

**BOARD OF SUPERVISORS
MEETING MINUTES
February 5, 2018**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, February 5, 2018, 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 personnel issues 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 January 22, 2018:

MOTION: A motion was made by Mr. Jones, seconded by Mrs. Haun and unanimously approved to accept the January 22, 2018 Minutes as written.

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

7. Consideration of Old Business:

7.1. PUBLIC HEARING: Ordinance #2018-02-01, No Parking Liberty Lane: Mr. Scanzillo called the Public Hearing to order at 7:02 p.m. Mr. Nelson stated that the proposed ordinance would prohibit parking along Liberty Lane. A concern had been raised that street parking would prohibit access to the area by emergency vehicles.

MOTION: There being no further discussion or comment, a motion was made by Mr. Jones, seconded by Mrs. Haun and carried unanimously, to close the Public Hearing at 7:05 p.m.

MOTION: Upon motion by Mr. Hood, seconded by Mr. Jones, the Board unanimously approved Ordinance #2018-02-01, prohibiting parking on Liberty Lane.

7.2. Colebrook II Proposed Zoning Amendment: Appearing for the Applicant W.B. Homes was Christopher Canavan, who provided an overview of the potential project which required changes to zoning designation of several parcels. He stated that W.B. Homes has options to purchase four parcels off Schoolhouse Road currently zoned IO and SR2. Mr. Canavan stated that the four parcels totaled approximately 33. The proposed zoning change would create a 3.4-acre parcel in the IO District, a 6.8-acre parcel within the SR2 District, and a 21-acre parcel designated RR. The goal would be to create a 100-to-400 foot buffer between the RR District and the surrounding SR2 District.

The proposed project would include the realignment of Schoolhouse Road to meet New Galena Road at a right angle, and a proposed 64 townhomes. Current zoning allowed 10.4 acres of impervious, but the change would reduce that amount to 9.5 acres. Current zoning could potentially generate 156 peak hour vehicular trips during the morning and evening. The proposed zoning change could generate less peak hour trips.

Mr. Canavan added that the homes would be similar to the Colebrook development, 2,000 to 2,100 square feet selling in the mid- \$450,000 range. The Planning Commission had recommended the zoning change, and Mr. Canavan asked the Board of Supervisors to authorize the drafting of a zoning ordinance change. He also stated additional traffic information would be provided in the future.

Mr. Scanzillo asked for any public comment on this issue.

Mrs. Carol Boyd of New Galena Road stated that she was against the proposed zoning change. The project was too close to the SR2 District, would negatively affect wetlands, wells, water quality, stormwater, and left no transition between the higher density RR District and the SR2 District. Lots in the SR2 have an average lot size of 4+ acres and there is no high density in the area. Mr. Canavan stated that there was higher density housing across Trewigtown Road. No wetlands were found on WB Homes property.

Mr. Michael Vasta of Schoolhouse Road stated that the proposed plan would create higher volume traffic and turn the road into a cut-through. He was not in favor of the proposed zoning change.

Ms. Sina Cristinzio of County Line Road stated that traffic was also a concern at Trewigtown and County line Road. Mr. Canavan responded that W.B. Homes would conduct a full traffic study that would include impacts on Trewigtown, County Line Road, Walnut and Railroad.

Mr. Dennis Byrnes of New Galena Road was opposed to the change in zoning. He stated that he bought in the SR2 District for the low density. The difference in property size between RR and SR2 is too large. He was also not in favor of realigning Schoolhouse Road. He felt traffic flowed fine with the current intersection configuration.

Mr. Rich Boyd of New Galena Road believed adding density would lead to a reduction in property values. The configuration of the intersection allowed traffic during rush hour to move efficiently and felt that a 4-way intersection would be less efficient. Mr. Boyd was also concerned with the conduct of the Planning Commission and was concerned that there may be conflicts of interest. Mr. Canavan stated that WB Homes did not have a working or financial relationship with any member of the Planning Commission.

Mr. Tom Christiansen of Barry Road stated that he and his family moved to the area for the space and was opposed to the proposed change in zoning.

Mrs. Kay Byrnes stated that changing the zoning would be a disservice to the Township and would open the Township to developing all the open land.

Ms. Jessica Handschuh of New Galena Road stated that as an employee of the Central Bucks School District she was concerned how this development would affect the class size at Butler Elementary. Mr. Scanzillo stated that the Planning Commission is charged with making recommendations to the Board of Supervisors; the Board of Supervisors makes final decision once all interested parties have been heard.

Mr. Thomas Grimes of Township Line Road stated that he had concerns about the professions of some members of the Planning Commission and potential conflicts of interest. Mr. Scanzillo responded that the

profession of a member of the Planning Commission does not necessarily constitute a conflict of interest. A traffic light would create even more traffic back up.

Mr. John Ryan of Barry Road stated that this development would have impact on public services such as police, fire, and other emergency services. He stated he was against the proposed zoning change because he moved from the city for the space and this proposed zoning change would have an adverse effect.

Ms. Boyd asked what the purpose of the road realignment was. Mr. Scanzillo stated that aligning New Galena and Schoolhouse Roads had been an area of improvement that the Township had been seeking for many years.

