

**BOARD OF SUPERVISORS
MEETING MINUTES**

June 2, 2014

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, June 2, 2014 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair John A. Bodden, Sr., Vice Chair Robert V. Cotton, Members A. James Scanzillo, William B. Jones, III and Helen B. Haun. Also present were Township Manager Eileen M. Bradley, Township Engineer Erik Garton, and Township Solicitor Peter Nelson.

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

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

3. Announcements: Mr. Bodden announced that the Board had met prior to this meeting in Executive Session to discuss litigation and personnel issues.

3.1. Resolution #2014-14: Appointment of Township Engineer: Mr. Bodden explained that the Township has a history of appointing individuals as the Township Engineer, rather than companies. Resolution #2014-14 would appoint Erik Garton of Gilmore and Associates, as the Township Engineer. Erik has worked closely with the Township's current Engineer, Craig Kennard, for many years, and the Township was confident that Erik is the best fit as the Township's next appointed Engineer.

MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Jones, and unanimously approved, to adopt Resolution #2014-14, appointing Erik Garton as New Britain Township's Engineer.

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

5. Approval of Minutes:

5.1. Minutes of May 19, 2014 Board of Supervisors' Regular Meeting:

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Cotton, and unanimously approved to accept the May 19, 2014 Minutes as written.

6. Departmental Reports:

6.1. Park and Recreation Board Parade Marshal Recommendation: It is the Park and Recreation Board's recommendation that resident Joseph Greene, a WWII Veteran, be appointed as New Britain Township Parade Marshal for the 2014 Tri-Municipal July Fourth Parade.

MOTION: A motion was made by Mr. Jones, seconded by Mr. Scanzillo, and unanimously approved to appoint Joseph Greene as New Britain Township 2014 Tri-Municipal July Fourth Parade Marshal.

6.2. Park and Recreation Board Junior Member Recommendation: It is the Park and Recreation Board's recommendation to appoint Township resident, Samuel Garcia, as a Junior Member of the Park and Recreation Advisory Board. Samuel, a ninth grader at Tohickon Middle School, would fill the long-standing vacancy on the Advisory Board.

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Jones, and unanimously approved to appoint Samuel Garcia, as a Junior Member of the Park and Recreation Advisory Board.

7. Consideration of Old Business: There was no Old Business at this time.

8. Consideration of New Business:

8.1. D&K Investments/2 Highlands Drive: Ms. Bradley stated that D & K Investments LLC would appear before the New Britain Township Zoning Hearing Board on Thursday, June 19, 2014 at 7:00 p.m. for the property at 2 Highlands Drive, TMP #26-007-222-002, in the RR-Residential (PRD) Zoning District. The Applicant proposes a Use E7-Community Center as an Adult Day Care facility in an existing 5,500 square foot building. The Applicant seeks a Special Exception to allow the Use E7 in the PRD, as well as variances to allow a Use E7 on an undersized lot of 0.49 acres (5 required), and to allow the Use closer than the required minimum 100 feet.

The Applicant was here this evening to present their proposal to the Board of Supervisors, so they could make an informed recommendation to the Zoning Hearing Board. In attendance were owner Dominic Braccia, Kellie A. McGowan, Esquire, and Leslie Spirer, owner of Adult Day Care Group Consultants.

Ms. McGowan stated that the building was part of a 2-building condominium and shared a 42-space parking lot with the second building, maintained by both property owners. There were no plans for any exterior renovations; the interior renovations would consist of ADA accessibility upgrades, a new sprinkler system, carbon monoxide detectors, alarms on the doors, and required egress upgrades. Ms. McGowan stated that the facility would be State regulated and inspected annually in order to receive and maintain their license to operate. Full transportation would be provided to those attending the facility, which would require three vans. They intended the facility for adults from 18 to 54 who have autism, Down Syndrome, or other developmental disabilities, and who cannot stay home alone. It would not be open to adults who have communicable diseases or behavioral disorders, nor those who have drug, alcohol or other substance addictions.

Ms. Spirer said the Adult Day Care would require one aide for every seven clients, in addition to an administrator, a nurse, a consulting doctor, and an activities director. The maximum number of clients would be 30, based on state regulations. Ms. Bradley asked if a field trip was taken, would additional staff be required. Leslie stated that taking a field trip would not require extra staff.

