

**BOARD OF SUPERVISORS
MEETING MINUTES
August 1, 2016**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, August 1, 2016, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair William B. Jones, III, Vice Chair A. James Scanzillo, Members John A. Bodden, Sr., Helen B. Haun and Gregory T. Hood. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson and Township Engineer Erik Garton.

1. Call to Order: Mr. Jones called the Meeting to order.

2. Pledge of Allegiance: Mr. Jones led the Board and audience in the Pledge of Allegiance.

3. Announcements: Prior to this meeting, the Board met in Executive Session to discuss litigation, personnel issues and land acquisition.

3.1. Police Department Commendations: Chief Robert Scafidi presented Corporal Duncan, PFC Burkhardt, PFC Maguire and PFC Zielinski with Official Department Commendations for outstanding performance of duties.

4. Public Comment on Non-Agenda Items: There was no Public Comment at this time.

5. Approval of Minutes:

5.1. Minutes of July 11, 2016 Board of Supervisors' Regular Meeting:

MOTION: A motion was made by Mr. Hood, seconded by Mr. Scanzillo and carried unanimously, to approve the July 11, 2016 Minutes as written.

6. Departmental Reports:

6.1. Code Department Report: Ms. Bradley presented the Code Department Report for June 2016.

6.2. Police Department Report: Chief Robert Scafidi presented the Police Department Report for June 2016.

6.3. Public Works Department Report: Ms. Bradley presented the Public Works Department Report for June 2016.

7. Consideration of Old Business:

7.1. Mode Transpiration/Blue Bus Holdings Preliminary Land Development: Mode Transportation, LLC had submitted an application for Preliminary/Final Plan approval of a commercial land development that proposed to construct a two-story, 58,748 square foot office building and associated improvements on a parcel of land located along School House Road, known as Tax Map Parcel #26-001-103.001.

Appearing for the Applicant was Project Manager Ted Kuriger, attorney William Benner, Esq., and Engineer Robert Showalter, P.E. Mr. Showalter stated that since the last time the Board had seen the proposed plan (Lenape Properties), the property had transferred title to Blue Bus Holdings and had acquired land from Mark 1 Restoration so that Mode Transportation could take access to the lot off of New Britain Boulevard instead of

Schoolhouse Road. Mr. Showalter stated that the driveway onto Schoolhouse Road would be used for Emergency Access only.

Mr. Benner stated that the Applicant had reviewed the Gilmore and Associates review letter dated July 5, 2016 and requested that the request for waiver in lieu of road improvements and the coordination with Holy Properties to connect to the sanitary sewer system through the subject lot be deferred until Final Approval. Mrs. Haun inquired into proposed road improvements on Schoolhouse Road. Mr. Garton stated that no final decisions on road improvements had been determined, as they were being deferred until Final Approval.

MOTION: Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, the Board unanimously approved Resolution #2016-17, granting Preliminary Land Development Approval to Mode Transportation, LLC, for the Preliminary/Final land development plans for Mode Transportation, prepared by Showalter & Associates, dated May 20, 2016, subject to compliance with the Gilmore and Associates Review Letter dated July 5, 2016.

7.2. Barclay Road Subdivision Name: Ms. Bradley stated that the Township had received a request from Toll Brothers to rename the Barclay Subdivision as “New Britain Woods”.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Hood, the Board unanimously approved the Barclay Subdivision to be renamed New Britain Woods.

8. Consideration of New Business:

8.1. Lepore Preliminary/Final Subdivision: Anthony E. Lepore submitted an application for Preliminary/Final Plan Approval of a two-lot single family residential subdivision on a parcel of land located along 37 Callowhill Road, Tax Map Parcels #26-011-021 and #26-011-114. The project proposed a lot line adjustment involving two parcels within the Township’s Watershed Zoning District; a 20.13-acre lot at 37 Callowhill Road (TMP #26-011-021) improved with a single family dwelling; and a 2.17-acre vacant parcel (TMP #26-011-114) on Creek Road.

Appearing for the Applicant was owner Tony Lepore, attorney William Benner, Esq., and Engineer Tim Woodrow, P.E. Mr. Benner stated that the proposed project would consolidate the smaller parcel with a portion of 37 Callowhill Road to create a compliant 13.6-acre lot and a compliant 8.3-acre lot, with both lots taking access off Creek Road. Mr. Benner asked the Board of Supervisors for consideration to waive road improvements to Callowhill Road since no access would be taken off Callowhill Road. Mr. Jones stated that the Planning Commission had recommended Preliminary/Final Approval, as there were no more planning issues to finalize; however, he said that the Board could grant Preliminary Approval in order to review remaining issues and the partial waiver request to road improvements on Callowhill Road. Mr. Garton stated that the Board needed to provide direction for the staff to calculate what the road improvements would be for Creek and Callowhill.

MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Bodden and carried unanimously, to approve Resolution #2016-18, granting Preliminary/Final Subdivision and Land Development Approval to Anthony Lepore, subject to compliance with all recommendations of the Gilmore and Associates Review Letter dated July 6, 2016, and granting waiver of road improvements to Callowhill Road.

