

**BOARD OF SUPERVISORS
MEETING MINUTES
November 6, 2017**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, November 6, 2017, 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 John A. Bodden, Sr., Members Helen B. Haun, Gregory T. Hood and William B. Jones, III. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq., and Township Engineer Janene Marchand.

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 land acquisition.

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 October 16, 2017:

MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun and unanimously approved to accept the October 16, 2017 Minutes as written.

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

7. Consideration of Old Business: There was no Consideration of Old Business at this time.

8. Consideration of New Business:

8.1. Preliminary 2018 Budget Presentation: Ms. Bradley presented the 2018 Preliminary Budget, created under the order to draft a balanced Budget with no tax increase to residents of New Britain Township. The balanced 2018 Budget proposed \$9,842,971.00 in new revenues and \$11,456,171.00 in expenditures for all funds, with no increase in Real Estate, Local Services or Earned Income Taxes. Ms. Bradley stated that the Township continued to provide cost containment through: changes in the healthcare plan; contracting with the Municipal Utility Alliance to provide discounted electricity rates through 2019; upgrading of Township- and District-owned street lights to LED heads, to be completed in 2017; continual monitoring of telephone and internet services; and the continued review of all overhead expenses to seek the best terms possible.

The Budget reflected contractual obligations that provide a 3.5% payroll increase for Police and Non-Uniform Staff. Other increasing costs include road paving materials, fuels and oils, increase in number of federal and state unfunded mandates, and stormwater management costs that continue to skyrocket and amount to a large unfunded mandate by state and federal regulations.

Capital Expenditures included: two (2) new police vehicles, one new Police Sedan and one new Police SUV; one (1) 6-Wheel Dump Truck with Plow and Salt Spreader and one (1) 1-Ton Pick Up Truck with Plow, Salt Spreader, and Lift Gate; computer upgrades and replacements for most departments; four (4) in-car cameras for police vehicles; eight (8) new AED Units for all Police Vehicles and most departments; new fuel dispensing

systems for Police and Public Works; exterior fencing around Police parking area; additional paving of Township roadways; \$300,000.00 for a new Traffic Signal System at New Britain Boulevard and County Line Road; debt service on the purchase of PECO-owned Street Lights and the replacement of existing heads with high-efficiency LED head on all Township-owned and District Street Lights; a bank loan of \$3,000,000 loan for bridge repairs and replacement of the New Galena Road Bridge and four (4) Culvert Projects, the Township will continue to draw down on the loan through 2019.

Ms. Bradley noted that New Britain Township continues to improve its Park System through capital improvements and working with developers to enhance facilities. New Britain Township owned 214 acres of active and passive recreational parkland, and was working on bringing forward a premier facility at the future Robert V. Cotton Park. Phase One of Veterans Park was mostly completed in 2017, with additional purchases in 2018 (monument, benches, picnic tables, landscaping). The Neshaminy Greenway Trail development and construction would proceed from 2018 through 2019.

Ms. Bradley reviewed debt service expense for 2018, which included: Public Works Building debt service of \$229,600.00; the Regional Street Light Procurement Program proposes a \$155,154.00 loan with debt service of \$25,959.00 over 7 years; Bank Loan debt service for the New Galena Bridge Project and four (4) Culvert Projects of \$67,500 on a \$3,000,000 loan, the Township will continue to draw down on the loan through 2019. Total Debt Service for Fiscal Year 2018 was \$323,066.00. Ms. Bradley stated that the Township might consider consolidation of all debt at the time the Public Works Building Loan Matures in 2025.

Ms. Bradley stated that the proposed millage for 2018 remained the same as 2017, at 12.0625 mills. One mill would generate approximately \$170,636.00, with the average Township tax bill being approximately \$411.21.

Mrs. Cynthia Jones of Circle Drive asked several questions regarding the proposed 2018 Budget.

Ms. Bradley stated that the Board needed to authorize advertisement of the 2018 Preliminary Budget, which was available for review in the Township Offices during normal business hours. Final adoption of the Budget was scheduled for Monday, December 4, 2017 at 7:00 p.m. as part of the Regular Meeting that evening.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Hood, the Board unanimously approved advertisement of the 2017 Preliminary Budget.

8.2. Authorize Advertisement of Ordinance Prohibiting Parking on West Side of Boulder Drive: Ms. Bradley stated that a discrepancy was identified in the Township Codified Ordinances, namely the signage currently posted on Boulder Drive did not reflect what was written in the Ordinance. Based on prior Board discussion of the subject, the Ordinance should be amended to reflect what was posted with current signage. The proposed ordinance amendment would amend the existing Ordinance to reflect no parking on the west side of Boulder Drive, as reflected in the signage posted on Boulder Drive.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously authorized advertisement of the proposed ordinance prohibiting parking on the west side of Boulder Drive.

