

**BOARD OF SUPERVISORS  
MEETING MINUTES  
April 4, 2008**

A work session meeting of the New Britain Township Board of Supervisors was held on April 4, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 9:00 a.m. Present were Supervisors: 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; Craig Kennard, Township Engineer; Robert Scafidi, Police Chief; and Wayne Fultz, Superintendent Public Works.

1. **Call to Order:** Mr. Cotton called the meeting to order.
2. **Pledge of Allegiance:** Mr. Cotton led the audience in the Pledge of Allegiance.
3. **Public Comment:** There was no public comment.
4. **Stout; Rt. 313 & New Galena Road; Discussion**

Mr. David Stout and Kellie McGowan, Esq. representing the property owners of the "Stout Tract", discussed a road plan that was developed about 15 years ago that included a proposal to construct a road across the Stout property - that would connect King and New Galena Roads, with Route 313, at the intersection of Curly Hill Road. Mr. Stout would like to discuss the possibility of entering into an agreement that would give the township right of way in exchange for assistance in processing a minor subdivision to enable a portion of the property to be developed at a future date. Mr. Stout explained that his brother recently passed away and this subdivision is needed to settle the family estate. Mr. Stout said that he does not propose any land development of the site at this time. If acceptable, lot #2 of the subdivision would be encumbered to require the future road and intersection improvements if and when the property is developed. It was noted that an existing sewer treatment plant is on the property and may have to be replaced. Mr. Bender reminded everyone of the former Route 313 traffic study that recommended this roadway redesign. Mr. Cotton said that he preferred the concept of closing the intersections of both New Galena and King Road with Route 313. Mr. Jones noted the proposed new road would cut the property in half. He liked the idea of a connecting road to alleviate existing conflicts at Route 313. It was suggested that future land development include a village-type setting and the uses compliment the lake. After further discussion, the Board recommended to the applicant that he prepare a sketch plan of his proposal and present it to the Planning Commission.

**4. Ciccone Tract – Schoolhouse Road: Discussion**

Mr. Joseph Ciccone and his Land Planner, John Kennedy were present to present the latest concept plan of development for the property along Schoolhouse Road. The informal plan includes the realignment of Schoolhouse Road with New Galena Road, carriage houses at the upper portion of the property consisting of 47 units at 3500 s.f., 78 townhomes in the middle, a commercial area consisting of 47,000+ sf. and two condo buildings consisting of 32 units instead of the Industrial building previously proposed. Mrs. Haun suggested that we consider the available right-of-way along the remainder of Schoolhouse Road, towards Railroad Avenue. The Board members present stated that for long term traffic safety reasons, they encourage the realignment of the Schoolhouse Road intersection. They also suggested the developer reduce the density of the residential units. Lastly, the Board suggested Mr. Ciccone take a sketch plan to the Planning Commission for input then to schedule a joint meeting of the Board of Supervisors and Planning Commission to discuss this plan. Mr. Bender is to write a letter to the PC to explain the purpose of this plan concept. The sketch plan will be on the April 15<sup>th</sup> Planning Commission.

**5. T-Mobile – ZHB application:** Representatives of T-Mobile and staff will meet on April 24<sup>th</sup> to discussion alternative locations.

**6. Other Business:** Mr. Bender indicated to the Board that Cricket Communications has presented a plan to install a COW (Cell on Wheels) at West Branch Park. Cricket would like to install a permanent cell tower on the site, but until such time as a site design is conducted for park use, we would not be able to identify a permanent location. Mr. Cotton recommended that a representative from Cricket attend the April 14<sup>th</sup> meeting to discuss their proposal.

**7. Adjournment:** Being no further business before the Board, the Board adjourned at 11:10 a.m.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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A. James Scanzillo, Chair

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Robert V. Cotton, Vice-Chair

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John A. Bodden, Sr., Member

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Helen B. Haun, Member

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William B. Jones, Member

Attest: \_\_\_\_\_  
Robert C. Bender  
Township Manager

Minutes approved on: \_\_\_\_\_