

New Britain Borough Community & Business Committee Minutes September 12, 2013

Present: Robert Belchic, Lynn Bush, Debbie Byrne, Marie Esher Coia, Jackie D'Agostino, David Fermier, David

Holewinski, David Joss, Lorraine Moxey and Donna von Lipsey Guests: Stephen Barth (Main Street Manager, Perkasio

and Dublin), Don Borden, Steve Gieseler and Rob Stout Excused: Chris Forlano

Chair Marie Esher Coia, called the meeting to order 7:30 PM. The August 8, 2013 meeting minutes were read and accepted.

Old Business:

Redevelopment and Revitalization: Stephen Barth described his Main Street Manager role as "a communicator and

liaison working as Switzerland to achieve the greatest good for the most amount of people for the longest time."

Development has become transportation oriented and based on distance to the train station. His advice to the borough:

look at expansion opportunities for the two train stations in the borough; also, create a checklist for developers with

architectural drawings and make it complete; be customer focused. Remember all development decisions are 50-100

years in duration. Potential buyers for the Knoll property include a craft beer bottling company (they already buy hops

from the college and would keep the historic structure); a student housing developer; and a high-end, SoHo-type

apartment developer. DeVal College is the borough's greatest asset and the borough should look like a college town.

The college along with the hospital can create opportunities and become an incubator for new high-tech businesses.

Signage for the borough is needed on the parkway. A leakage study will be helpful and can be accomplished by Lynn

Bush's team. Zoning Ordinances need to be reviewed and revised, by property. The borough staff must be up-to-speed

since they are the first point of contact. Smaller footprints can be created by putting parking underground. The cost for

a Main Street manager is \$20-\$50K depending upon the amount of time spent and scope of the project.

Knoll property: No response was received from developer Jack Bienenfeld when advised of the borough's future development vision.

Bitzer Property: Nothing new to report.

New VP for Student Affairs, April L. Vari: Rob and Don will be meeting with her to discuss integration of their activities

with her office. Bob also plans to meet and discuss student volunteer opportunities. It was suggested that co-op

programs be developed as work opportunities for students in the borough.

Brochure for incoming DeVal students about NBB: The brochure should be coordinated with the launch of the new

borough web site and Face Book.

Newsletter: Deadline October 4. The businesses to be featured are Canaan Cabinetry and Sakana Sushi.

New Business:

Full Circle Thrift: signed a one year lease and is looking to expand.

Minutes on web site: will be provided after approved by membership.

The meeting adjourned at 9:00 PM. The next regular meeting will be October 10, 2013 at 7:30 PM. NOTE: the

November 14 meeting will be held at Delaware Valley College and will be a working session to define design elements

and create a shared vision. Members will bring pictures of design elements they like in other towns/college towns.

Respectfully submitted: Donna von Lipsey