9. Consent Agenda:

MOTION: Upon motion by Mr. Bodden, seconded by Mr. Jones, the Board unanimously approved the following Consent Agenda items: Payment Application #4 in the amount of \$102,179.62 for DESCOCO Design and Construction, Inc. for construction of the New Galena Road Bridge Replacement Project, leaving \$232,982.16 remaining; execution of a Stormwater Facilities

Operation and Maintenance Agreement for TMP #26-001-095-004, for a single-family dwelling on New Galena Road, with corresponding escrow of \$930.00; execution of Memorandum of Development Agreement for Prestige Property Partners, LLC for the Vineyards at Peace Valley Subdivision; execution of a Professional Services Agreement for PROVCO Pineville Acquisitions, LLC for development of a proposed Wawa for TMP #26-006-101-004, #26-006-101, and #26-006-101-005, W. Butler Avenue near County Line Road, with corresponding legal and engineering escrow of \$5,000.00; execution of a Professional Services Agreement for Zygmunt and Daniela Muzlowski for construction of a pole barn for TMP #26-012-048-002, 1048 Ferry Road, with corresponding legal and engineering escrow of \$5,000.00; execution of Professional Services Agreement for Highland Associa Mid-Atlantic for construction of a retaining wall for TMP #26-004-440 and #26-007-441, 112/114 Piper's Place, with corresponding legal and engineering escrow of \$2,000.00.

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

11. Township Administration Comments:

11.1. Resolution #2017-23, Amending the 2017 Budget: Excess Pension Payment: Ms. Bradley state that this resolution would memorialize the Board decision to make an excess pension payment into the Non-Uniform Pension Fund of \$31,530.13, representing the difference between the Pension State Aid amount budgeted and that received.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved Resolution #2017-23, amending the 2017 Budget by allowing an excess pension payment of \$31,530.13 to the Non-Uniform Pension Fund.

11.2. Zoning Hearings Scheduled for Thursday, November 16, 2017 at 7:00 p.m.: Ms. Bradley stated that the Zoning Hearing Board would consider the following applications on Thursday, November 16 at 7:00 p.m., to which all interested parties were invited: **Pompei Application**, for a vacant lot on Layle Lane, TMP #26-014-004, WS District, for a single-family dwelling, variances for: maximum impervious (12% max., 14.7% prop.); woodlands disturbance (20% max., 50% prop.); relief from tree replacement acre-for-acre; **Casadonti Application**, 1026 New Galena Road, TMP #26-004-007, WS District, to construct a detached garage 8 feet from side property line (15 feet required), when a garage was existing but removed prior to 2010; **Shafer Application**, continued from 10/19/17.

The Board took no action on the applications.

11.3. Zoning Hearings Scheduled for Thursday, November 27, 2017 at 7:00 p.m.: Ms. Bradley also noted that the Zoning Hearing Board would consider the following applications on Thursday, November 27 at 7:00 p.m., to which all interested parties were invited: **Small Application**, 35 Ferry Road, TMP #26-011-068-003, 3.71 acres in WS District improved with SFD, and operating illegal firewood sales, requested variance to allow second primary K5 Contracting Use (not permitted in WS); **Chalfont Equities, LLC Application**, 429-459 W. Butler Avenue, TMP #26-005-025, C2 District, seeking a variance to install second freestanding sign where only one is permitted; **McCabe Application**, continued from 10/12/17.

11.4. Joint Tax Collection District: Ms. Bradley stated that New Britain Borough had expressed interest in utilizing New Britain Township's elected Tax Collector to collect Borough real estate taxes, by creating a Joint Tax Collection District. The responsibility of creating the proposed ordinance fell to the Borough, but Ms. Bradley was still waiting on a draft ordinance from New Britain Borough. She requested the topic be tabled until she had a draft

to consider. She also emphasized that the Township did not need to create the Joint Tax District, as there was a valid candidate on the General Election ballot for 2018.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board unanimously approved tabling the Joint Tax Collection District subject to a future meeting.

12. Solicitor and Engineer Comments:

12.1. Estates at Julius Farm Waiver Request from Street Light Specifications: Mrs. Marchand stated that the Estates at Julius Farm subdivision installed streetlights that were not compliant with the approved Township specifications. The Developer, PRDC, had requested a waiver from the approved specification. She stated that the Township had two options: the Board could require the developer to remove and replace the streetlights with approved streetlights; grant the waiver with no conditions; or grant the waiver with the condition that the Township not accept dedication of the streetlights, and place the ownership and maintenance obligations on the homeowners' association.

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the waiver request with the condition that the Township not accept dedication of the streetlights, and place the ownership and maintenance obligations on the homeowners' association.

12.2. Act 42 of 2017: Casinos and Municipal Opt-Out (HB271): Mr. Nelson stated that he was researching the newly enacted Act 42 of 2017 regarding Casinos. The Act provided for mini casinos under certain circumstances. He added that the State would permit local municipalities to "opt-out" of having one within their borders, but a resolution would need to be passed before December 31, 2017. Mr. Nelson stated that if the Board changed their mind in the future, the resolution could be repealed to allow a mini casino. Mr. Nelson added that if the Board elected not to enact an opt-out resolution, changes to the Zoning Ordinance should be made allow for and regulate a mini casino use.

Mr. Hood stated that he was opposed to allowing the mini casino use in New Britain Township and was in favor of adopting the Opt-Out resolution. Mrs. Haun, Mr. Bodden, Mr. Scanzillo, and Mr. Jones were all in agreement with Mr. Hood. The Board directed Mr. Nelson to have an Opt-Out Resolution prepared for the next meeting.

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 October 27, 2017 for \$315,986.83:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Bills List dated October 27, 2017 for \$315,986.83.

15.2. Bills List dated November 3, 2017 for \$181,098.76:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated November 3, 2017 for \$181,098.76.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, to adjourn the meeting at 7:35 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

John A. Bodden, Sr., Vice Chair

Helen B. Haun, Member

Gregory T. Hood, Member

William B. Jones, III, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager