

**BOARD OF SUPERVISORS**  
**MEETING MINUTES**  
**August 6, 2018**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, August 6, 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, land acquisition, and litigation.
4. **Public Comment on Non-Agenda Items:** Mr. Scanzillo called for Public Comment.

Ms. Mary Chalich of Old Iron Hill Road stated she was present representing the Democratic party of New Britain Township and read a statement calling for Township officials to find a bipartisan way to work together.

Ms. Beth Taylor of Callowhill Road asked the Board for their position on the Bristol Road Extension in any configuration.

Mr. Hood stated that traffic had been an issue in the area for as long as he had been involved with the Township and that most of the traffic came from outside the Township. He stated that the traditional proposal for a Bristol Road Extension would alleviate some of the traffic, allowing it to dissipate throughout many roads. It would also lead to better functioning emergency response services by providing alternative routes.

Mr. Scanzillo stated a he agreed with Mr. Hood that traffic was an issue that would not be going away.

Ms. Margaret Briggs of Forest Park Drive stated that the Township could form an additional EMS station with costs shared by all municipalities that the station would service. Ms. Briggs added that she had received multiple response letters from neighbors to forward to PennDOT regarding the Bristol Road Extension. She sought clarification on how PennDOT identified stakeholders.

Mr. Hood stated that he and the rest of the Board had held firm to the position that the traditional Bristol Road Extension route was the preferred improvement.

Ms. Bradley stated that PennDOT first approached New Britain Township a year and a half ago proposing to look at alleviating traffic in the area. Township staff and the two boroughs had provided feedback to PennDOT on local needs and issues. PennDOT was asked to hold a public meeting for residents to gain information, ask questions and provide feedback. Ms. Bradley stated that PennDOT returned at the beginning of 2018, having narrowed the list of possible routes. She stated the Township again provided PennDOT with feedback and requested that PennDOT hold a public meeting. Ms. Bradley stated that PennDOT held the public meeting on June 5, 2018, at Unami Middle School. She added that the Township had stated on numerous occasions, most recently in a letter to PennDOT that New Britain Township was in favor of the traditional route for the Bristol Road Extension over the proposed alternative routes being investigated by PennDOT.

## 5. Approval of Minutes:

### 5.1. Minutes of Meeting of July 2, 2018:

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Hood and unanimously approved to accept the July 2, 2018 Minutes as written.**

## 6. Departmental Reports:

**6.1. Code Department Report for June 2018:** Ms. Bradley presented the Code Department Report for June 2018.

**6.2. Police Department Report for June 2018:** Chief Scafidi presented the Police Department Report for June 2018.

Mrs. Jones asked the Chief if there had been an increase in fireworks disturbances. Chief Scafidi stated that the legalization of fireworks by the Commonwealth of Pennsylvania had increased the number of fireworks disturbances. The number of complaints had been decreasing steadily since July 4.

**6.3. Public Works Department Report for June 2018:** Ms. Bradley presented the Public Works Department Report for June 2018.

Mrs. Jones asked if there were any dates for the paving projects.

Ms. Bradley stated that Bray Brothers had begun moving equipment into the area and intended to begin paving work at the end of this week. AMS was scheduled to begin Oil & Chip at the beginning of next week, weather permitting. Ultra-Thin Bonded Wearing Project was tentatively scheduled for the end of September or the beginning of October, but no definitive start dates for the work had yet been set. Ms. Bradley stated that the information was posted on the Township website and updated as information became available.

## 7. Consideration of Old Business:

**7.1. MEH Investments/CHOP/700 Manor Drive, L.P. 18-Month Maintenance Request:** Ms. Bradley stated that MEH Investments/CHOP had completed construction of the facility at 700 Manor Drive and requested to begin their 18-Month Maintenance Period. Township staff recommended that the Board grant the request.

**MOTION: Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved to begin the 18-Month Maintenance Period for MEH Investments/CHOP/700 Manor Drive, L.P. effective July 31, 2018.**

## 8. Consideration of New Business:

**8.1. Provco Pineville/Wawa Conditional Use Adjudication Approval:** Mr. Nelson stated that he had prepared a draft adjudication for the Wawa Conditional Use Hearing last month. Mr. Nelson gave a brief explanation of the process that was being conducted and stated that the Board would be voting to finalize approval of the J31 Conditional Use for the property.

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Mr. Greg Munson of N. Limekiln Pike stated he felt there would be an excess of gas pumps in this location. Mr. Nelson stated that the Township did not have the authority to deny the applicant and was required to grant the conditional use for the property

Mrs. Jones asked if the sign on Butler Avenue would have any additional signage for properties other than the Wawa. Mr. John VanLuvanee, attorney for the Applicant, stated that there would be areas on the Wawa sign for additional businesses.

Mr. Francis Rosenblum of Old Iron Hill Drive asked if the turn lanes would block traffic on Butler Avenue. Mr. Nelson stated that the Applicant would be installing a traffic signal across from the Giant entrance, that would clear out to allow traffic to leave the Butler businesses.

**MOTION: A motion was made by Mr. Hood, seconded by Mr. Jones and carried unanimously, to approve the Provco Pineville/Wawa Conditional Use Adjudication.**

**8.2. Provco Pineville/Wawa Land Development Approval (Resolution #2018-13):** Mr. Nelson had prepared a draft of Resolution #2018-13, granting Preliminary Land Development approval for the Wawa store.

Ms. Barbra Young of Walters Road asked Mr. Nelson what he meant by the Township not having the authority to deny the Applicant. Mr. Nelson stated that the Applicant had met the Township ordinance requirements and had agreed to the conditions and parameters the Township had placed on the project. The Board would vote to grant approval based on the Applicant meeting the standards outlined in the resolution.

Ms. Chalich of Old Iron Hill Road asked what regulations the Township would enforce on the Applicant for the fuel tanks. Mr. Nelson stated that rules and guidelines for fuel tanks are under the jurisdiction of both the federal EPA and state DEP.

**MOTION: A motion was made by Mrs. Haun, seconded by Mrs. Jones and carried unanimously, to approve Resolution #2018-13, granting Preliminary Land Development Approval to Provco/Pineville Wawa.**

**8.3. Omnibus Zoning Amendment Authorization for Advertisement:** Ms. Bradley was seeking authorization from the Board for the advertisement of the Omnibus Zoning Amendment. She stated that it had been modified by Township staff, the Planning Commission and the Board a number of times to reach this final format.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Hood and carried unanimously, to authorize advertisement of the Omnibus Zoning Amendment.**

**8.4. Use and Occupancy Amendment Authorization for Advertisement:** Ms. Bradley was also seeking authorization from the Board for the advertisement of a Use and Occupancy Amendment. The amendment corrected some typographical errors and placed a timeline on how long a property could remain vacant before requiring a new use and occupancy, inspection and permit.

**MOTION: A motion was made by Mr. Jones, seconded by Mrs. Haun and carried unanimously, to authorize advertisement of the Use and Occupancy Amendment.**

**8.5. New Britain Boulevard Traffic Signal Installation Contract Award:** Ms. Bradley asked that the Board table this item until the September 10 meeting.

**MOTION:** A motion was made by Mrs. Haun, seconded by Mr. Jones and carried unanimously, to table the New Britain Boulevard Traffic Signal Installation Contract Award.

**9. Consent Agenda:**

**MOTION:** Upon motion by Mr. Jones, seconded by Mrs. Jones, the Board unanimously approved the following Consent Agenda items: Execution of Natural Resource Protection Easement and Stormwater Facilities Operation and Maintenance Agreement for Christopher and Michelle Luce, 875 Myers Road, TMP #26-003-099, with corresponding maintenance guarantee fee of \$675.29; Execution of Professional Services Agreement with Matthew Soncini for construction of a single family home, 161 S. Limekiln Road, TMP#26-005-057, with corresponding legal and engineering escrow of \$2,500.00; Escrow Release #1 for MEH Investments/CHOP/700 Manor Drive, L.P. for 700 Manor Drive for \$210,963.83, leaving \$37,228.91; Execution of a Professional Service Agreement with The Highlands Community Homeowners Association for dam removal and dewatering of a pond located on Highlands Drive, Krista Court and Palace Court, TMP #26-007-573, 26-007-498 and 26-007-462, with corresponding legal and engineering escrow of \$5,000.00; Execution of Professional Service Agreement with Casadonti Homes, Inc. for management review related to 28 Teresa Lane, TMP #26-021-075, with corresponding legal and engineering escrow of \$2,500.00; Execution of the following Development Documents for Blue Bus Holding, LLC, 160 New Britain Boulevard, TMP #26-001-103-001: Memorandum of Development Agreement; Development Agreement; Declaration of Covenants, Easements, Conditions, and Restrictions; Irrevocable Letter of Credit; Completion Bond; Subordination and Non-Disturbance Agreement; Stormwater Facilities Operation and Maintenance Agreement; and Temporary Access and Construction Agreement.

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

**11. Township Administration Comments:**

**11.1. 2018-2019 Consortium Fuel Contract Award:** Ms. Bradley announced that New Britain Township had participated in the Bucks County Consortium 2018-2019 Fuel Bid. Based on recommendation by Public Works Superintendent Wayne Fultz, Ms. Bradley recommended the Township award contracts to Suburban Propane, Inc. for Off Road Diesel Fuel and #2 Heating Oil and to PAPCO, Inc. for Unleaded Regular and Ultra-low Sulfur Diesel Fuel.

**MOTION:** A motion was made by Mr. Jones, seconded by Mr. Hood and carried unanimously, to award the 2018-2019 Fuel Bid to PAPCO, Inc. for Unleaded Regular at \$0.2375 and Ultra Low Sulfur Diesel Fuel at \$0.2651; and to Suburban Propane, Inc. for Off-Road Diesel Fuel at \$0.1821 and #2 Heating Oil at \$0.1955. Prices are based on market fluctuation.

**11.2. 2019 Police Minimum Municipal Obligation (Resolution #2018-14):** Ms. Bradley stated that in order to keep the Township's two pension funds sound, the Township was required to annually deposit into the Police Pension Fund and the Non-Uniform Pension Fund a Minimum Municipal Obligation (MMO), as outlined in the proposed Resolutions before the Board. Based on the 2016 Valuation Reports of the actuary, the 2019 MMO for Police Pension Fund would be \$109,972.00 and \$28,863.00 for the Non-Uniform Pension Fund, for a total 2019 MMO of \$138,835.00.

**11.3. 2019 Non-Uniform Minimum Municipal Obligation (Resolution #2018-15):**

**MOTION:** A motion was made by Mrs. Haun, seconded by Mrs. Jones and carried unanimously, to adopt Resolution #2018-14, the 2019 Minimum Municipal Obligation requiring a payment of \$109,972.00 to the Police Pension Fund; and to adopt Resolution #2018-15, the 2019 Minimum Municipal Obligation requiring a payment of \$28,863.00 to the Non-Uniform Pension.

**11.4. Cancellation of August 20, 2018 Meeting:** Ms. Bradley recommended cancellation of the Board of Supervisors' Meeting scheduled for August 20.

**MOTION:** A motion was made by Mrs. Haun, seconded by Mr. Hood and carried unanimously, to cancel the Board of Supervisors' Meeting scheduled for August 20.

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

**15. Payment of Bills:**

**15.1. Bills List dated July 6, 2018, for \$190,798.10:**

**MOTION:** Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated July 6, 2018 for \$190,798.10.

**15.2. Bills List dated August 1, 2018, for \$4,999.93:**

**MOTION:** Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously approved the Bills List dated August 1, 2018 for \$4,999.93.

**15.3. Bills List dated August 2, 2018, for \$6,643.69 (medical reimbursements):**

**MOTION:** Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Bills List dated August 2, 2018 for \$6,643.69.

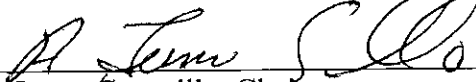
**15.4. Bills List dated August 3, 2018, for \$271,266.30:**

**MOTION:** Upon motion by Mr. Jones, seconded by Mr. Hood, the Board unanimously approved the Bills List dated August 3, 2018 for \$271,266.30.


**16. Adjournment:**

**MOTION:** There being no further business or comment, a motion was made by Mr. Jones, seconded by Mrs. Jones, and unanimously carried, to adjourn the meeting at 7:40 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

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Cynthia M. Jones, Member

Attest:   
Eileen M. Bradley  
Secretary/Manager

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