

**BOARD OF SUPERVISORS
MEETING MINUTES
March 4, 2019**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, March 4, 2019, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair A. James Scanzillo, Vice Chair Helen B. Haun, Members William B. Jones, III, Gregory T. Hood, and Cynthia M. Jones. Also present were Township Manager Eileen M. Bradley, Township Solicitor H. Peter Nelson, Esq. and Township Engineer Janene Marchand, P.E.

1. **Call to Order:** Mr. Scanzillo called the Meeting to order.
2. **Pledge of Allegiance:** Mr. Scanzillo led the Board and audience in the Pledge of Allegiance.
3. **Announcements:** Mr. Scanzillo announced that the Board had met in Executive Session prior to this Meeting to discuss land acquisition and litigation.
4. **Public Comment on Non-Agenda Items:** There was no Public Comment at this time.
5. **Approval of Minutes:**
 - 5.1. **Minutes of Meeting of February 25, 2019:**

MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun and unanimously approved to accept the February 25, 2019 Minutes as written.

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

7.1. **Wawa/Provco-Pineville Final Subdivision/Land Development Plan:** Ms. Bradley stated that the applicant was not present and asked the Board to table this item until the April 1 meeting. The next meeting was a Work Session and might not provide the residents in attendance this evening for the Wawa Subdivision/Land Development Plan the opportunity to be present to make comments.

MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun and unanimously approved to table Wawa/Provco-Pineville Final Subdivision/Land Development Plan until the April 1, 2019, Board of Supervisors Meeting.

8. **Consideration of New Business:**

8.1. **Cotton Park Master Site Plan Update Adoption:** Ms. Bradley presented the Board with an updated Master Site Plan for Cotton Park that incorporated the additional land acquired by New Britain Township. An adopted Master Site Plan was necessary for grant applications. The plan could still be tweaked should the needs of the Township change.

Mrs. Jones asked if the Township would be seeking grants for all \$7.5 million of the project's cost. Ms. Bradley stated that the project would have to be phased and go through a number of grant cycles. Grants were highly competitive and required a minimum 25% match from the municipality, making it very unlikely that the Township would be able to obtain grants for the entire project's cost at one time.

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Mrs. Jones asked what the dimensions of the baseball and softball fields would be. Mr. Hood stated that the typical championship-sized baseball field was 300 feet down the lines and 345 feet to center field. Mr. Jones added that the plan had the size of both the baseball and softball fields stated.

Mrs. Marchand said that the plan would have to be modified to include comments that Gilmore received from both the Planning Commission and Parks and Recreation Committee. The comments dealt with traffic calming and the safety netting for those watching the games. The Board could approve the plan with the stipulation that these comments would be added to the plan.

MOTION: A motion was made by Mr. Hood, seconded by Mrs. Jones and unanimously approved to adopt the Cotton Park Master Site Plan Update with the addition of traffic calming and safety netting comments.

9. Consent Agenda:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the following Consent Agenda item: Certificate of Completion/Escrow Release #5 for Blue Bus Holdings, LLC (Jillamy/Mode Transportation) for their Schoolhouse Road Project in the amount of \$43,226.10, leaving \$741,253.47 remaining in bond and \$274,789.11 remaining in letter of credit.

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

11. Township Administration Comments:

11.1. **Mitch and Murray, LLC Zoning Hearing:** Ms. Bradley stated that on Thursday, March 21 at 7:00 p.m., the Zoning Hearing Board would consider the application of Mitch and Murray Investments, LLC for the property at 2 Creek Road, TMP #26-003-136-002, 2.745 acres in the WS Watershed District. The applicant proposed two Use B4 (Two-Family Detached) dwellings with one side yard where two are required. The Applicant proposed to rehabilitate the presently vacant buildings for a total of five (5) dwelling units: two detached dwellings (B4) in the main house and barn; and one single family detached dwelling (B1). No additional construction or impervious was proposed. Interested parties were encouraged to attend.

Ms. Bradley stated that the property was one that the Township had considered to help with intersection improvements at Route 152 and New Galena Road. The Applicant had met with the Township and was amenable to working with the Township to realign the intersection, but this would take some time to work out with all parties involved, including PennDOT. The Applicant was seeking to recoup some money while these meetings took place.

Ms. Bradley suggested that the Township request conditions be placed on any variances that might be granted by the ZHB, as variances typically run with a property for life. She stated the conditions would be in exchange for the Township not opposing the application, but would restrict the variance so that it would not apply to the property in perpetuity.

MOTION: A motion was made by Mr. Jones, seconded by Mrs. Haun and unanimously approved, to send Township Solicitor Peter Nelson to the upcoming Mitch and Murray , LLC Zoning Hearing to protect the Township's interests and request conditions be placed on any variances granted by the ZHB.

11.2. American Red Cross Blood Drive: Ms. Bradley announced that the Township would sponsor a Red Cross Blood Drive on March 28, 2019 from 2:00 p.m. to 7:00 p.m. Registration and advertisement were open and information could be found on the Township's website and social media pages.

11.3. Read ID Seminar: Ms. Bradley stated that State Representative Todd Polinchock would be holding a Real ID Driver's licensing seminar at New Britain Township on March 14 from 6:00 p.m. to 7:30 p.m., and at the Dublin Firehouse on April 3. Information about the event could be found on the Township's website.

12. Solicitor and Engineer Comments: There were no Solicitor or Engineer Comments at this time.

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

14. Public Comment: Mr. Shon Weldon of Willowood Drive asked about the local PFOA contamination Bucks County ground water. Ms. Bradley stated that the only area water authority that was having issues was Aqua PA, which owned a well near Bristol Road and W. Butler Avenue that had tested high for PFOAs. She believed that that particular well had been subsequently shut down. Neither North Penn nor North Wales Water Authority have had any issues, as their water sources were surface-based.

Mr. Weldon asked for an update on the Neshaminy Greenway Trail. Ms. Bradley stated that the project was close to going out for bid and that the plans have not changed for construction behind Willowood Drive.

15. Payment of Bills:

15.1. Bills List dated February 28, 2019 for \$168,131.01:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Bills List dated February 28, 2019 for \$168,131.01.


16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Haun, seconded by Mr. Hood, and unanimously carried, to adjourn the meeting at 7:25 p.m.


NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS



A. James Scanzillo, Chair


Helen B. Haun, Vice Chair


William B. Jones, III, Member


Gregory T. Hood, Member


Cynthia M. Jones, Member

Attest: 
Eileen M. Bradley
Secretary/Manager

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