

**BOARD OF SUPERVISORS  
MEETING MINUTES  
June 9, 2008**

A regular meeting of the New Britain Township Board of Supervisors was held on June 9, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, and beginning at 7:00 p.m. Present were Supervisors: A. James Scanzillo, Chair; Robert V. Cotton, Vice-Chair; and members John A. Bodden, Sr.; Helen B. Haun and William B. Jones. Also present were: Robert Bender, Interim Manager; Cathy Kichline, Assistant Manager, John B. Rice, Solicitor and Craig Kennard, Township Engineer.

**1. Call to Order:** Mr. Scanzillo called the meeting to order.

**2. Pledge of Allegiance:** Mr. Scanzillo led the audience in the Pledge of Allegiance.

**3. Announcements from the Chair:** Mr. Scanzillo announced there will be an executive session immediately after tonight's meeting to discuss a personnel matter and real estate.

**4. Public Comment:** There was no public comment.

**5. Approval of Minutes of May 19, 2008:** A correction was made to the minutes that Mr. Cotton abstained from voting on the approval of the May 5, 2008 minutes due to his absence at that meeting.

**MOTION:** Upon motion by Mr. Cotton and seconded by Mrs. Haun, the Board approved the May 19, 2008 minutes as corrected.

**6. Consideration of Old Business:** None

**7. Consideration of New Business:**

**7.1. Presentation regarding proposed use – former Wordsworth Tract – George Donovan and William Messick:**

Mr. George Donovan and Mr. William Messick were present to introduce a concept plan for the Wordsworth Tract. The plan would include amending the stipulated agreement, which would eliminate the previously approved uses (dormitory, drug/alcohol treatment center, etc) and instead permit only an age qualified use. Mr. Donovan presented a rendering of a Farm type complex that included a manor house, barn, stable and carriage houses. The Board and developer informally discussed density, site capacity, architectural style and other provisions. Mr. Donovan also told the Board and audience the developer would like to develop this site as a "green" community. Board members offered comments including moving the intersection along Ferry Road in a westerly direction consider provisions for additional parking and tot lot in the event the use is changed in the future. The Board was in favor of the applicant working with staff and the solicitor to amend the stipulated agreement and formulating a development plan.

**MOTION:** Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board unanimously approved the concept of a farm like community for age qualified residents and directed the applicant to work with the municipal staff and solicitor.

**7.2. Acceptance of Extension to review timetable through 8/14/08 for Peace Valley Winery subdivision:**

**MOTION:** Upon motion by Mr. Cotton and seconded by Mr. Bodden, the Board unanimously approved the request for extension of the Peace Valley Winery subdivision through August 14, 2008.

**7.3. Approval and signatures of Professional Service Agreement – Franklin and Doris White property – 619 Limekiln Pike:**

**MOTION:** Upon motion by Mrs. Haun and seconded by Mr. Cotton, the Board approved the Professional Services Agreement for the White property and directed staff to work on the project.

**7.4. Authorization to advertise revised ordinance for Temporary Storage Structures:** Mr. Bender advised the Board this proposed ordinance has been slightly revised to reduce the setback from a driveway from 25' to 5'. This reduction in setback would still require the applicant to meet the site triangle requirement of the zoning ordinance.

**MOTION:** Upon motion by Mr. Bodden and seconded by Mr. Cotton, the Board unanimously authorized the advertisement of the Temporary Structure Ordinance.

**7.5. Approval of Final Plans – Greenway Subdivision – 26-001-125-002:**

**MOTION:** Upon motion by Mr. Bodden and seconded by Mrs. Haun, the Board unanimously awarded final plan approval of the Maurer Tract/Greenway Development last revised March 20, 2008 subject to the final plan approval conditions:

1. Compliance with correspondence of Gilmore & Associates, Inc. dated May 30, 2008;

2. Compliance with any outstanding items of the preliminary plan approval from the township solicitor dated October 12, 2007;
3. Execution of a stormwater management agreement providing for HOA maintenance, enforcement, and repair of any and all stormwater management facilities including individual rain gardens, subject to the approval of the township solicitor;
4. Review and approval of all HOA documentation and disclosure statements;
5. Review and approval of all deeds of dedication, easements, and other required documentation;
6. Striping of Sparrow Lane to provide a 4' wide pathway connecting the internal sidewalk. Maintenance of one-way access only for Sparrow Lane and installation of a street lamp;
7. Realignment of those portions of the pedestrian path between the Karczewski Tract and each of the two roads shown on the plan;
8. Approval of the sewer planning modules by the township engineer and compliance with all DEP requirements;
9. Execution of Development and Financial Security Agreements;
10. Compliance with all applicable township ordinances, state and federal rules, regulations and statutes.