Mr. Bodden asked what would be hours of operation. Ms. Spirer stated that the facility would be open Monday through Saturday from 7:00 a.m. until 6:00 p.m., although clients would usually be there between 8:00 a.m. and 4:00 p.m. There were generally no visitors, just some occasional volunteers.

Mr. Jones asked if they planned to keep the existing playground equipment located behind the building in the fenced in area. Ms. McGowan stated that the playground equipment would be removed, with Ms. Spirer adding that gardens might be planted along with benches. This would provide an area for the clients to sit outside or work in the garden area as part of therapy. Mr. Jones also asked if the clients would be going for walks through the community. Ms. Spirer stated that most individuals attending have physical disabilities; therefore, walks through the community would not be an option. Mr. Cotton asked how evacuation would work if there was a fire. Ms. Spirer said that they State licensing requirements called for extensive emergency plans, which would be submitted to the Township after approval by the State.

Mrs. Haun asked what the age range of clients would be and how often they would attend adult day care. Ms. Spirer stated that the age range of this facility would be 18 to 56, although they focus more on grouping disability rather than grouping ages. Ideally, clients attend 5 days a week.

Ms. Bradley inquired about medications that could be given to individuals while at the day care and the levels of medications to be stored at the facility. Ms. Spirer said that no more than a weeks' worth of medication for a client would be stored in a locked facility and dispensed by the staff nurse.

Mr. Scanzillo summarized the discussion by confirming that if the facility would granted the required relief, the property would become a service to help someone at home who requires a caregiver's full attention and that it would give clients a sense of being out of the home and having activities, while giving relief to the caregiver.

Ms. Spirer ended her presentation by stating that she thinks this property would be perfect for an Adult Day Care.

9. Consent Agenda: There was no Consent Agenda at this time.

10. Board of Supervisors Comments: There were no comments at this time.

11. Township Administration Comments:

11.1. Resolution #2014-13 in Support of Business Route 202: Ms. Bradley stated that the Board had supported the proposal officially designating Doylestown Road in Montgomery Township and Butler Avenue in Chalfont Borough, New Britain Borough, New Britain Township, and Doylestown Township as U.S. Business Route 202. This resolution would outline that support for submission to PennDOT.

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Scanzillo, and unanimously approved, to pass Resolution #2014-13 in Support of Business Route 202.

11.2. Approval of Fall Festival Banner: Ms. Bradley asked the Board for their approval of application to PennDOT requesting a permit to hang the Fall Festival Banner on Route 152 in front of the Chalfont Borough Building.

MOTION: A motion was made by Mr. Jones, seconded by Mr. Cotton, and unanimously approved to authorize application to PennDOT requesting a permit to hang the Fall Festival Banner.

11.3. Authorization to go out to bid for Emergency Generator: Ms. Bradley requested Board authorization to go out to bid for a 150,000 KW generator that would serve the Administration Building and Police Department, as well as the Emergency Operations Center.

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Cotton, and unanimously approved, authorizing Township Staff to go out to bid for supply and installation of a 150,000 KW Emergency Generator to serve the Administration Building, Police Department and Emergency Operations Center.

12. Solicitor and Engineer Comments:

12.1. 2013 Paving Bond Drawdown: Mr. Nelson asked the Board for their approval to draw upon the 2013 Paving Program Maintenance Bond of James D. Morrissey if they have failed to address damage to multiple properties during the road paving and curb installation in 2013.

MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Jones, and unanimously approved, authorizing the Township Solicitor to draw upon the Maintenance Bond with James D. Morrissey if damages continue to be ignored.

Mr. Nelson stated that at a previous meeting the Board authorized legal action concerning Laura Baltra installing a fence on Township-owned property. Baltra removed the fence from Township property prior to further legal action.

Mr. Garton thanked the Board for appointing him as Township Engineer, and thanked the Board and Staff for their support.

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 May 28, 2014 for \$78,001.25:

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated May 28, 2014 for \$78,001.25.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Scanzillo, seconded by Mrs. Haun, and unanimously carried, to adjourn the meeting at 7:55 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

John A. Bodden, Sr., Chair

Robert V. Cotton, Vice Chair

A. James Scanzillo, Member

Helen B. Haun, Member

William B. Jones, III, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager