

**BOARD OF SUPERVISORS
MEETING MINUTES
August 11, 2008**

A regular meeting of the New Britain Township Board of Supervisors was held on August 11, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, 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; Craig Kennard, Township Engineer, Robert Scafidi, Police Chief; and Wayne Fultz, Superintendent of Public Works.

1. Call to Order: Mr. Scanzillo called the meeting to order at 7:00 PM.

2. Announcements from the Chair: Mr. Scanzillo introduced John Quinlisk, a Boy Scout working on his Citizen in Community merit badge. Mr. Scanzillo invited John to lead the Board and audience in the Pledge of Allegiance.

3. Pledge of Allegiance: John Quinlisk led the Board and audience in the pledge of allegiance.

4. Public Comment: There was no public comment.

5. Approval of Minutes of the July 28, 2008 Board of Supervisors meeting:

MOTION: Upon motion by Mr. Jones and seconded by Mr. Bodden the Board unanimously approved the minutes of the July 28, 2008 Board of Supervisors meeting.

6. Consideration of Old Business:

6.1. Susan's Vineyard; Request for Waivers; continuation of discussion: Mr. Koopman, Attorney for the applicant was present to review and request the Board consider granting waivers of certain Sections of the Subdivision & Land Development ordinance, specifically; relief from Section 704.3 which requires easements to be centered or adjacent to front, side and rear property lines; Section 712.4.T relief from the required basin bottom slopes of 2% and; Sections 705.14, 706.1, 706.2 that requires installation of curbing, sidewalk and full-width widening.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, the Board supported the requested waivers - subject to the conditions set forth in Resolution 2007-12, township approval of the final design of the off- site improvements to Old Limekiln Road, and approval of the revised subdivision plans by the township engineer.

Mr. Koopman also requested the Board consider granting a waiver of Section 22-721, Section 7 which requires that a suitable on-site septic replacement area is provided.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board denied granting a waiver of Section 22-721, Section 7 - instead, requiring that two septic sites are shown upon the plan, subject to the following conditions:

- a. That the applicant review the location of the primary septic system site with the township engineer, on a lot by lot basis, and that the system(s) be located at the best locations possible as to not interfere with the future uses of the lot, focusing upon the rear yard areas, with the primary septic system only not shown upon protected soils, and
- b. That a program is finalized to require intensive maintenance of the individual septic systems by the Homeowners Association and that all documentation therefore be reviewed and approved by the Township Solicitor and recorded with the final development plans; and
- c. That the second, (or backup) septic system site be shown upon each building lot, which *may* be sited at any location within the side or rear yard area, but shall also be located to minimize interference with the practical use of the rear yard area by future lot owners. The plan shall also be noted as follows;

"In the event that a secondary septic system needs to be constructed at any future time, the location of said backup system shall be as shown upon the final plans, unless otherwise required by the Pa DEP, the Bucks County Board of Health or other agency of jurisdiction. Any zoning approvals that may be required prior to the construction of the backup system shall be the lot owners' responsibility."

7. Consideration of New Business:

7.1. Zoning Amendment; Adding Use J31 to the C-1 Commercial District; discussion and authorization to advertise: Mr. Bender introduced a proposed zoning amendment that would add a new use J31, Planned Community Center, to the C1 Commercial District. Mr. Bender recommended the Board approve advertising the ordinance and Conditional Use hearing subject to the Solicitor adding language to address the recent Planning Commission comments, as follows; *The Conditional Use review and approval process should consider and properly address; the placement of all outdoor trash receptacles and the buffering thereof, incorporation of Traffic Calming devices to discourage cut through traffic, encourage additional preservation of buffers and green areas by considering inclusion of reserve parking areas*

where appropriate, substitution of increased building heights in exchange for increased buffer areas. In addition, the Conditional Use process should consider not only the numeric calculation of trees to be removed, but also the quality and species of trees to be removed. Lastly, the Conditional Use process should consider future access and driveway connection to abutting commercial properties.

MOTION: Upon motion by Mr. Bodden, seconded by Mrs. Haun the Board approved the advertisement of the above ordinance and conditional use hearing.

7.2. County Line/New Britain Realty, L.P. Commercial Development Zoning Review:

MOTION: Upon motion of Mr. Bodden and seconded by Mr. Jones the Board unanimously approved tabling this item.

7.3. Resolution 2008-11- Adoption of Revised Fee Schedule: Mr. Bender introduced a revised schedule of township fees noting minor changes were made including changing the fee for Non-residential final plan land development from a acreage based fee to a per lot based fee.

MOTION: Upon motion by Mr. Jones and seconded by Mrs. Haun, the Board unanimously approved Resolution 2008-11 revising the schedule of fees.

