr. Bob Binkley stated because of the mixed used ordinance the borough will need to pay more attention to future development by considering what surrounding municipalities have planned. Mr. Tom Yatsky inquired as to how New Britain Borough's comprehensive plan compares to Chalfont Borough at the Bristol Road area. Mr. Walters stated that Chalfont has a plan in place. Mr. Yatsky stated the neighboring plans should lace together and not just abut each other. This is where the future Bristol Road extension would begin.

Mr. Yatsky stated that a comprehensive plan is to be updated every 10 years. He spoke of the 24 acres of industrial property on Bristol Road which is now a used car lot. What will this look like in 2027? Mr. Matt Walters stated this will be included in the comprehensive plan. Mr. Mark Hintenlang stated the borough should consider the property of Salvage Direct. There is room for approximately 400 units there and if that were to develop the borough needs to be prepared as to how this would affect the 537 plan and the intersection of Butler Avenue and Bristol Road.

**Del Val Trucking Beautification Request:** Mr. Tom Yatsky stated the business owner has noticed the new sidewalks going in across the street and decided to make improvements to his property. The plan is to move an existing fence and add a 6 foot stockade fence as well as to install a new sign and display two of their trucks in the front parking lot. A rough sketch was submitted. Mr. Matt Walters stated that the Bucks County Planning Commission has previously recommended moving the driveway so it lines up with Pavilion Way across the street. This change would improve the intersection. Mr. Mark Hintenlang stated the planning commission should make a recommendation to council to allow the business owner to move forward with a formal plan/design.

**Old Business:**

**Land Development Application – ATM Kiosk:** Mr. James Kinoshian of Stonefield Engineering presented a new design for the Bank of America kiosk in the Town Center shopping center. Mr. Kinoshian stated the new design has only two signs and the original had four. Now the signage is below the maximum allowable. The kiosk is now red and white. They will propose larger shrubs

on the island areas. The new design will have 3 light poles, as opposed to the previous design which had 7. There will be a light on the back of the ATM unit. Mr. Rick Eggleston inquired about the new colors. Mr. Mark Hintenlang stated the shopping center has restrictions on color and uses earth tones. He believes they will object to red. Mr. Hintenlang reviewed his list of recommendations. Mr. Kinasian stated Bank of America has complied with many of those recommendations. He spoke of street trees, curbing and sidewalk buffers. Bank of America will make a contribution to the borough tree fund. Mr. Tom Yatsky stated because of the changes to the original plan, the zoning hearing scheduled for May 19, 2016 will be postponed.

Mr. Hintenlang will compose a letter to council, but would like to see the revised plan and list of variances prior to submitting it. Mr. Hintenlang suggested a conditional recommendation subject to his review of the preliminary final plan. Mr. Bob Binkley made a motion to approve the conditional recommendation, seconded by Mr. Rick Eggleston and approved.

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

**Nuisances:** Mr. Mark Hintenlang inquired as to if the planning commission would like to modify the existing ordinance. Glare into a neighbor's property has been an ongoing issue. This includes lights at the property line and flood lights. Mr. Hintenlang stated internally lite signs are currently not allowed, but he thinks they would be a better option than flood lights on the signs along Butler Avenue. Ms. Loren Frasco stated that in creating a university village, lite signs would not work in that setting.

Mr. Tom Yatsky stated that for many years the borough has been trying to have PECO switch to LED lighting for street lights. PECO is discouraging this transition as they would lose money. It was determined that the lighting and sign ordinances will need further discussion, especially pertaining to illuminated signs and digital signs.

**2017 Comprehensive Plan:** It was determined this item had already been discussed in the review of New Britain Township's 2016 Comprehensive Plan.

Mr. Richard Moxey made a motion to adjourn the meeting, seconded by Mr. Rick Eggleston and the meeting adjourned at 8:51 pm.

Respectfully submitted,

Carrie Gamble