#### **7.6. Approval of Phase I of the Final Plan of Subdivision for Fox Ridge Subdivision:**

**MOTION:** Upon motion by Mr. Bodden and seconded by Mr. Cotton, the Board unanimously approved to grant final plan approval for Phase I – Lot 12 only, and preliminary plan approval for Phase II subject to compliance with all outstanding comments in Gilmore and Associates letter of May 30, 2008 and recommended acceptance of the following waivers; all waivers as noted in Gilmore and Associates review letter dated May 30, 2008; item #4, Section III. The Board also approved a waiver request for section 704.3 and 710.4.

#### **8. Consent Agenda:**

##### **8.1. Release #3 (final) Rosanelli Tract**

**MOTION:** Upon motion by Mr. Bodden and seconded by Mrs. Haun the Board unanimously approved the consent agenda as listed.

**9. Board of Supervisor Reports:** Mr. Cotton informed the Board and audience that Mr. Buehler, Secretary of Transportation will be speaking at the next TMA meeting. Mr. Cotton also informed the Board that the subject of the next meeting of the New Britain Township area agency on aging task force will be Elder Law presented at the Little Farm Estates Community room.

Mrs. Haun informed the Board she attended the most recent public meeting of the Upper Wissahickon management plan.

#### **10. Township Administration Comments:**

- Mixed Use Zoning Ordinance: Mr. Bender presented a mixed use zoning amendment revising the standards for J31; Planned Community Center Mixed Use. This draft amendment has been presented to the Planning Commission, Bucks County Planning Commission and the Board of Supervisors. The staff will accept comments, make any revisions required and present to the Board.

- Iron Hill road/Ferry Road Pedestrian Crossing – Footpath to Peace Valley Park: Mr. Bender presented a proposed design that would continue the Doylestown footpath across Keeley Ave. at Ferry Road and continue onto Old Iron Hill Road to Peace Valley Park. Mr. Bender suggested the township request Doylestown Township to petition PennDOT to amend the construction permit to change the location of the proposed path to the other side of the street and to work with the Brownolds to install a footpath along Old Iron Hill Road.

Mrs. Brownold indicated to the Board she is in favor of the trail and appreciates the Boards sensitivity to the acquisition of right of way.

**MOTION:** Upon motion by Mrs. Haun and seconded by Mr. Bodden, the Board directed staff to work with Doylestown Township, PennDOT and the property owners to install a pedestrian path along Old Iron Hill Road to Peace Valley Park.

Staff meeting with PennDOT – Route 202 @ NBVS & Redevelopment Site: Mr. Bender informed the Board he and staff met with PennDOT to review the installation of a traffic signal along Rt. 202 location of the redevelopment site and NBVS. Mr. Bender informed the Board it is likely a traffic signal will be installed at this location.

Mr. Bender also notified the Board that noise – decibel readings were taken on June 6<sup>th</sup> originating from a neighbor complaint. Twelve readings were taken three times. All readings were below the maximum allowable.

**11. Solicitor & Engineer Comments:** Mr. Rice announced an executive session to discuss real estate matters.

**12. Other Business: None**

**13. Payment of Bills:** Two bill lists in the amount of \$111,440.02 and \$2584.62 respectively were presented.

**MOTION:** Upon motion by Mr. Bodden and seconded by Mrs. Haun, the Board unanimously approved the two bill lists.

**14. Public Comment:** Mrs. Cecilia Parent of Forest Park Drive presented a list of concerns to the Board including parking at the new CBREMS building, PVC pipe sticking out of the pedestrian path at North Branch Park, the need for paving the parking lot and the condition of the soccer fields.

Mr. Bender indicated he will speak with EMS employees and inform them to park their vehicles within the striped parking spaces. Mr. Bender will have Public works Superintendent Wayne Fultz close the pedestrian path in the morning and keep it closed until the path is repaired and pipe removed. Mr. Bender informed the Board and audience that the gravel parking lot is scheduled to be paved later this season. Mr. Bender also informed the Board and audience that he will contact the soccer organization first thing in the morning to receive feedback as to the condition of the soccer fields.

Mr. Doug Reisner, 265 Sellersville Road, inquired into the regulations governing outside wood furnaces. Mr. Bender informed him that these furnaces have become a growing enforcement concern in many municipalities since they are not governed under the Uniform Construction Code and most ordinances require only that they be installed per manufacturer’s direction. Mr. Bender said staff will work on establishing criteria for the governance of wood burning furnaces.

**15. Adjournment:**

**MOTION:** Upon motion by Mr. Bodden, seconded by Mrs. Haun, the Board adjourned to executive session at 8:45 PM.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
A. James Scanzillo, Chair

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Robert V. Cotton, Vice-Chair

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John A. Bodden, Sr., Member

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Helen B. Haun, Member

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William B. Jones, Member

Attest: \_\_\_\_\_  
Robert C. Bender  
Township Manager

Minutes approved on: \_\_\_\_\_