

MEETING MINUTES

June 24, 2025

7:00 PM

A meeting of the New Britain Township Planning Commission was held on June 24, 2025, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA beginning at 7:00 p.m. In attendance were Chair Marco Tustanowsky, Vice Chair Jim Scanzillo, and members Deborah Rendon, Jeff Berman, and Theresa Rizzo-Grimes, Robert Livesay, as well as, Board Liaison Stephanie Shortall, Zoning Officer Doreen Curtin, and Township Engineer Craig Kennard, P.E., Gilmore & Associates, Inc. (Gilmore).

Pledge of Allegiance

Public Meeting Agenda

Approval of the Minutes from the Meeting of May 27, 2025.

Robert Livesay made a motion to approve the May 27, 2025, meeting minutes, seconded by Jim Scanzillo with minor corrections.

Preliminary Subdivision and Land Development (LD) application for Edna J. Bialobrzeski at 65 Newville Road, Chalfont PA (TMP 26-003-026) to maintain the original house on one lot and subdivide one new building lot.

Scott McMackin PE presented on behalf of the property owners with a summary of the minor subdivision where one lot would retain the original home and the second lot would be offered for sale. Mr. McMackin discussed the Gilmore review letter regarding the various requests for waivers. Mr. Kennard commented on the number of "will comply" and recommended meeting with staff prior to a presentation to the Township Board of Supervisors (BOS). The applicant's waiver requests were outlined in their June 24, 2025 letter addressed to the PC and the BOS. Discussion ensued regarding deed-restricting the rear yards of both lots for conservation easements. It was recommended that the plans be revised and resubmitted prior to presenting them to the Board of Supervisors.

Discussion included the Park and Rec Fee, fee in lieu of public improvements and a possible deed-restricted conservation easement. Mr. Kennard had no objections to the waiver requests but suggested revising the LD plans and the waiver request letter. A motion was made to recommend preliminary and final LD approval subject to the Gilmore review letter dated May 30, 2025, with the condition of recording the deeded conservation easement. The motion was made by Jim Scanzillo, seconded by Jeff Berman, and carried unanimously.

Conditional Use application for Celek Chalfont LLC to propose an L2 Outdoor Storage Use and Display per 27-1201.c (Uses permitted by Conditional Use in the C-1 District) and 27-305.L.L2 (Use Regulations for Outdoor Storage and Display) incidental to a Tractor Supply Retail Use at a commercial property located at 241 West Butler Avenue (219 W Butler - TMP #26-013-032).

Sam Dudley, Attorney, and Denny Howell, PE, presented a proposal to develop the property as a Tractor Supply retail store with outdoor storage.

They discussed the request for Conditional Use approval for outdoor storage of supplies to include the sale of propane tanks.

They provided color renderings of elevations of the structures along with photographs depicting the proposed landscaped screening of the property from the residential zoning district which included the addition of trees and shrubs to the existing buffer trees.

A discussion ensued regarding the current conditions of the property and the Applicant's plans to improve the property and enhance the landscaping.

Mr. Kennard stated he found no issues with the structures as they currently exist noting there was no increase in impervious cover. He suggested the Applicant request a waiver of LD from the BOS due to the minor scope of the exterior work on the property.

A discussion ensued regarding the proposed façade improvements, and it was suggested that the work coincided with the renovation of the interior of the building to ensure all remodeling, both interior and exterior were completed prior to opening. A further discussion took place regarding the displays in the parking lot.

The Applicant formally requested that the PC recommend to the BOS that they approve the waiver of Land Development.

A discussion ensued regarding the rest of the property including plans for the vacant bank on the parcel.

Robert Livesay made a motion to recommend to the BOS to accept the Conditional Use application for the L2 use for Outdoor Storage subject to complying with the comments of the Gilmore June 18, 2025 review letter and any other conditions as recommended by the PC to the BOS. The motion was seconded by Jeff Berman and the motion carried unanimously.

A second motion was made to recommend to the BOS to approve the waiver of LD conditioned upon complying with the Gilmore review letter and subject to any additional conditions the BOS might impose. Jim Scanzillo made the motion, which was seconded by Marco Tustanowsky and carried unanimously.

Preliminary Subdivision and Land Development application for Flagship Pennsylvania Propco LLC at 545 West Butler Avenue (TMP #26-006-101-001) proposing Use J19 – Carwash (“Spotless Carwash”).

David Shafkowitz, Esq, summarized for the PC the proposal to construct a carwash at 545 W Butler Ave. He discussed the ZHB approval obtained for a use variance for the zoning district. He further elaborated on the proposed plans highlighting various features of the project. Part of the proposal included closing access to Butler Avenue and working towards improving traffic movement at the proposed egress to County Line Road.

He discussed the Gilmore May 21, 2025 review letter and agreed that the Applicant will comply with the review comments. It was acknowledged that the project would be exempt from any stormwater

management facility yet agreed to make improvements to the property in terms of landscaping and planting that would help manage water.

Scott Mills, RLA, Van Cleef Engineering, discussed the revised elevations noting that the Applicant incorporated the style of the Butler Corridor overlay district and provided a design consistent with the historic nature of the area by proposing a barn-like architectural structure. In addition to the carwash itself, the Applicant will provide a "Welcome to New Britain Township" monument sign on the property.

Mr. Kennard, P.E., commented on the Applicant's cooperation and the effort put into designing a structure that was an enhancement to the overlay district.

Discussion ensued regarding the waiver requests. Mr. Kennard noted that green infrastructure and other waiver requests would be discussed at the BOS level.

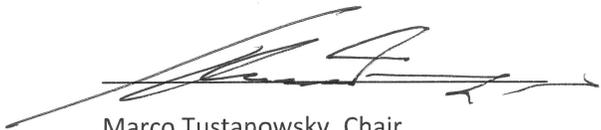
The Applicant noted that operating hours are intended to be 8 am to 8 pm in response to a resident from Montgomery Township, Montgomery County, who was concerned about noise. There was no additional public comment.

Deborah Rendon made the motion to recommend Preliminary and Final approval of the Land Development application for the proposed carwash site. Jeff Berman seconded the motion, and the motion carried unanimously.

Adjournment

Upon motion made by Jeff Berman, seconded by Jim Scanzillo, the meeting was adjourned at 8:05pm.

Respectfully Submitted,



Marco Tustanowsky, Chair



Daniel Fox, Township Manager

February 24, 2026