

**BOARD OF SUPERVISORS  
MEETING MINUTES  
June 4, 2012**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, June 4, 2012 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, Vice Chair A. James Scanzillo, Members John A. Bodden, Robert V. Cotton and Helen B. Haun. Also present were: Township Solicitor John Rice, Township Engineer Craig Kennard, and Township Manager Eileen M. Bradley.

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:** Mr. Jones announced that the Board had met in Executive Session at 6:30 p.m. prior to this meeting to discuss personnel and litigation.
4. **Public Comment:** There was no public comment at this time.
5. **Approval of Minutes from May 21, 2012 Public Meeting:**

**MOTION:** A motion was made by Mrs. Haun, seconded by Mr. Scanzillo, and unanimously carried, to approve the May 21, 2012 Minutes as written.

6. **Departmental Reports:** There were no Departmental Reports at this time.
7. **Consideration of Old Business:**

**7.1. Wordsworth:** Appearing on behalf of Pine Valley Crossing Associates was Mr. Robert Gundlach, Esq., Mr. Nick Hano of M & N Homes, Mr. Joseph Morrissey of NV Homes, Mr. Scott Mill of Van Cleef Engineering and Mr. Mike Pritcher, Director of Operations for Wordsworth Academy. Mr. Gundlach presented the proposed Pine Valley Crossing Sketch Plan of 42 single-family homes consistent with surrounding areas, eliminating the Industrial Use on the current Wordsworth property at Ferry Road and Old Iron Hill Road.

The sketch shows lots ranging from 6,000 sq. ft. to 30,000 sq. ft., increased parking, and a landscaped viewscape with fencing, berms and plantings. A homeowners' association would maintain the landscaped areas. Stormwater management would be installed onsite per ordinance requirements, with additional stormwater facilities being installed on the north side of Ferry Road. A walking trail would be installed along Old Iron Hill Road. A contribution in lieu of Park and Recreation land would be made to the Township.

Mr. Dave Woods of Brittany Drive stated that he does not believe the Township needs more housing. Mr. Jones stated that Pennsylvania was a land use state, a landowner was entitled to develop their land to its fullest potential, and that the proposed subdivision was less intense than an Institutional Use.

**MOTION:** Upon motion of Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, the Board directed staff to work on modifying the 1998 stipulation to develop a subdivision plan with no more than forty-two units to the Township's satisfaction.

## 8. Consideration of New Business:

**8.1. Cedar Hill Road Trail Right-of-Way/Construction Easement Acquisition:** Ms. Bradley stated that she was in receipt of the Cedar Hill Road Trail Right-of-Way/Construction Easement Agreement executed by Terence and Janet Dunn. The Township had been working on plans to construct a multi-use trail along Cedar Hill Road, connecting local neighborhoods to West Branch Park. The Dunn's had agreed to the installation of the trail for \$10,000.00 to cover the land acquisition and their expenses.

**MOTION: Upon motion of Mrs. Haun, seconded by Mr. Boddan, and unanimously carried, the Board authorized execution of the Cedar Hill Road Trail Right-of-Way Easement Agreement and payment of \$10,000.00 to Terence and Janet Dunn.**

**9. Consent Agenda:** There were no Consent Agenda items at this time.

**10. Board of Supervisors Comments:** Mr. Cotton stated that the Route 202 Bridge Replacement project in Chalfont Borough would require that two lanes remain open at all times and would be completed by December 2013.

Mr. Cotton announced that the Chalfont Fire Company would hold an Open House and Dedication Ceremony on Saturday, June 9 from 11:00 a.m. to 3:00 p.m.

Mrs. Haun announced that with the help of Mr. and Mrs. Jones and Donna Harle, flowers were planted at the Chalfont Regional EMS Building on Saturday, June 2, 2012.

## 11. Township Administration Comments:

**11.1. Cable Channel Castnet Service:** Ms. Bradley reported that the software the Township uses to maintain the cable channels prohibits updating of information. Angela Benner was working with Castnet to update the software so that she can continue to maintain the cable channels. If arrangements could not be worked out with Castnet, the Township would be shopping for a new vendor for that service. The cable channels were running, but information was outdated.

**11.2. Curb Replacement:** Ms. Bradley suggested that the Township hold a duly advertised Special Meeting on Monday, June 25 at 7:00 p.m. to discuss the Brittany Farms curbing issue with affected residents. Notice would go out to all affected residents. Mr. Jones suggested that a larger venue might be necessary due to the number of possible attendees.

**11.3. Right-of-Way Ordinance:** Ms. Bradley reported that Telecommunication Companies are installing equipment boxes within rights-of-way, without approval from municipalities or homeowners through a decision of the FCC stating that they are public utilities. Our solicitor's office suggests that we work with telecommunications expert Daniel Cohen to review and revise New Britain Township's Right-of-Way and Zoning Ordinances so that we can regulate the installation of the equipment boxes should they move to New Britain Township.

**MOTION: Upon motion by Mr. Boddan, seconded by Mr. Scanzillo, and unanimously carried, the Board approved Ms. Bradley to secure services of telecommunications expert Daniel Cohen for review of current ordinances.**

**11.4. Traffic Signal Maintenance Ordinance:** Ms. Bradley provided the Board with a proposed ordinance that would require utility contractors to make emergency repairs and maintain traffic signal systems that they damage during construction of third-party facilities.

**MOTION: Upon motion by Mr. Scanzillo, seconded by Mr. Cotton, and unanimously carried, the Board approved advertisement of a Traffic Signal Maintenance Ordinance.**

**12. Solicitor and Engineer Comments:** Mr. Kennard noted that Madison BPG had received DEP approval of the Planning Module for the Madison Apartments project at Manor Drive and County Line Road. BPG should be ready to commence construction by July 1, 2012.

**13. Other Business:** There was no Other Business.

**14. Public Comment:** Mr. Bob Osifchin of Cornwall Drive stated his concern to the Board about the water retention behind his property. A small creek/drainage swale runs through the wooded area behind the homes on Cornwall Drive that is clogged with leaves and tree debris, and is therefore causing flooding problems when it rains.

Mr. Glen Frederick of Cornwall Drive added that a winter icing condition occurs at the corner of Dolly and Cornwall, causing a hazardous condition at the school bus stop, which was due to the same drainage issue. Mr. Jones stated that the Public Works Director would review the issue. He suggested that a notice might be warranted to involved residents to clean out the ditch and to refrain from dumping in that area.

Mr. Charles Hoffman of Dolly Lane suggested that the Board address the drainage issue at the June 25 Special Meeting. Mr. Jones stated that the Special Meeting would address only the curbing issue.

**15. Payment of Bills:** There was no Bill List at this time.

**16. Adjournment:**

**MOTION: There being no further business or comment, a motion was made by Mrs. Haun, seconded by Mr. Bodden, and unanimously carried, to adjourn the meeting at 8:05 p.m.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
William B. Jones, Chair

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A. James Scanzillo, Vice Chair

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Robert V. Cotton, Member

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John A. Bodden, Member

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Helen B. Haun, Member

Attest: \_\_\_\_\_  
Eileen M. Bradley  
Secretary/Manager