Mr. Al Brodner of New Galena Road questioned if additional police would be hired due to the added housing and at what cost.

Ms. Deborah Herring of Barry Road stated that she was concerned not only with peak hour traffic, but with the overall increase in traffic, new housing would bring. She also had environmental concerns.

Ms. Natalie Ryan of New Galena Road stated she also had concerns regarding potential effects to the Central Bucks School District.

Mrs. Haun stated that this would change the area too much and was not in favor of changing the zoning. Mr. Hood concurred.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Hood, the Board unanimously denied changing zoning in conjunction with the proposed Colebrook II Project.

8. Consideration of New Business:

8.1. Assal Tract Sketch Plan: Appearing for the Applicant, was Mr. Rich Carroll of Hallmark Homes and Mr. Kris Reiss, P.E. of Boucher and James. Mr. Carroll stated that the project was located on Curley Mill Road and encompassed additional acreage in Hilltown Township. The Applicant proposed 12 lots with on-lot sewer and water: eight houses in the New Britain portion; four houses in Hilltown, all served by one road ending in a cul-de-sac. The smallest lot would be 1.9 acres.

Mr. Carroll was seeking the Board's opinion on a possible waiver for the distance from an intersection (required 800 feet; proposed 600 feet). Mr. Carroll noted that 600 feet still met PennDOT requirements. The Board stated they saw no reason to oppose their application for a waiver on this issue.

The property was located within the Act 537 Plan "Transition Zone" between public sewer and water and on-lot systems. Mr. Carroll asked if the Board would be opposed to connecting to public sewer, as a sewer line in Curley Mill Road was only 600 feet away. Ms. Bradley noted that she had met with John Schmidt of the Chalfont New Britain Joint Sewer Authority recently, and was informed that the existing pump station was old and overloaded. The pump station would need to be upgraded and/or relocated in order to handle this new development. Mr. Carroll stated that if public sewer were not feasible, they would pursue on-lot septic systems.

Ms. Bradley stated that if the road were offered for dedication, New Britain Township would be responsible for road maintenance, most likely including the portion located in Hilltown Township. She stated that this could be accomplished through an intermunicipal agreement.

Mr. Carroll stated that a waiver from the required lot width and depths might be needed for some lots. Mr. Hood asked if they were going to deed restrict the properties. Mr. Carroll stated that they would be deed

restricting these properties and that HOA would be responsible for maintaining any sidewalks or stormwater management facilities.

9. Consent Agenda:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Hood, the Board unanimously approved the following Consent Agenda items: Submission of several executed documents for Metro Storage, TMP #26-001-005, for construction of a storage facility at 4671 County Line Road, including: Stormwater Facilities Operations and Maintenance Agreement, Memorandum of Development Agreement, Development Agreement, and Declaration of Covenants, Easements, Conditions and Restrictions; Escrow Release #3 for Prestige Property Partners LLC and Meridian Bank for The Vineyard at Peace Valley for \$39,000.00, leaving \$738,861.13.

10. Board of Supervisors' Comments: Mrs. Haun asked if the Adult Day Care in the Highlands had changed ownership. Ms. Bradley would look into it.

11. Township Administration Comments:

11.1. Blood Drive Thursday, March 29, 2018 from 2:00 to 7:00 p.m.: Ms. Bradley announced that the Township would sponsor a Red Cross Blood Drive on March 29, 2018 from 2:00 p.m. to 7:00 p.m. Registration and advertisement would begin once the Township received additional information from the Red Cross.

11.2. Cornwall Drive Blockage Removal: Ms. Bradley stated that PennDOT would be replacing the culvert bridge on Butler Avenue by St. Jude School, closing the road to all vehicular traffic for two to four months. Detour route would be Limekiln Pike to the Route 202 Parkway to County Line Road. Ms. Bradley stated that Chalfont Borough was considering opening up New Jersey Avenue to through-traffic during the closure, and had asked if New Britain Township would open Cornwall Drive. Ms. Bradley stated that Public Works Superintendent Wayne Fultz said the removal of material, road repair and installation of an emergency gate would be a simple job, and he was currently working on putting together a cost estimate for the work.

Mr. Scanzillo thought a gate would be a visual and functional improvement over what was currently in place. Mr. Jones stated that a gate would improve emergency access, improving safety for the neighborhood. Mrs. Jones asked how the gate would be locked and access granted to emergency personnel. Ms. Bradley stated that all emergency services would get access codes for the gate. Ms. Bradley asked the Board to delay a decision until financial information was available.

Mr. Bruce Quedenfeld of Brittany Drive asked if residents would be notified before any action was taken to open Cornwall Drive. Mr. Scanzillo stated that the Township would not act until a plan was finalized. Ms. Bradley stated that she would notify nearby the residents that were affected.

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

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 February 2, 2018 for \$355,862.79:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Hood, the Board unanimously approved the Bills List dated February 2, 2018 for \$355,862.79.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Jones, seconded by Mrs. Haun, and unanimously carried, to adjourn the meeting at 8:30 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 Jones, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager