

**BOARD OF SUPERVISORS
MEETING MINUTES
May 4, 2015**

A Regular Scheduled Meeting of the New Britain Township Board of Supervisors was held on Monday, May 4, 2015 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair Helen B. Haun, Vice Chair William B. Jones, III, Members John A. Bodden, Sr., Robert V. Cotton and A. James Scanzillo. Also present was Township Manager Eileen M. Bradley.

1. Call to Order: Mrs. Haun called the Meeting to order.

2. Pledge of Allegiance: Mrs. Haun led the Board and audience in the Pledge of Allegiance.

3. Announcements: Mrs. Haun announced that the Board had met prior to this meeting in Executive Session to discuss personnel issues. Mrs. Haun also announced that the Board would hold an Executive Session at 5:00 p.m. on Thursday, May 7, 2015 to discuss a personnel issue.

4. Public Comment on Non-Agenda Items: There was no Public Comment at this time.

5. Approval of Minutes:

5.1. Minutes of April 27, 2015 Board of Supervisors' Regular Meeting:

MOTION: A motion was made by Mr. Cotton, seconded by Mr. Scanzillo and carried unanimously, to approve the April 27, 2015 Minutes as written.

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

7. Consideration of Old Business: Prospect Acquisitions/Colebrook PRD Hearing: Mrs. Haun opened the hearing at 7:10 p.m. A stenographic record was made of the hearing.

Appearing for the Applicant, Prospect Acquisitions, L.P. was Mr. Christopher Canavan of WB Homes, Inc., Mr. Ronald Klos, P.E. of Bohler Engineering and Ms. Sandy Kozza, P.E. of McMahon and Associates. The Applicant proposed the subdivision of approximately 20 acres of land along Schoolhouse Road owned by Quad/Graphics for the construction of a Planned Residential Development (PRD) consisting of 59 units of 3-bedroom twins (24 units) and townhomes (35 units), with a private loop road, to be served by public sewer and water.

Mr. Canavan indicated that the PRD met all performance standards for the RR Residential District, and that the applicant would comply with most of the issues raised in the Gilmore and Associates Review Letter of April 9, 2015, but made comment and requested input on a number of outstanding issues.

The project would require a Special Exception from the Zoning Hearing Board to allow extensive existing vegetation to be used as the required 35-foot buffer toward the rear of the property. That hearing was scheduled for May 28, 2015 at 7:00 p.m. The ordinance required that the proposed street, which aligned with Boulder Drive in one location, bear the name of the existing street. As Boulder Drive intersects with Schoolhouse Road in two locations, an additional road named Boulder might add to confusion. The Board suggested using another name. The Board also agreed that a turn-around in each driveway was unnecessary.

Discussion then turned to sidewalks along Schoolhouse Road. A meandering asphalt trail along Schoolhouse but on the far side of the tree line within the inner circle was settled on, with a crosswalk on Schoolhouse at the intersection with Boulder. The private road would prohibit parking on the outer side of the roadway.

Mrs. Haun called for public comment on the proposed PRD Plan.

Ms. Joyce Elliot of Circle Drive asked for an explanation of the Traffic Study done by McMahon. Ms. Sandy Kozza gave details, stating that the proposed PRD would generate an additional 40 trips only during peak hours. Ms. Elliot insisted that the traffic impact would be dramatic to the immediate area and that it often takes five minutes to make a left onto Schoolhouse Road from her street. Would the Township consider other traffic calming measures? Mrs. Haun noted that the proposed residential use would have a lesser impact than an industrial use, in both noise and traffic.

Ms. Elliot then addressed stormwater concerns, stating that Cedar Hill Road often floods during heavy rain. Mr. Canavan noted that the proposed project would control both the rate of runoff and allow some infiltration. Downstream flooding should be reduced.

The hearing was closed at 7:35 p.m.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously, to grant tentative approval to the Colebrook Planned Residential Development, subject to compliance with the Gilmore and Associates review letter of April 9, 2015 and all other federal, state and local ordinances and regulations.

8. Consideration of New Business: There was no New Business at this time.

9. Consent Agenda:

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Jones and carried unanimously for the following Consent Agenda Item: Execution of Miniwinni Revocable Deed of Trust Professional Services Agreement for demolition and construction of a single-family home at 415 Old Iron Hill Road, TMP #26-011-035, with corresponding legal and engineering escrow of \$5,000.00.

10. Board of Supervisors' Comments: There were no Supervisor's comments at this time.

11. Township Administration Comments:

11.1. Execution of New Lease for Veterans Park: Ms. Bradley stated that the Township currently had a lease with the County of Bucks for Veterans Park, located on Walter and New Galena Roads. The lease allowed the Township to use the land for recreational and/or agricultural uses, but the lease was due to expire in 12 years in 2027. The parties had negotiated a new lease for 99 years at a lease rate of \$100.00 per year, payable to Bucks County. The new lease would allow the Township to begin development of Phase One of Veterans Park.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Bodden, the Board unanimously approved execution of a ninety-nine year lease with the County of Bucks for the property known as Veterans Park, TMP #26-001-049 and 26-001-051-001, at New Galena and Walter Roads, for the lease payment of \$100.00 per year.

11.2. Resolution #2015-10: Budget 2015 Amendment: Ms. Bradley stated that this resolution would amend the 2015 Budget by recoding funds from the one line item to another in the General Fund.

MOTION: Upon motion by Mr. Scanzillo, seconded by Mr. Jones, the Board unanimously passed Resolution #2015-10, amending the 2015 Budget.

12. Solicitor and Engineer Comments: Mr. Nelson stated that filing of the Record and Township brief in the Baltra appeal would be done by mid-May. Ms. Baltra would have 30 days to file her brief; the Township would then have thirty days to answer that brief. A court decision could be expected ninety days after that filing. .

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

14. Public Comment: There was no Public Comment at this time.

15. Payment of Bills:

15.1. Bills List dated April 30, 2015 for \$2,740.68:

MOTION: Upon motion by Mr. Cotton, seconded by Mr. Scanzillo, the Board unanimously approved the Bills List dated April 30, 2015 for \$2,740.68.

15.2. Bills List dated May 4, 2015 for \$16,478.46:

MOTION: Upon motion by Mr. Bodden, seconded by Mr. Jones, the Board unanimously approved the Bills List dated May 4, 2015 for \$16,478.46

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Scanzillo, seconded by Mr. Bodden, and unanimously carried, to adjourn the meeting at 7:50 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Helen B. Haun, Chair

William B. Jones, III, Vice Chair

A. James Scanzillo, Member

John A. Bodden, Sr., Member

Robert V. Cotton, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager