



**NEWTOWN BOROUGH PLANNING COMMISSION
MEETING MINUTES
July 7, 2025
Hybrid / Borough Hall and Zoom**

In attendance were Commissioners Don Hayden, Courtney Lang, Matt Neuman, and Scott Williams; Borough Councilor Liaison Gail Foley; and Secretary Leslie Dunleavy.

Also present: Ron Gualtieri; John Richardson, Dumack Engineering; and George Asimos, Esq.

Present via Zoom: Commissioner Nicole Rodowicz, Borough Engineer Michele Fountain, and Councilor Julia Woldorf.

CALL TO ORDER

OLD BUSINESS

Final Plan Review for Patriots Place Subdivision/Land Development – 110 N. State Street

Mr. Asimos said that they had an informal meeting with Council to update them and that they are still waiting for further details for a streetlight model from the Borough.

Citing the letter dated June 16, 2025 from the Borough Zoning Officer, Mr. Hayden said that items #2, #5, and #6 were satisfied. He said that the submission of the planning module, PennDOT Highway Occupancy Permit, and letter of adequacy from the Bucks County Conservation District were still open items. Mr. Asimos said that Council has the planning module, which should be signed soon.

Citing her review letter dated July 1, 2025, Ms. Fountain noted the following items:

Zoning Issues

- #3 Regarding streetlights: they need to be similar to the lights at the Newtown Theatre. Mr. Hayden said that details for the exact duplicates of those lights cannot be obtained. Mr. Richardson noted that the lights were installed sometime in the 1960's. Ms. Lang asked if arms were needed for hanging of banners. Mr. Neuman suggested that arms were more appropriate in the business district than in the residential area. Ms. Rodowicz suggested that the determination of a particular model for streetlights should be determined in the future.

Subdivision and Land Development Ordinance

- #1 Regarding the Planning Module: The planning module is complete and should be approved by Council at their next meeting.
- #3 The PennDOT Highway Occupancy Permit will be procured after plan approval; the streetlights will be included.
- #4 The applicant had no objection to Shade Tree Commission's recommendations for a fee-in-lieu of \$750 for a street tree not to be planted and a fee-in-lieu of \$6000 for 10 trees to be cut down.
- #8 Waivers:
 - The first Waiver from Section 486-23.A regarding street trees has been granted.
 - The Waiver from Stormwater Ordinance Section 473-11.K to allow 8 hours dewatering time where 24 hours is required: citing discussion from the last Planning Commission meeting, Ms. Fountain said that she has no objection to the waiver.
 - The Waiver to allow the side lot line not to be substantially at right angles to the street line: Ms. Fountain said that this would be appropriate, since the Zoning Office approved.

Grading, Stormwater Management/Storm Drainage and Erosion and Sedimentation Control

- #1 The letter of adequacy from the Bucks County Conservancy needs to be submitted.

- #3 Changes to the driveway elevations were made. Mr. Richardson said that the driveway slopes were approximately 8%. He said that they are proposing sloping the driveways from side to side in addition to front to back. He said he would like to meet with Ms. Fountain to see if this would satisfy the requirements. Ms. Fountain said that the Building Inspector should also be part of the discussion.

General Engineering Considerations

- #2 Ms. Fountain noted the following conditions of the Final Plan Approval to be addressed: Financial security to be posted, all project-related costs and fees to be paid to the Borough, and the review by HARB of the addition on Lot 3.

Mr. Richardson noted receipt of the letter of approval from Newtown Fire Rescue dated June 23, 2025.

Mr. Williams made a motion, seconded by Mr. Neuman and approved unanimously by the Commission, to recommend Final Approval of the revised plans for the Patriot Place Subdivision/Land Development at 110 N. State Street, dated June 9, 2025, contingent upon the Applicant:

1. *Adding detail to the plans regarding the output and illumination patterns (in footcandles) of the two proposed freestanding streetlights in the North State Street right-of-way. The Planning Commission had no objection to the proposed streetlight shown on the plan and agrees that it is similar to the lights along the Newtown Theatre frontage. (Z.O. 550-21.C and SLDO 486-32).*
2. *Securing Borough approval of the planning module and submission of the module to PADEP for final approval. (SLDO 486-10.A and 486.41.E.1)*
3. *Securing a PennDOT Highway Occupancy Permit for all work along North State Street. The plan must be resubmitted for PennDOT's approval and must include the installation of the streetlights within the PennDOT right-of-way and address the item(s) contained in the PennDOT's letter dated December 12, 2024. (SLDO 486-15.D.5 and D.6)*
4. *Making a fee-in-lieu payment to the Borough in accordance with the Shade Tree Commission (STC) recommendations. The STC has calculated a fee-in-lieu amount of \$6,000 for ten protected trees that were removed and has also determined that an additional \$750 payment is required for the one street tree that will not be planted. The Planning Commission also recommends that the stump in the rear of the property and the branches from the Spruce trees that overhand the Newtown Commons be removed in accordance with the STC recommendations. (SLDO 486-25)*
5. *Securing a letter of adequacy from the Bucks County Conservation District. (SLDO 486 17.C)*
6. *Preparing and executing an Operations and Maintenance Agreement for the proposed stormwater and conveyance systems that is satisfactory to the Borough Solicitor. (SMO 473-36)*
7. *Verifying and showing the garage floor elevations and the spot elevations at all corners of the garages. The spot elevations and garage dimensions must be acceptable to the Borough Engineer and the Building Code Official.*
8. *Submitting and securing Borough Solicitor approval for operation and maintenance agreements and Covenants Conditions and Restriction agreements for the shared driveway, streetlight, and underground seepage bed.*
9. *Securing approval from the Newtown, Bucks County Joint Municipal Authority, including addressing all items in the Gannett Fleming letter dated November 20, 2024.*
10. *Securing approval by the Borough Zoning Officer.*
11. *Addressing the following conditions of the Preliminary Plan Approval:*
 - a. *Financial security is required to be posted to guarantee the completion of the improvements.*

- b. *All project-related costs and fees must be paid to the Borough.*
- c. *The setback and interconnectivity of the addition on Lot 3 must be submitted to HARB for review and all suggestions incorporated into the plan.*

The Planning Commission also indicates its support for waivers to 1) Stormwater Ordinance Section 473-11.K to allow a dewatering time of 8 hours for the proposed drywell and, 2) Section 186-18.D to allow the side lot line not to be substantially at right angles to the street line.

OLD BUSINESS

Approval of the Minutes of June 2, 2025

Ms. Lang made a motion to approve the minutes of the June 2, 2025 meeting as submitted. Mr. Williams seconded the motion, which was approved unanimously by the Commission.

PUBLIC COMMENT - none

NEXT MEETING

The next meeting is scheduled for Monday, August 4, 2025 at 7:00 pm, a hybrid meeting to be held at Borough Hall and via Zoom.

ADJOURNMENT

On a motion from Mr. Williams, seconded by Ms. Lang, the meeting was adjourned at 7:30 pm.

Respectfully submitted,
Leslie P. Dunleavy, Recording Secretary