7.4. Resolution 2008-12; Amending Resolution 92-03, guidelines under which R.A.P. may operate: Mr. Bender introduced Resolution 2008-12 which amends Resolution 92-03, the guidelines under which the R.A.P. group home may operate. Ms. Donna Ciminio and Donna Loughin, owners of the facility, were present to explain to the Board their desire to change the age requirement of the woman from under 18 years of age to over 18 years of age and to focus more to an after high school, high functioning, transitional boarding home. After discussion, the Board suggested the owners meet with Ms. Kichline and Mrs. Lapp to get a better understanding of the proposed use as well as a review of all the conditions of the 92-03 resolution.

7.5. Presentation of 2009 Minimum Municipal Obligation; Police Pension Plan:

MOTION: Upon motion by Mr. Bodden and seconded by Mrs. Haun the Board of Supervisors accepted the 2009 MMO for the police pension plan in the amount of \$145,224 and directed the staff to budget this amount in 2009.

7.6. Presentation of 2009 Minimum Municipal Obligation; Non-Uniform Pension Plan:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Cotton the Board of Supervisors accepted the 2009 MMO for the non-uniform pension plan in the amount \$40,357 and directed staff to budget this amount in 2009.

7.7. Award 2008 Road Program Bids; Contract "A" Bituminous Seal Coat & Contract "B" Bituminous Wearing Course:

MOTION: Upon motion of Mr. Jones, seconded by Mr. Bodden, the Board awarded Contract "A", Bituminous Seal Coat to Asphalt Industries of Chester, PA in the amount of \$80,073.18 and Contract "B", Bituminous Wearing Course to Bray Brothers Inc. in the amount of \$218,422.50. The Board also authorized the contribution to Doylestown Township in the amount of \$80,000 toward the work being done on Old Iron Hill Road. The total expenditures for the 2008 Road Program are \$378,495.68.

7.8. Accept for Review Purposes Only; Lepore Minor Subdivision:

MOTION: Upon motion of Mr. Jones, seconded by Mr. Bodden the Board accepted for review purposes only the Lepore Minor Subdivision and directed the planning commission to review and report back to the Board.

8. Board of Supervisor Comments: Mr. Cotton gave an update on the Route 202 improvements indicating construction letting will begin in December 2008 for Section 702 with Section 711 and 721 letting in summer 2009. Mrs. Haun informed the audience the next meeting of the Delaware Basin Water Resources committee will meet September 11 at Northampton Community College.

9. Township Administration Comments: Mr. Bender informed the Board and audience that the CiviCall customer service program is up and running successfully. Traffic Calming controls have been installed along Park Avenue and Schoolhouse Road. Colored crosswalks will be added to the crosswalks at those locations. Gilmore is preparing specifications for the raised tables.

10. Solicitor & Engineer Comments: None

11. Other Business:

11.1. Schoolhouse Pointe, Lot #3, repairs to stamped asphalt: A letter was received from the developer requesting a release of all escrowed funds except for \$500 to repair stamped asphalt.

MOTION: Upon motion of Mr. Bodden, seconded by Mr. Jones, the Board denied the request to release funds at this time, indicating all funds may be administratively released when all work is complete and signed off by township engineer.

11.2. New Britain Walk; Acknowledge receipt of LOC reduction request:

MOTION: Upon motion of Mr. Jones, seconded by Mrs. Haun, the Board acknowledged receipt of the LOC reduction request and instructed the township engineer to complete a punch list.

11.3. Receipt of PEG Channel Support Grant: Ms. Kichline informed the Board new Britain Township has received a grant in the amount of \$16,540 from Comcast as part of our cable franchise renewal agreement. Ms. Kichline suggested New Britain Township use a portion of these funds to update the software used to program PEG channel information. The Board agreed with this suggestion.

12. Public Comment: Robert Showalter noted the work on Old Iron Hill Road is progressing quickly and wanted to ensure that all work requested by New Britain Township is included in the work program. Mr. Sholwater also told the Board and audience the annual stream clean up will be September 13th.

Mrs. Nancy Decker asked the Board to ensure the pipe leaving the detention basin at the proposed Susan’s Vineyard subdivision be of adequate size to handle stormwater runoff from the site.

13. Payment of Bills:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Cotton the Board unanimously approved the bills list in the amount of \$162,462.66

14. Adjournment:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Bodden, and approved, the Board adjourned at 8:20 PM.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

Robert V. Cotton, Vice-Chair

John A. Bodden, Sr., Member

Helen B. Haun, Member

William B. Jones, Member

Attest: _____
Robert C. Bender
Township Manager

Minutes approved on: _____