

**BOARD OF SUPERVISORS
MEETING MINUTES
December 7, 2015**

A Regular Scheduled Meeting of the New Britain Township Board of Supervisors was held on Monday, December 7, 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, A. James Scanzillo, and John A. Bodden Sr. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq. and Township Engineer Erik Garton. Absent was Supervisor Robert V. Cotton.

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 and a moment of silence in remembrance of Pearl Harbor Day.

3. Announcements from the Chair: Mrs. Haun announced that the Board had met prior to this meeting in Executive Session to discuss personnel issues, litigation, and land acquisition.

3.1. Service Award: Mrs. Haun announced that the Township Code Enforcement Officer, Randal Teschner, has provided the Township with 30 years of dedicated service. Mr. Teschner was unable to attend the meeting, but would be presented his award by the Manager later in the week.

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

5. Approval of Minutes:

5.1. Minutes of November 16, 2015 Board of Supervisors Regular Scheduled Meeting:

MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to approve the November 16, 2015 Minutes as written.

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

7. Consideration of Old Business:

7.1. Barclay Road Subdivision: Mr. Brian Grant of Select Properties spoke about the Barclay Road, that had received conditional Final Approval in May 2014 that was based on a court-approved Stipulated Agreement to construct a development containing 28 single-family lots, with Lot #15 containing two existing residential units. The project was under contract for sale to Toll Brothers. Part of the Stipulated Agreement required that the existing Lot #15 structures remain, with the owner converting the multi-family rental homes back to single-family dwellings. Toll Brothers had expressed an interest to subdivide Lot #15, demolish the existing structures and create two new lots for single-family dwellings.

Township Engineer, Erik Garton, stated that while the subdivision of Lot #15 would create an additional lot, no more dwelling units were proposed than originally discussed. Enforcement concerns of having two dwelling units on one lot under the old Agreement would be removed. If the existing structures are removed, the bike trail could be pushed back from the road. The stormwater drainpipe would need to be extended and the road frontage widened.

Mr. Jones noted that by subdividing Lot #15 and demolishing all of the existing structures, the appearance would be uniform. Mrs. Haun stated that they should go back and re-engineer the project to include the subdivision of Lot #15. Mr. Nelson added that he would revise the Amended Stipulation Agreement to reflect the subdivision of Lot #15.

7.2. 2016 Budget Adoption: Ms. Bradley presented the 2016 Final Budget, with expenditures of \$10,022,360.00 and no increase in millage or earned income taxes for 2016. Mr. Bodden thanked the Staff for their hard work on the 2016 Budget.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Jones and carried unanimously, formally adopting the 2016 Final Budget.

7.3. Tax Levy Resolution #2015-24: Ms. Bradley presented the Board with Resolution #2015-24, fixing the tax millage rates for 2016. Ms. Bradley stated that the millage had not increased nor had the allotment of millage changed from 2015.

MOTION: A motion was made by Mr. Jones, seconded by Mr. Scanzillo and carried unanimously approving Resolution #2015-24 fixing the tax rate for 2016.

8. Consideration of New Business:

8.1. Kirk Tract (Hilltown Township): Ms. Bradley provided the Board with a copy of the proposed subdivision plan for the Kirk Tract subdivision primarily located in Hilltown Township, containing a small parcel of land located in New Britain Township along Skunk Hollow Road. No improvements were proposed on the property located within New Britain Township and there would be no impact in New Britain Township. Ms. Bradley recommended that the Board waive land development.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously to waive land development for the Kirk Tract.

8.2. Commerce Operating GP, LLC Zoning Amendment Petition: Ms. Bradley stated that Commerce Operating GP, LLC, also known as Westrum Development Company, had submitted a Zoning Amendment Petition related to TMP #26-005-023, 415 W. Butler Avenue. The text amendment would amend the C3 Commercial District to include a BX Mid-Rise Apartment Use. Ms. Bradley reminded the Board that they had seen the proposal at a previous meeting as a concept plan only for 226 high-density apartments. In 2011, a B7 Mid-Rise Apartment Use was removed and changed to B7 Apartment Building, with corresponding changes to the regulations at that time. The petitioner proposed significant changes to both the 1995 Mid-Rise Use and the 2011 Apartment Building Use. Ms. Bradley asked the Board if they wished to consider the amendment by forwarding it to the Bucks County and New Britain Planning Commissions, before considering it themselves.

Mr. Bodden stated that he viewed the plan as an urban apartment house, not suitable for the C3 Zoning District and was not interested in the proposed amendment. Mrs. Haun stated she thought the proposal would fit better near Delaware Valley University, not in New Britain Township.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously, to decline consideration of the Petition for Zoning Amendment by Commerce Operating GP, LLC.

9. Consent Agenda:

MOTION: A motion was made by Mr. Jones, seconded by Mr. Scanzillo, and carried unanimously, for the following Consent Agenda Item: Execution of a Professional Services Agreement with Anthony Lepore for a minor subdivision at 37 Callowhill Road, TMP #26-011-021, with corresponding legal and engineering escrow of \$10,000.00.

10. Board of Supervisors' Comments: Mr. Jones stated that the Annual Santa House held on Friday, December 4 had large turnout of residents, possibly due to the mild weather. The Township collected over 150 lbs. of food to be donated to the New Britain Food Larder. Mr. Jones noted that the second night of the Santa House would be Friday, December 11 and he hoped to have the same turnout.

Mrs. Haun stated that she had attended the Delaware Valley Health Trust's Health Clinic Open House. Mrs. Haun said it was interesting and promised to be an asset for Township employees and their families.

11. Township Administration Comments:

11.1. Approval of 2016 Meeting Dates: Ms. Bradley presented the Board with the 2016 proposed meeting dates.

MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Bodden and unanimously carried, to approve the 2016 Meeting Dates.

11.2. Deadline for BCATO Resolutions: Ms. Bradley announced that the deadline to submit resolutions to BCATO is December 18, 2015 for consideration at the March State Convention.

12. Solicitor and Engineer Comments: There were no comments at this time.

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

14. Public Comment: Mr. Quedenfeld of Brittany Drive stated that the Township did a good job on the 2016 Budget.

15. Payment of Bills:

15.1. Bills List dated December 3, 2015 for \$145,923.94:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Scanzillo, the Board unanimously approved the Bills List dated December 3, 2015 for \$145,923.94.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, to adjourn the meeting at 7:25 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