9. Consent Agenda:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Hood, the Board unanimously approved the following Consent Agenda items: Escrow Release #1 in the amount of \$126,686.95 for WB Homes/Colebrook, leaving \$1,291,748.06 remaining; Escrow Release #1 for \$131,692.68 for the Estates at Julius Farms, leaving \$1,356,551.32 remaining; Execution of a Stormwater Facilities Operation and Maintenance Agreement for the property at 400 Old Iron Hill Road, TMP #26-001-027.001, with corresponding Permanent Escrow of \$764.28; Execution of a Professional Services Agreement for land development of a parcel of land known as Lot #2 of the Naplin/Quad Subdivision, with a parent TMP number of #26-005-002, with corresponding legal and engineering escrow of \$25,000.00.

10. Board of Supervisors' Comments: There was no Board of Supervisors Comments at this time.

11. Township Administration Comments:

11.1. Zoning Hearing Board Hearings: Ms. Bradley stated that on Thursday, August 18 at 7:00 p.m., the New Britain Township Zoning Hearing Board would consider three applications.

11.1.A. Naplin One, L.P.: For the property located near 4371 County Line Road, Lot 2 of the Naplin/Quad Subdivision, TMP #26-005-002, in the I-Industrial Zoning District. The Applicant proposed a non-residential building containing a wholesale business, wholesale storage and/or warehousing use (use K3) on the unimproved property, and sought a variance to permit a building height of 40 feet (maximum 35 feet).

11.1.B. Casadonti Homes: For the vacant property on Creek Road near Callowhill Road, TMP #26-001-110, in the WS-Watershed Zoning District. The applicant proposed a single-family detached dwelling (use B1) on the Property, and sought variances to permit disturbance of 53% of the existing woodlands/forest on the property (maximum 20%).

11.1.C. Holy Properties, LLC: For the property at 324 Schoolhouse Road, TMP #26-001-103-001, in the IO-Industrial/Office District. The Applicant proposed a permitted tree service business (use K5 Contracting) on the 6.12-acre property, using the existing structures. The applicant sought a variance to allow a Use L2 outside storage in excess of the maximum 5% of building coverage (existing coverage is 9,375s.f., proposed storage area is 45,600 s.f.).

11.2. Veterans Park Contract Award: Ms. Bradley stated that bids for construction of Phase One of Veterans Park were opened on July 27, 2016 at 10:00 a.m. Ms. Bradley added that the lowest bid including all alternatives was \$298,118.88. Additional expenses included: the cost of a Gazebo at \$18,500 through the CoStars Program; a Playground system at \$45,500.00, also through CoStars; and, the cost for the Township Engineer to survey the property at \$13,000.00. The total cost of Phase One of the project was projected at \$375,118.88. Ms. Bradley stated that the Township had received a grant from the Bucks County Municipal Open Space Program for \$195,058.00; the Veterans Committee had raised \$71,480.00 for the Park improvements, the Township was holding \$20,000.00 from the Twin Maples subdivision, and the Board had budgeted \$48,765.00 in the General Fund as the required match for the Bucks County Open Space Grant. The remaining \$40,000 was proposed from the Township's Open Space Fund. All bids had been reviewed by the Township Engineer's office, which supported the recommendation to award a contract to the lowest responsible bidder, Blooming Glen Contractors.

Veterans Committee Chairman Marco Tustanowsky and Vice Chairman William Malone both thanked the Board of Supervisors for all their support of the Veterans Park Project. Mr. Tustanowsky and Mr. Malone also thanked Angela Benner for her hard work in keeping the project moving forward.

MOTION: Upon motion by Mr. Hood, seconded by Mr. Scanzillo, the Board unanimously approved award of contract for Veterans Park Phase One construction, including three Alternates to Blooming Glen Contractors for \$298,118.88; purchase through CoStars of Gazebo for \$18,500.00; purchase through CoStars of a playground system for \$45,500.00; and additional engineering costs of \$13,000.00.

11.3. Sale of 2006 Dodge Durango: Ms. Bradley stated that the Township Had placed a Police Department 2006 Dodge Durango for sale on Municibid.com and garnered 49 bids from six bidders. The highest bid was \$2,375.00.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously awarded the sale of the 2006 Dodge Durango to the highest bidder, Ahmad Suleiman of Allentown, PA, for \$2,375.00.

11.4. Naplin One/Quad Subdivision Record Plan Approval: Ms. Bradley reminded the Board to sign the Record Plans for Naplin One/Quad Subdivision after the meeting.

11.5. Cancellation of Meeting of August 15, 2016: Ms. Bradley requested the Board formally cancel the August 15, 2016 meeting. The next scheduled meeting would be Monday, September 12, a Work Session at 9:00 a.m.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board unanimously cancelled the Board of Supervisors Meeting previously scheduled for Monday, August 15, 2016.

12. Solicitor and Engineer Comments: Mr. Nelson stated that the Zoning Hearing Board had considered the application of Sabia Landscaping at a recent hearing and ruled in the Township's favor by denying the multiple variance requests. Mr. Nelson expected that the applicant would file an appeal. Mr. Garton had no comments.

13. Other Business: There was no Other Business at this time.

14. Public Comment: There was no Public Comment at this time.

15. Payment of Bills:

15.1. Bills List dated July 29, 2016 for \$247,342.35:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Scanzillo, the Board unanimously approved the Bills List dated July 29, 2016 for \$247,342.35.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Hood, seconded by Mr. Bodden, and unanimously carried, to adjourn the meeting at 8:10 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, III, Chair

A. James Scanzillo, Vice Chair

John A. Bodden, Sr., Member

Helen B. Haun, Member

Gregory T. Hood, Member

Attest: _____
Eileen M. Bradley
Manager/Secretary