

**BOARD OF SUPERVISORS
MEETING MINUTES
May 10, 2010**

A Meeting of the New Britain Township Board of Supervisors was held on May 10, 2010, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Jack Bodden, Chairman; Helen Haun, Vice Chairman; William B. Jones and Robert Cotton. Also present were: Eileen Bradley, Township Manager; Cathy Kichline, Assistant Manager; Robert Scafidi, Police Chief; and Peter Nelson, alternate Township Solicitor.

1. **Call to Order:** Mr. Bodden called the Meeting of the New Britain Township Board of Supervisors to order.
2. **Pledge of Allegiance:** Mr. Bodden led the Board and audience in the Pledge of Allegiance.
3. **Announcements from the Chair:** None.
4. **Public Comment:** None
5. **Approval of Minutes of April 26, 2010 Board of Supervisors Meeting:**

MOTION: Upon motion of Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Minutes of the April 26, 2010 Board of Supervisors Meeting.

6. **Consideration of Old Business:**

7. **Consideration of New Business:**

7.1. Ordinance #2010-05-01: Amending the New Britain Township Zoning Ordinance Part 3, Section 27-305, amending the Definitions and Use Regulations for J2 Adult Commercial/Adult Entertainment and further amending Chapter 27, Part 17, Section 1701 to permit the J2 Adult Commercial use as a Conditional Use in the Industrial Zoning and Amending Section 1702 to require a minimum lot size of 1.5 acres.

Solicitor Nelson informed the Board that both the New Britain Township Planning Commission and the Bucks County Planning Commission reviewed the proposed ordinance. In addition, the ordinance was properly advertised on April 26, 2010 and May 3, 2010.

Mr. Bodden opened the hearing by summarizing the proposed ordinance as an ordinance that outlines and details adult uses. The existing ordinance does not address live adult entertainment. Mr. Bodden then called for comments from the Board.

Mr. Cotton indicated he was opposed to this type of ordinance in theory. Mrs. Haun informed the Board although she is against these types of uses; the MPC requires all uses be identified in the zoning ordinance.

Mr. Bodden asked for comments from the public, which there were none. Mr. Bodden then closed the hearing and called for a motion.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved Ordinance 2010-05-01 amending Chapter 27 of the Township Code of Ordinances and the New Britain Township zoning Ordinance, Part 3, Section 27-305, and further amending Chapter 27, Part 17, Section 1701 and to permit the J2 Adult Commercial use as a conditional use in the Industrial Zoning district.

7.2. Review of Capitalization Policy: Ms. Bradley informed the Board that the auditors are recommending the Township adopt a formal Capitalization Policy. This policy would memorialize in writing the way the Township already capitalizes large expenditures such as equipment, fixed assets, capital assets, inexhaustible assets, depreciable assets, land and building and improvements. Ms. Bradley further informed the Board that the Capitalization Policy was reviewed by Supervisor Jones, Assistant Manager Kichline, and Treasurer Federsel. Minor changes were made to the policy and Ms. Bradley recommends the Board adopt the policy before them.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, the Board unanimously adopted the Capitalization Policy as proposed.

7.3. Subdivision Application of Franklin White: In July 2008, the Board of Supervisors voted to waive formal land development processing of this plan. As the proposal involved no land development of the parcels in question, Mr. White requests the Board consider the following:

1. Permitting the application to be processed as a Preliminary/Final Subdivision.
2. Approving a reduction in the application fee to \$250.
3. Approving a reduction of the escrow amount to \$1,000 with the condition the applicant will be required to replenish and will maintain a \$500 minimum balance at all times.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously accepted the application of Franklin White as Preliminary/Final and accepted the plan for processing conditioned upon receipt of the application fee and escrow requirement.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Cotton, the Board unanimously approved a reduction in the application/filing fee to \$250.00 due to the nature of the application not involving land development.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, the Board unanimously approved the reduction of the escrow requirement to \$1,000 conditioned upon maintaining a minimum balance of \$500.

7.4. Authorization to Lease Leaf/Yard Waste Drop-off Container: Ms. Bradley informed the Board that Hough Associates recently met with DEP Recycling Grant Administrators to discuss municipal compliance with Act 101 and Act 104. Municipalities must be in full compliance with all requirements of Act 101 and Act 104 by December 31, 2010 in order to be eligible to receive 904 Recycling Performance Grant money. Specifically, New Britain Township must offer a designated yard waste and leaf drop off location for residents to use at least twice per year.

