

MEETING MINUTES

May 25, 2021

7:00 p.m.

A Meeting of the New Britain Township Planning Commission was held on May 25, 2021, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA beginning at 7:00 p.m. In attendance were Chair Stephanie Shortall, Vice Chair Marco Tustanowsky, members Alfred Tocci, Theresa Rizzo Grimes, Deborah Rendon, and Michelle Martin. Absent from the meeting was Gregory Hood. Township Zoning Officer Kelsey Harris, and Craig Kennard, P.E., Township Engineer, were also in attendance.

1. Approval of Minutes:

1.1 Minutes of January 26, 2021 Planning Commission Meeting:

MOTION: Upon motion of Mr. Tustanowsky, seconded by Mr. Tocci, the January 26, 2021 meeting minutes were unanimously approved. Ms. Rendon abstained.

2. Foxlane at Highpoint, LLC: 1 Highpoint Drive, Conditional Use Application Review

2.1 Kellie McGowan, Esquire, of Obermayer Rebmann Maxwell & Hippel LLP, Joseph Morrissey, President, of Foxlane Homes at Highpoint, LLC, and Scott Mills, RLA, of Van Cleef Engineering Associates were in attendance to present the Conditional Use Application to the Planning Commission for their recommendations to the Board of Supervisors. Ms. McGowan gave a brief history of the properties, totaling five (5) separate parcels, currently being utilized as the location for the Philadelphia Sports Club, A/K/A the Highpoint Racquet Club. A North Wales Water Authority water storage tower is also located adjacent to the properties. The properties total 33 acres. The Applicants are proposing a redevelopment of the property consisting of a 137-Unit B3/B5 Twin and Townhome Mixed Community, a use permitted by Conditional Use approval in the C-3 Zoning District. The Applicants have previously received approval for certain variances from the Zoning Hearing Board, to allow a partial reduction for a building setback and to allow two (2) types of dwellings, where three (3) are required, at a ratio of 80:20. Mr. Mills gave background on existing conditions, including stormwater issues, and future proposed stormwater management facilities. Mr. Morrissey presented concept renderings of the exterior look of the proposed townhomes. Mr. Morrissey also explained the expected demographics for potential buyers of the homes. Ms. McGowan stated that the proposal has undergone several revisions to address comments from Township staff and the Board of Supervisors.

Ms. McGowan referenced the Gilmore & Associate's Conditional Use review letter dated May 24, 2021, issued by Mr. Kennard. Ms. McGowan stated that most items included as part of the review letter will be complied with or already have been complied with through plan changes. Ms. McGowan stated that the Applicant was seeking feedback from the Planning Commission on certain conditions to be considered by the Board of Supervisors.

Ms. McGowan stated that the Applicant would like the Board of Supervisors to consider a fee in lieu of Park and Recreation land dedication. Ms. McGowan stated that the proposal consists of walking trails, and open space areas for active recreation within the community. She stated that other amenities would also be considered, such as a tot lot/playground. Ms. McGowan stated

that the Applicant is flexible to what type of amenities the BOS would like to see. She continued that one of the proposed stormwater facilities will serve as some type of amenity, such as a pond as shown on the plan. The PC agreed that the BOS should consider fees in-lieu of Park and Recreation land dedication.

Referencing comment #9, Ms. McGowan stated that they do not have the exact percentage of proposed woodlands disturbance, but she believed it would exceed 20%, where the Board of Supervisors can require a fee-in-lieu of required replacement plantings over the 20% disturbance. Ms. Rendon questioned the type of trees and how old the trees are within the designated woodland areas. Mr. Mills stated that there were a variety of types, ages, and sizes of trees within these areas. Mr. Mills stated that there are ash trees that will need to be removed. Mr. Kennard stated that their focus would be to save the large, healthy trees as much as possible.

Ms. McGowan referenced the comments pertaining to the traffic studies. She stated that the Applicant will comply with these comments. Mr. Tustanowsky and Ms. Shortall stated that connecting the walking trails to existing sidewalks would help integrate the surrounding communities. At a minimum, a connection to the sidewalk on Schoolhouse Road. Mr. Kennard stated that he agreed, and it was something they could work on with the Applicant through the planning process.

There were no further questions or comments at this time.

MOTION: There were no motions made at this time regarding the CU Application of Foxlane Homes at Highpoint, LLC.

3. JAMP Development, LLC: 98 Railroad Avenue, Planning Module Review

3.1 Mr. Kennard recommended the Planning Commission recommend that the Board of Supervisors approve Component 4A of the 98 Railroad Avenue Planning Module.

MOTION: Upon motion of Mr. Tustanowsky, seconded by Ms. Martin, and carried unanimously to recommend the approval of Component 4A of the 98 Railroad Ave. Planning Module by the Board of Supervisors

III. Public Comment.

Alan Gold of 390 Old Iron Hill Road asked when the Philadelphia Sports Club will close. Ms. McGowan stated that there is no set date determined.

Mr. Gold asked if there is adequate parking for the proposal. Mr. Kennard confirmed that the proposed parking is adequate.

Mr. Gold inquired about signs on utility poles. Ms. Shortall stated that was not a matter that the Commission could address.

There were no other public comments made.

IV. Adjournment

MOTION: A motion was made by Ms. Rendon, seconded by Ms. Martin, and unanimously carried to adjourn the May 25, 2021 meeting at 8:05 p.m.

Respectfully Submitted,

Stephanie Shortall, Chair

Kelsey Harris, Zoning Officer