

**BOARD OF SUPERVISORS
WORKSHOP MEETING MINUTES
March 3, 2008**

A worksession of the New Britain Township Board of Supervisors was held on March 3, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, and beginning at 9:00 a.m. Present were Supervisors: A. James Scanzillo, Chair; Robert V. Cotton, Vice-Chair; and members, Helen B. Haun and William B. Jones. Also present were: Robert Bender, Interim Manager; Cathy Kichline, Assistant Manager; John B. Rice, Township Solicitor, Mary Eberle, Assistant Township Solicitor, Craig Kennard, Township Engineer, and Wayne Fultz, Public Works Superintendent.

1. **Call to Order:** Mr. Scanzillo called the meeting to order.
2. **Pledge of Allegiance:** Mr. Scanzillo led the audience in the Pledge of Allegiance.
3. **Public Comment:** There was no public comment.

4. Ciccone Tract – Schoolhouse Road; Discussion: Mr. John Kennedy representing the developer summarized the current industrial use plan as submitted to the township. Mr. Kennedy told the Board that his client, Mr. Ciccone, had engaged his services to look at the area with a different viewpoint, as suggested by the township. The property under consideration is approximately 33 acres; approximately 12 acres are zoned IO and 18 acres are zoned SR. Mr. Kennedy presented two proposed plans. Plan A shows a single connector road from Barry to Schoolhouse with intersection improvements at Schoolhouse and New Galena Roads. The plan shows a multiplex building with retail near the intersection of Schoolhouse and New Galena. A total of 158 residential units are proposed including traditional townhouses and carriage houses. Plan B was shown with the realignment of Schoolhouse Road. There are several non-residential uses with a larger, 10,000 sf. Pad that would house one or two stores. It also shows the heaviest residential density toward Schoolhouse Road. The residential aspect of the plan shows stacked flats closest to the retail, standard townhouses in the middle, and carriage houses toward the residential area of Barry Road. Neither plan was formally submitted.

Mr. Bender informed the Board that Mr. Ciccone and his representatives had previously met with staff and the staff offered comments that include; preference for the intersection improvements on Plan B, providing for more parking in the higher density residential area, moving the proposed residential units further away from the single family homes, and elimination of the larger box retail office building.

Mr. Kennedy then discussed a combination of plans A and B that showed the carriage houses moved away from Barry Road and a complex of smaller retail buildings toward Schoolhouse. The Open Space area will include benches and gazebos as well as a pedestrian friendly environment. Mr. Bender asked the Board if they would support the connection road to Barry Road. The Board said they would, but not as a straight cut through.

Mrs. Haun liked the connectivity of the Plan. She would prefer no driveways come off the connector road. She prefers the complex of smaller buildings versus the quadraplex.

Mr. Cotton prefers Plan A intersection.

Mr. Jones prefers a lower density. He doesn't like the curb cuts in Plan A.

Overall, the Board indicated preference for the modified Plan B. The Board agreed the 60' ROW may be used rather than an 80' ROW. The Board directed Mr. Ciccone to look into additional office space and move the residential units farther away from Barry Road. Mr. Bender will schedule a preliminary meeting with PennDot to discuss PennDot's requirements for the intersection. Mr. Ciccone was requested to put the modified plan on an aerial for presentation.

5. Redevelopment Overlay District; Discussion: Attorney John VanLuvanee, Mr. Haber and Mr. Irons were present to discuss the redevelopment of the Rt. 202/County Line Road area. Mr. Bender indicated that the reason for their attendance was to discuss sewer capacity, PennDot required improvements and a draft redevelopment ordinance. Mr. VanLuvanee offered to confirm with Mr. John Schmidt, CNBTJSA that sewer capacity was available for the property. Mr. Schmidt indicated that capacity is available for at least Phase I of the project, and that he would seek to confirm the remainder. The developer and staff had previously met with PennDot to review the required improvements to Rt. 202 and County Line Road. PennDot may not be able to support a traffic signal along Rt. 202. The Board stressed the importance of both signals. Mr. Bender will contact Representative Watson and Senator McIlhinney to seek their support of traffic lights. Mr. VanLuvanee presented a proposed overlay ordinance that would address the redevelopment of this area. The overlay ordinance is similar to our current J-32 use. Wetland margins and tree protection zones were discussed. Page 6, numbers 1, 2 and 3 will be revisited. The Board authorized Solicitor Rice to review the proposed ordinance and to add a provision for the minimum and maximum areas of residential and commercial. Solicitor Rice suggested to file the plan and proposed zoning amendment simultaneously.

6. John B. Rice: Official Township Map; Discussion: Mr. Rice advised the Board of Supervisors on the procedures the township must follow for adoption of an Official Map. The Board of Supervisors has the authority to make an Official Map for various purposes including existing and proposed streets, water courses, public ground, parks, open space,

pedestrian ways, etc. The Board of Supervisors authorized Mr. Kennard to prepare a DRAFT map using existing studies available.

7. New Britain Walk Dedication Request; Discussion: Solicitor Rice is in discussion with Mr. Richardson. Mr. Kennard will prepare a punch list of items to be addressed. Completion of improvements and dedication is expected this spring.

8. CiviCall Program – Update: Mr. Bender updated the Board on the CiviCall Program which allows the township to track citizens’ complaints, inquiries and request for service. Mr. Bender indicated this program is in keeping with our desire to provide superior public service. The start up cost is about \$15,000 and \$4500 annually. The Board will review this information and look into the sample program provided.

9. Public Comment: There was no public comment offered. Solicitor Rice informed the Board he sent a letter to Ms. Gross and Mr. Kolmus regarding the resubmission of their plan. The letter outlines the available time line for review.

MOTION: Upon motion by Mrs. Haun and seconded by Mr. Jones, the Board unanimously approved the potential acquisition of property at New Galena and Schoolhouse Road for roadway realignment.

10. Adjournment:

MOTION: Upon motion by Mr. Jones and seconded by Mrs. Haun the Board adjourned at 11:30 a.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

Robert V. Cotton, Vice-Chair

John A. Bodden, Sr., Member

Helen B. Haun, Member

William B. Jones, Member

Attest: _____
Cathy Kichline
Secretary/Assistant Manager

Minutes approved on: _____