Ms. Bradley recommended the Township lease a drop-off container and make it available for resident use two times per year; once in the spring for yard waste and once in the fall for leaf waste. This would be in addition to our current ordinance, which requires haulers to provide this service on a monthly basis to their residential and commercial customers.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, the Board unanimously authorized staff to lease a drop-off container for yard and leaf waste twice annually for the use of residents. Staff will determine a location for placement of the container and notify residents of schedule.

7.5. PSA Approval; TMP #26-002-16; Maple Avenue: Ms. Bradley informed the Board that this is a standard Professional Service Agreement for erection of a twin home on Maple Avenue, part of the recent Evangelista Subdivision.

MOTION: Upon motion by Mr. Jones, seconded by Mrs. Haun the Board unanimously authorized execution of the Professional Service Agreement.

7.6. Approve Release to Prime Properties of \$23,783.72: Ms. Bradley presented a Final Release for \$23,783.72 for the Borden Farm Subdivision as approved by the Solicitor and Engineer.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, the Board unanimously authorized execution of release documents and payment of the remaining escrow amount of \$23,783.72 to Prime Properties less any invoice received from Gilmore and Associates.

8. Board of Supervisors Comments: Mr. Cotton informed the Board and audience that volunteer firefighter Bob Dando was in a serious motorcycle accident and has undergone numerous surgeries. The Chalfont Fire Company is sponsoring a blood drive on May 18th from 2pm to 8pm to help replenish the supply at Abington Hospital and to support any future need.

Mrs. Haun also requested Mr. Fultz check the traffic signal at southbound County Line Road and Rt. 202 for proper timing of the left turn arrow.

9. Township Administration Comments:

9.1. 2010 Capital Purchases: Ms. Bradley requested the Board approve three capital expenditures identified in the 2010 Budget and deferred from 2009. Ms. Bradley further explained \$180,000 was budgeted for a dump truck from the Highway Equipment fund, \$50,000 was budgeted for a Chipper from the Capital Equipment fund, and \$30,000 was budgeted for a police SUV from the Capital Equipment fund.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously authorized the three capital purchases as outlined by Ms. Bradley and directed staff to obtain proposals and/or bids.

9.2. Approval to Hire the Meyner Center at Lafayette College as Consultant: Ms. Bradley informed the Board, based on the Act 111 arbitration award, the Township and Police Department must form a committee to study the feasibility of a trial 12-hour shift schedule for the Police Department. Ms. Bradley and Ms. Kichline have met with various consultants and recommend the services of David Woglum of the Meyner Center at Lafayette College. Mr. Woglum brings with him many years of municipal experience and an understanding of police departments. The cost associated with the consulting services will be \$65.00 per hour. Mr. Woglum will determine an economic and labor analysis for presentation to the committee.

MOTION: Upon motion by Mr. Cotton, seconded by Mr. Jones, the Board unanimously approved hiring the Meyner Center at \$65.00 per hour for consulting services.

9.3. Ricci Zoning Hearing Board: Ms. Bradley informed the Board that a Zoning Hearing would be held on May 20 at 7:00 p.m. for the property located at 404 Dornishwood Road in New Britain Walk. The applicant is seeking a variance from Zoning Section 27-305.B (10) b to allow a projection into the minimum side yard setback to construct a deck addition to an existing single family dwelling as part of a Village House Development.

9.4. 2009 Audit Report: Ms. Bradley reviewed the 2009 Audit report as prepared by Dunlap & Associates. The audit report will be advertised as required and available for public inspection.

10. Solicitor and Engineer Comments: None

11. Other Business: None.

12. Public Comment: None

13. Payment of Bills: Bills listed dated 5/5/10 for \$55,224.96 and List dated 5/6/10 for \$44,799.55:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Cotton, the Board unanimously approved the bill lists dated 5/5/10 as presented.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, the Board unanimously approved the bill list dated 5/6/10 as presented.

14. Adjourn:

MOTION: There being no further business, upon motion by Mr. Cotton seconded by Mrs. Haun, the Board adjourned the meeting at 7:45 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

John A. Bodden, Chair

Helen B. Haun, Vice-Chair

James Scanzillo., Member

Robert V. Cotton, Member

William B. Jones, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager

