

**BOARD OF SUPERVISORS
MEETING MINUTES
May 3, 2021**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, May 3, 2021, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair Gregory T. Hood, Vice-Chair Helen B. Haun, Members William B. Jones, III, Cynthia M. Jones, and MaryBeth McCabe, Esq. Also present were Interim Township Manager Michael Walsh, Township Engineer Craig Kennard, and Township Solicitor Peter Nelson, Esq.

1. **Call to Order:** Mr. Hood called the Meeting to order.
2. **Pledge of Allegiance:** Mr. Hood led the Board and audience in the Pledge of Allegiance.
3. **Announcements:** Mr. Hood announced that the Board had met in Executive Session prior to this Meeting to discuss personnel issues, land acquisition, and litigation.
4. **Public Comment on Non-Agenda Items:** Mr. Adam Learner requested that the Board consider reinstalling the adult fitness stations at North Branch Park.

Mr. Walsh stated that there was no further public comment at this time.

5. Approval of Minutes:

5.1. Minutes of Meeting of April 26, 2021:

MOTION: A motion was made by Mrs. Haun, seconded by Ms. McCabe, and unanimously approved to accept the April 26, 2021 Minutes as written.

6. Departmental Reports: There were no Departmental Reports at this time.

7. Consideration of Old Business:

7.1 Township Manager Employment Contract Execution: Mr. Walsh stated he received zero feedback or changes following the Board reviewing the employment contract. Mr. Walsh asked the Board to approve the Township Manager Employment Contract Execution, conditioned upon Mr. Matt West signing the agreement reviewed by the Board.

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Jones and unanimously carried, the Board approved to accept the Township Manager Employment Contract Execution, conditioned upon Mr. Matt West signing the agreement reviewed by the Board.

7.2 Resolution 2021-11: Appointments Resolution Amendment: Mr. Walsh stated Resolution #2021-11 reflects the appropriate amendment appointing Mr. Matt West as the Manager and Official Secretary of the New Britain Township and may sign and seal all documents as such.

MOTION: Upon motion by Mrs. Jones, seconded by Mr. Jones, the Board unanimously approved Resolution #2021-11, Appointments Resolution Amendment.

7.3 Resolution 2021-12: TCC Delegate Appointment: Mr. Walsh stated Resolution #2021-12 requires the appointment of one voting delegate and one or more alternate delegates to be their Tax Collection Committee (TCC) representatives. Mr. Matt West has been appointed as Delegate and Mrs. Susan Federsel and Mr. William Jones, III as alternate delegates.

MOTION: Upon motion by Mrs. Haun, seconded by Ms. McCabe, the Board unanimously approved, Resolution #2021-12, TCC Delegate/Alternate Appointment.

7.4 JAMP 98 Railroad Plan: Appearing on behalf of the applicant was: Ms. Kellie McGowan, Esq. and Ms. Kristin Holmes, P.E. The Applicant requested to discuss a modification of the conditions of the final approved plan to facilitate private water service for Lot 1 in the proposed development.

MOTION: Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously approved, to facilitate private water service for Lot 1 in the proposed development.

7.5 Keller Road Bridge Update: Mr. Walsh spoke with Mr. Ryan Cressman of Public Works and there is no structural damage to the Bridge. Therefore, Public Works will be able to do the repairs, keeping in mind these repairs are not permanent fixes. Mr. Kennard stated if there were any issues, he would have an engineer come out.

7.6 66 Sellersville Road – Milk House Market: Mr. Peter Nelson, Township Solicitor, provided his legal opinion to the proposed brewery and taproom operation at 66 Sellersville Road as it pertained to the Conservation Easement owned by the Township and to Township ordinances. He stated the proposal would not comply with zoning, subdivision and land development, parking requirements, nor was the proposal compliant with the Conservation Easement. Mr. Nelson stated his recommendation would be not to allow the proposed use because it was not pure agricultural use.

Mr. Hood called for Board of Supervisor comments.

The Board stated they had several concerns with the proposal as it pertained to the use itself and whether the use was allowable under the Conservation Easement. The Board was opposed to the proposal.

8. Consideration of New Business:

8.1 Benner Property Road & Stormwater Discussion: Appearing on behalf of the applicant was: Ms. Kellie McGowan, Esq. and Ms. Kristin Holmes, P.E. The applicant was coming before the Board to discuss eliminating the cul-de-sac for the project and constructing a shared driveway instead. The driveway maintenance and stormwater would be maintained by a Homeowners Association (HOA). Ms. McGowan stated this proposal was being made to aid with controlling stormwater on the property and reduce the total impervious surface of the property.

