

**NEWTOWN BOROUGH PLANNING COMMISSION
MEETING MINUTES**

October 6, 2008

In attendance were members Warren Woldorf, Paul Snyder, William Heinemann, Debbie Donofry, Kris Bauman, Gerri Lumpkin, Paul Salvatore and Council Liaison, Mike Sellers.

Also present were John VanLuvanee; George Stockburger IV; Danny Adler, Bucks County Courier Times.

Call to Order

The regular meeting of the Newtown Borough Planning Commission was called to order at 7:03 P.M., on October 6, 2008, in Council Chambers by Chairman Warren Woldorf.

New Business

Informal Sketch Plan Review – Stockburger Property Development

Mr. VanLuvanee, attorney for Mr. Stockburger, and Mr. Stockburger appeared before the Commission to have an informal discussion and presentation regarding the development of the Stockburger automobile dealership property located on the western side of State Street. The Commission reviewed a sketch plan prepared by Glackin Thomas Panzak, Inc. dated 09-23-08. Mr. VanLuvanee reported on what his client is proposing for the property. The sketch plan consists of twenty-six (26) townhomes.

Mr. Bauman questioned if the floodplain line depicted is official per FEMA. Mr. VanLuvanee advised that Pickering, Corts and Summerson confirmed the floodplain line and that it is official per FEMA's floodplain map of 2002.

Mr. Bauman questioned if and where the wetlands are on the site. Mr. VanLuvanee advised that there is a note on the plan stating that the wetlands have not been mapped.

Mr. Bauman commented that he would like to see that the design and uses fit in with State Street. Mr. VanLuvanee advised that the design would be consistent with State Street.

The Commission discussed the visibility of the property from State Street.

Ms. Lumpkin discussed the Toll development on Washington Avenue and how those homes fit into the area.

Mr. Snyder commented with regards to the scale and scope of what is being proposed.

Mr. Salvatore commented on the properties around this site and advised that he is happy with the number of units being proposed. He discussed his concerns with regards to buffering.

The Commission discussed the properties adjacent to the site.

Mr. Heinemann thanked Mr. VanLuvanee and Mr. Stockburger for presenting the sketch plan at this meeting. He advised that he likes what is being proposed at the southeast corner of the site and the housing unit density. He suggested considering a single family home on the State Street frontage of the property. Mr. VanLuvanee advised that is something that could be considered.

Mr. Heinemann questioned if the street would be private. Mr. VanLuvanee advised that the street would be private.

Mr. Heinemann commented that the length of the alley accessing units 1 – 5 appears excessive. Mr. VanLuvanee advised that Mr. Glackin could look into his concerns.

Mr. VanLuvanee advised that currently nothing is being proposed for the Stockburger property on the eastern side of State Street.

Mr. Heinemann noted one correction to the plan with regards to the building height, it should be noted as maximum.

Mr. Heinemann questioned if any variances would be required. Mr. VanLuvanee advised that currently no zoning variances would be required.

Mr. Snyder discussed access to the creek. He advised on his concerns with regards to scale and that he favors the State Street frontage of the property having a single-family unit.

Mr. Salvatore suggested installing a footbridge for access to the other side of the creek.

Ms. Donofry advised that she has issues with regards to the floodplain and overcrowding the schools. She suggested providing access to the ball field/park located across the creek.

Mr. VanLuvanee commented with regards to public access to the creek. He discussed a possible easement to the Borough and his concerns for homeowners' liability and a Homeowners Association having to maintain a public access area.

The Commission discussed the benefits to the public of being able to access the creek.

Mr. VanLuvanee advised that the property consist of four (4) tax parcels.

The Commission discussed if there are any environmental concerns with regards to the property. Mr. Stockburger advised that there are no environment concerns with the property.

Chairman Woldorf commented on the site consisting of twenty-six (26) units. Mr. VanLuvanee believes that this is the right size project for the site, and Mr. Woldorf concurred with Mr. VanLuvanee's assessment.

Chairman Woldorf commented that garages are needed. Mr. VanLuvanee advised that garages are planned and that they would be shown on the next revision to the plan.

Chairman Woldorf noted that an update to the Borough's Comprehensive Plan is currently being finalized.

Chairman Woldorf suggested clustering the units and having a more publicly accessible open space area from State Street to the creek bank, and requested that other ideas might be thought about to maximize the potential of one of the very few remaining developable land parcels in the Borough.

Mr. Bauman also commented on making the open space more accessible to the public. He suggested having the proposed streetscape, the street dimensions and the street layout conform to more of a village feel, rather than a suburban one. He discussed the size of the development and suggested varying the units or breaking them up so they are not all the same.

Mr. VanLuvanee advised that he favors the idea of a single home fronting State Street. He discussed the ordinances and advised that he would have Mr. Glackin look into the Commission's suggestions.

The Commission agreed that if the applicant revised the plan showing their suggestions that they would support the plan.

Mr. VanLuvanee discussed the TND ordinance as being flexible.

The Commission discussed the site with regards to residential development, open space, and public access to the creek, and expressed favor toward a mixed-use approach to the site.

Mr. Heinemann questioned the age of the building located behind the current showroom. Mr. Stockburger advised that he is unsure of that building's age.

Chairman Woldorf questioned if the Commission should expect future presentations. Mr. VanLuvanee advised that the Commission should expect another presentation in the future.

Mr. Sellers advised that Borough Council will be intensely interested in what the Planning Commission has to say. He discussed the current open space within the Borough.

The Commission thanked the Mr. VanLuvanee and Mr. Stockburger for their time, stating that they look forward to a revised plan for this site.

Old Business

Approval of Meeting Minutes of August 4, 2008

Minutes of the regular meeting of August 4, 2008 were reviewed.

Upon motion of Ms. Lumpkin, seconded by Mr. Heinemann, the minutes were approved (7-0).

Approval of Meeting Minutes of September 2, 2008

Minutes of the regular meeting of September 2, 2008 were reviewed.

Upon motion of Mr. Salvatore, seconded by Mr. Snyder, the minutes were approved (7-0).

Privilege of the Floor

The Commission discussed the TND Ordinance and its possible revision in the future.

The Commission discussed their review of the Stockburger sketch plan, their review of the site, and the Stockburger property on the eastern side of State Street, and how redevelopment of that site might affect parking in the Borough.

Adjournment

There being no further business, the meeting was adjourned by Chairman Woldorf at 8:14 P.M.

The next regular meeting is scheduled for Monday, November 3, 2008 at 7:00 P.M.

Respectfully submitted,

Christy Holley-Flaherty,
Recording Secretary