

Planning Commission
Meeting Minutes
September 20, 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 Mr. Bob Binkley, Ms. Loren Frasco, Mr. Richard Moxey, Mr. Rick Eggleston, Mr. Karl Dieterichs, Mr. David Holewinski and Ms. Margaret Remmey. Also present were Mr. Mark Hintenlang, Mr. Sam Bryant and Mr. Matt Walters. Not present was Dr. Michael Parke.

Minutes of August 16, 2016: Mr. Holewinski made a motion to approve the minutes of August 16, 2016. The motion was seconded by Mr. Binkley and was unanimously approved.

Old Business:

Land Development Application – ATM Kiosk (Town Center): Mr. James Kinoshian stated he received variances from the Zoning Hearing Board and there were not many changes to the existing plans. Mr. Stanislaw stated that Planning Commission had concerns about the bright red color proposed for the kiosk and suggested a more muted color. Mr. Kinoshian stated he will get color samples for the Planning Commission and will work with Mr. Bryant on the color issue. Mr. Stanislaw stated there was also a concern about the proposed striping as opposed to curbing. The Planning Commission will recommend inner curbing. There was a discussion regarding lighting. All were in agreement there should be a reduction in lighting in and around the kiosk. Mr. Kinoshian stated the proposed lighting was for safety purposes, but that he will work with Mr. Hintenlang in making adjustments to the lighting. Mr. Hintenlang stated there was a waiver request for street trees. The Planning Commission agreed to recommend to Council a contribution to the tree bank. Mr. Binkley made a motion to recommend Council approve the application with these conditions. The motion was seconded by Mr. Holewinski and was unanimously approved.

Land Development Application – New Britain Inn: A revised site plan was submitted. Mr. Bryant summarized the waivers to make a recommendation on tonight: waiver of land development, paving of parking lot, stormwater management, street trees, fee in lieu of sidewalks. Erik Garton of Gilmore and Associates submitted a review letter of the plans. Mr. Bryant stated the Planning Commission needs to make a recommendation on either requiring a sidewalk to be installed or a \$3,500 donation to the sidewalk fund. Mr. Hintenlang stated if the Borough were to install the 100 ft. sidewalk it would cost about \$10,000 plus PennDot permit fees. Mr. Dieterichs stated the plans for land development should be recorded as the past three or four improvements for the New Britain Inn were not recorded. Mr. Carey stated this improvement project will cost approximately \$225,000. He is requesting the parking lot waiver and stated he will pave the parking lot within the next two years. Mr. Holewinski made a request for painting the existing exterior wood. Mr. Carey agreed to comply with the request. Mr. Stanislaw listed the following to recommend to Council: fee in lieu of for the sidewalk, \$750 to be donated to the tree bank, a waiver on land development and a requirement to record the plans.

Mr. Holewinski made a motion to recommend to Council to approve the application with these conditions. The motion was seconded by Mr. Binkley and was unanimously approved.

TCDI Draft Plan Review and Architectural Design Guide: Mr. Walters stated the BCPC has accepted the Borough Planning Commission's review changes and that the design guide provides guidelines for developers but are not requirements. Mr. Binkley requested to have the word "shall" removed from the document and be replaced with "should."

New Business:

Land Development Application – County Builders (Knoell Property): Mr. Kevin Reilly, Vice President of County Builders spoke of the 7.4 acre site which utilizes the Mixed Use Overlay Zoning Ordinance which was approved on April 12, 2016 and stated the plans were submitted to New Britain Borough in August. Mr. Reilly listed numerous details of the project such as 117 apartments, 19,000 sq. ft. of retail space, 45,000 sq. ft. of public space, 16 ½ ft. wide sidewalks along Butler Avenue and in internal walkway which will connect the an existing walking trail along Shady Retreat Road. Borough Council Vice President Mr. Peter LaMontagne has questions and concerns about Bike & Hike Trails through the property. Stormwater management in back of the property will not impact wetlands or floodplains and will require a 10 ft. retaining wall for the stormwater basin. There were some architectural changes which were suggested by the Butler Avenue Steering Committee to mimic the County Builder's development in Newtown Borough. There is 1,300 linier ft. of public water in this plan. Mr. John VanLuvanee went through the review letter submitted by Mr. Erik Garton of Gilmore and Associates and stated that the developer will comply with most of the items in the review. Subsequently, they will come up with a list of waiver requests. Ms. Lorraine Moxey was concerned as to why the developer did not include the street lights that the Butler Avenue Steering Committee chose, but instead included one of their choosing. There was a discussion regarding the review letter of the Bucks County Planning Commission dated September 15, 2016. Mr. Binkley made a motion to recommend to Council the approval of the preliminary plans from County Builders. The motion was seconded by Mr. Holewinski and was unanimously approved.

Mr. Eggleston made a motion for adjournment. The motion was seconded by Mr. Holewinski and the meeting adjourned at 10:20 pm.

Respectfully submitted,

Carrie Gamble