

**BOARD OF SUPERVISORS  
MEETING MINUTES  
February 6, 2012**

A Regular Meeting of the New Britain Township Board of Supervisors was held on February 6, 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, Members John A. Bodden, Robert V. Cotton and Helen B. Haun. Also present were Township Manager Eileen M. Bradley, Township Solicitor John Rice, and Township Engineer Craig Kennard.

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 prior to the meeting, the Board had met in Executive Session at 6:00 p.m. to discuss personnel, land acquisition and litigation issues.
4. **Public Comment:** There was no Public Comment at this time.
5. **Approval of Minutes from January 23, 2012 Public Meeting:**

**MOTION:** A motion was made by Mrs. Haun, seconded by Mr. Bodden, and unanimously carried, to approve the January 23, 2012 Minutes as written. Mr. Cotton abstained from voting since he was absent from the January 23 Meeting.

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

**8.1. Pine Valley Crossing Sketch:** Appearing on behalf of Pine Valley Crossing 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 on the current Wordsworth property located at Ferry Road and Old Iron Hill Road. Scott Mill stated that they have addressed the Fire Marshal and Planning Commission concerns in regard to making the interior roads 16 feet wide and straightening the emergency access road.

Mr. Gundlach stated that the proposal needed to receive zoning relief as a B2 Cluster. The relief would include smaller setbacks, reduction of minimum lot size from 8500 sq. ft. to 6040 sq. ft., and increasing the 35% allowable impervious surface. Mrs. Haun stated that she thinks they are asking for too much relief and believes they are proposing too many homes. She suggested the Applicant submit a By-Right Plan. Mr. Cotton expressed his concern for where all the snow would go in the winter season and asked if the plan is to keep the roads private. Mr. Mill explained that currently there is a snow easement between lots 3 and 4 and that a decision has not been made on whether they plan to keep the roads private or have them dedicated.

Mr. John Rice stated that no formal action would be taken at this time and the Board of Supervisors will take everything under advisement.

**8.2. OP/WSC District Review:** Ms. Bradley stated that the Planning Commission had been reviewing the allowable uses within the OP District and have come up with a proposed ordinance that would remove the OP

District completely, reassigning commercial designations to existing OP areas along Route 202, and creating a new zoning district, Watershed Commercial (WSC) District for parcels along Route 313. Mr. Cotton suggested that this topic be tabled until the next Board of Supervisors Work Session to be held on April 16, 2012, giving the Board more time to review the changes that the Planning Commission is recommending.

**8.3. House Bill 2031 Discussion:** Ms. Bradley stated that House Bill 2031 is before the General Assembly and if approved, would make carbon monoxide alarms mandatory in new and existing housing. Mr. Cotton stated that there has been an increase in fire calls due to carbon monoxide. Ms. Bradley stated that Carbon Monoxide Detectors are already required in New Construction and that the Board should consider requiring them in existing housing. Compliance could be achieved as part of the Use and Occupancy inspection process when properties change ownership or occupancy.

**MOTION: Upon motion by Mr. Cotton and seconded by Mr. Bodden, the Board unanimously authorized Mr. Rice to draft an ordinance that would amend the Property Maintenance Code requiring Carbon Monoxide Detectors for all new and existing homes.**

**9. Consent Agenda:** There were no Consent Agenda items.

**10. Board of Supervisors Comments:** Mr. Cotton stated that Congressman Michael Fitzpatrick might be contacting the Township to schedule possible Town Hall meetings at this facility.

**11. Township Administration Comments:**

**11.1. Rudowsky Zoning Hearing:** Ms. Bradley reported that on Thursday, February 16, the Zoning Hearing Board would consider the application of Stephen and Jennifer Rudowsky of 250 Cambridge Place, New Britain Walk for a variance to allow construction of a detached garage within required setbacks. Ms. Bradley recommended that the Board take no position on the application.

**11.2. TIGER Grant:** Ms. Bradley reported that Congressman Michael Fitzpatrick's office had informed the Township of the availability of a TIGER (Transportation Investment Generating Economic Recovery) Grant that could help aid the Township with the expense of the reconstruction of the New Galena Bridge. Ms. Bradley reported that the Township plans to submit a pre-application before the February 20 deadline.

**12. Solicitor and Engineer Comments:** There were no comments at this time from the Solicitor or Engineer.

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

**14. Public Comment:** Mrs. Eileen Domanico of Deerpath Road asked the Board what they were doing in regard to the Skyline Tavern appealing the recent Zoning Hearing Board decision denying a variance to install a deck. Mr. Rice stated that he has been authorized to represent the Board of Supervisors during the appeal process and has entered his appearance with the Court. Mr. Rice stated that interested parties need to file an intervention petition to become a party to the appeal. He suggested that neighbors hire their own lawyer, as Mr. Rice must represent only the interests of the Board of Supervisors. Mr. Jones stated that the Board is 100% behind the Zoning Hearing Board. There is currently no date set for the hearing and once the official Record has been filed with the Court and all interested parties have had an opportunity to intervene, the appellant will ask for a hearing date. The process could take four to six months.

**15. Payment of Bills:**

**15.1. Bills List dated February 3, 2012 for \$117,966.43:**

**MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated February 3, 2012 for \$117,966.43.**

**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 8:20 p.m.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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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