Mr. Kennard stated Gilmore supports the applicant's proposal and advised the applicant to present the proposal to Board. He stated the applicant would be able to over-design their stormwater facilities if the Board was amenable to the proposed changes.

Mr. Hood called for Board of Supervisor comments. The Board discussed the proposal.

Mr. Hood called for Public Comment on the shared driveway proposal only. Mrs. Marianne Lynch of Cornwall Drive asked who would be responsible for snow plowing and maintenance of the proposed culverts on the property. Ms. McGowan stated the landowners would be responsible through the established HOA.

The Board approved the shared driveway proposal by the applicant.

Mr. Hood opened the floor to additional public comment.

Mr. Jim Lynch, Mrs. Marianne Lynch, Mr. James Mirales, Mr. Jeff Carpenter of Cornwall Drive, Mr. Dave Abbot of Dolly Lane, Mr. Russ Chalmer and Mrs. Mary Chalmers of Valley Drive raised multiple concerns about existing conditions and the effect of the proposed development. These issues included stormwater, well water contamination, property maintenance, dangerous trees, and several other issues.

Mr. Hood and the Board thanked the residents for their comments.

9. Consent Agenda:

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda items: Execution of a Stormwater Operation and Maintenance Agreement with Joseph Pileggi for 122 Upper State Road, TMP #26-005-047-001 and 26-005-047-002, for expansion of the existing driveway and parking area, with a Stormwater BMP maintenance fee of \$497.25; Execution of a Stormwater Easement Agreement with Richard and Carrie Deperro for 513 Lexington Avenue, TMP #26-006-010, for the repair of a stormwater sewer pipe located on their property; Execution of a Temporary Construction Easement Agreement with Samuel, Jacqueline, and Lisa Newsham for 511 Lexington Avenue, TMP #26-006-011, for the repair of a stormwater sewer pipe located on 513 Lexington Avenue; Execution of a Professional Services Agreement with Edward and Susan Moser for a property on Schoolhouse Road and Railroad Avenue, TMP #26-001-105-004, with corresponding legal and engineering escrow of \$5,000.00.

10. Board of Supervisors' Comments: Mrs. Haun shared on a personal note, a 75 ft tree that was located on her property that had fallen.

Mr. Jones thanked Mr. Walsh for a job well done regarding the Bingo and E-Recycling Waste/Paper Shred Event. Mr. Hood thanked Mr. Walsh for the last ten weeks standing in as Interim Township Manager, fantastic job!

11. Township Administration Comments:

11.1. On Thursday, May 20 at 7:00 p.m., the Zoning Hearing Board will consider two applications. Interested parties are encouraged to attend.

a. Tate and Mannherz, 1 & 2 Naomi Lane, TMP #26-010-009 and TMP #26-010-010, the applicant is requesting variances from lot area and lot width to complete a lot line change between the two properties.

b. Katherine Brown/Karaszkiwicz, 1 Ferry Road, TMP #26-001-067, a B1 Use in the WS District requests a variance for height and opaqueness for a fence located in the front yard setback.

The Board to leave the decisions up to the Zoning Hearing Board.

12. Solicitor and Engineer Comments: Mr. Kennard thanked the Board for their support.

Mr. Nelson stated he had no solicitor comments at this time.

13. Public Comment: Mr. Bill Muzika of 66 Sellersville Road expressed his concern about the Stormwater Management in the Township and the flooding that is being caused by the subdivision dumping onto his property.

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

15. Payment of Bills:

15.1. Bills List dated April 28, 2021 for \$575.00:

MOTION: Upon motion by Mrs. Haun, seconded by Ms. McCabe, the Board unanimously approved the Bills List dated April 28, 2021 for \$575.00.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Jones, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 8:40 p.m.


NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS



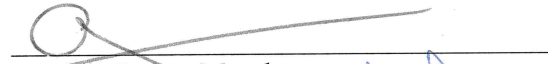
Gregory T. Hood, Chair




Helen B. Haun, Vice Chair




William B. Jones, III, Member



Cynthia Jones, Member



MaryBeth McCabe, Esq., Member

Attest: 

Michael Walsh
Secretary/Interim Manager

170236