

**BOARD OF SUPERVISORS  
WORKSHOP MEETING MINUTES  
July 14, 2008**

A public work session of the New Britain Township Board of Supervisors was held on July 14, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, and beginning at 9:00 a.m. Present were Supervisors: Robert V. Cotton, Vice-Chair; and members Helen B. Haun and William B. Jones. Also present were: Robert Bender, Interim Manager; Cathy Kichline, Assistant Manager; John B. Rice, Township Solicitor, Craig Kennard, Township Engineer; Erik Gartner, Assistant Engineer; Randy Teschner, Code Enforcement; Robert Scafidi, Chief of Police and Wayne Fultz, Public Works Superintendent.

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

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

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

**4. Request for Waiver of Land Development Process; Aark Wildlife Center:** Mr. Bender reported that the Zoning officer has previously determined that the Aark Animal Hospital is a use that is permitted "by-right" within the Watershed Zoning District. He also advised that they are currently proposing to renovate several existing buildings on the property, to demolish then replace one other building (upon its current foundation and with no new impervious surface) and to also build several outdoor wire cages with small shelter areas for the animals. He said that the applicant stated that the wire cages would have pervious floors made of gravel and/or woodchips, and would thereby not increase impervious surface on the property. He explained that the staff had reviewed the application with the Solicitor and Engineer and had concluded that the proposal probably did not rise to the level of being a Land Development; however the staff decided to be safe, it would be presented to the Supervisors for review and formal waiver of Land Development processing. It was also recommended that the Supervisors consider allowing the reserved parking spaces to not be installed at this time, and instead allowing the township to monitor the site for an agreed upon timeframe, retaining the right to require the additional parking installation, if deemed necessary at any future time.

**MOTION:** After discussion with the applicant and all parties; upon motion of Mr. Jones, seconded by Mrs. Haun, the Supervisors voted 3-0 to waive formal Land Development Plan processing at this time, subject to the following conditions;

- a. If there is land development proposed on the site in the future, formal LD plans will then be required,
- b. The applicant shall obtain all required building, plumbing, electrical, and/or occupancy permits for the proposed renovation and construction work, including the animal cages,
- c. That the applicant will provide the township with evidence of a Health Department or DEP permit to renovate and/or replace the existing septic system.
- d. Prior to final occupancy, execution of an agreement acceptable to the Township Solicitor memorializing the aforementioned terms pertaining to the potential reserve parking installation.

**5. Request for Waiver of Land Development Process; White Minor Subdivision:** Mr. Bender provided background to the Board, stating that the plan being considered constitutes a minor subdivision of an existing non-conforming property, which would effectively "legalize" the non-conformity that has been in effect for at least 20-30 years. The property contains a residential dwelling which has been leased and used as a "group home" for many years. It also includes a registered non-conforming trucking operation and accessory dwelling unit owned by Franklin White. Mr. White now proposes to formally subdivide the tract along the lease line between the group home and the remainder of the tract.

**MOTION:** Upon motion by Mrs. Haun and seconded by Mr. Jones, recognizing that there would be no change of use, no new construction, or land development activity, the Board voted 3-0 to process this plan as a **minor subdivision only**, stipulating that if at any future land development upon the site would require formal Land Development approval. Mr. Bender explained that the applicant intends to process their preliminary plan first, and then go to the ZHB to seek any relief needed, and if approved by the ZHB, return to the BOS for final plan approval.

**6. Resolution 2008-09; Authorizing the Chairman to execute the traffic signal maintenance agreement for County Line Rd. & Village Square; County Line Rd. & Manor Drive; County Line Rd. & Summer Ridge/Horizon Dr.:**

**MOTION:** Upon motion by Mr. Jones and seconded by Mrs. Haun, the Board unanimously approved and authorized the Chairman to execute the traffic signal maintenance agreement for the abovementioned traffic signals.

**7. Payment of Bills:**

**MOTION:** Upon motion by Mrs. Haun and seconded by Mr. Jones, the Board unanimously approved the payment of bills in the amount of \$82,242.29.

**8. Other Business:**

**Susan’s Vineyard:** Susan Gross, Robert Kolmus and Robert Showalter were present to informally review a number of potential plan revisions and pending waivers. Mr. Showalter stated that the applicant will ask the Board to waive road improvements along Upper Stump Road in exchange for enhanced stormwater improvements along Old Limekiln Road. Mr. Showalter also discussed the possibility of a waiver of the requirement for a back up septic plan if the HOA documents require the property owner to maintain and pump the septic every three years. Ms. Gross informed the Board she would like to change the name of “Easy Street” to “Rabel Drive”. No decision was made by the Supervisors on either issue as the applicant will again appear with these waiver requests at the Board’s meeting of July 28<sup>th</sup>.

Mr. Bender informed the Board the staff is updating the fee schedule and will recommend changes as soon as possible.

Mr. Bender informed the Board that staff had met with Atlantic Properties regards to completing the public improvements at the Reserve at New Britain. It has been requested that Gilmore & Associates inspect the site and prepare a punch list for the developer. The intent is to get all work completed prior to winter weather so the township can take dedication and provide service to the residents. It was noted that security sufficient to secure any damages to public improvements will have to be posted for the six remaining lots.

Mr. Bender informed the Board that New Britain Township’s request for a 3-way stop at Callowhill/Ferry/Park has been approved and that PennDot will install the signs in the near future. In addition, PennDOT has agreed to complete the requested traffic study for Callowhill Road. The traffic study will include speed limits, road markings, ditch repairs.

Mr. Bender informed the Board that he met with Doylestown Township and PennDOT regarding the improvements along Keeley Avenue/Old Iron Hill Rd/Ferry Road.

**9. Executive Session:** Mr. Bender indicated an Executive Session will be held to discuss various personnel matters.

**10. Adjournment:**

**MOTION:** Upon motion by Mr. Jones and seconded by Mrs. Haun the Board adjourned at 11:00 a.m.

**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: \_\_\_\_\_  
Cathy Kichline  
Secretary/Assistant Manager

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