

**BOARD OF SUPERVISORS  
MEETING MINUTES  
September 14, 2015**

A Regular Scheduled Worksession Meeting of the New Britain Township Board of Supervisors was held on Monday, September 14, 2015 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 9:00 a.m. Present were Supervisors: Chair Helen B. Haun, Vice Chair William B. Jones, III, Members John A. Bodden, Sr., and A. James Scanzillo. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq. and Township Engineer Erik Garton. Robert V. Cotton was absent.

**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.

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

**3.1. Ten Year Service Award to Anthony Passerini:** Mrs. Haun presented Public Works employee Anthony Passerini with a Ten (10) Year Service Award.

**3.2. Twenty Five Year Service Award to Robert Burkhardt:** Mrs. Haun announced that the Board had a Twenty Five (25) Year Service Award to present to Police Officer Robert Burkhardt at a future date.

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

**5. Approval of Minutes:**

**5.1. Minutes of August 17, 2015 Board of Supervisors' Regular Meeting:**

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to approve the August 17, 2015 Minutes as written.**

**6. Departmental Reports:**

**6.1. Code Department Report:** Ms. Bradley presented the Code Department Report for August 2015.

**6.2. Police Department Report:** Chief Robert Scafidi presented the Police Department Report for August 2015.

**6.3. Public Works Department Report:** Mr. Fultz presented the Public Works Department Report for August 2015.

**7. Consideration of Old Business:** There was no consideration of Old Business at this time.

**8. Consideration of New Business:**

**8.1. Penns Property Preliminary/Final Land Development Plan:** Appearing for the Applicant were Mr. Edward Wild, Esq. and Mr. Rick Mast of Richard C. Mast Associates, P.C., engineer. Mr. Wild presented the Minor Subdivision Plan on behalf of the Applicant, Penns Property. The minor subdivision would create one additional unimproved lot that would take access off a private drive onto Bristol Road. The property also had frontage along Lenape Lane in Chalfont Borough. The Applicant had presented their plan to the Chalfont Borough Planning Commission and Borough Council, with no outstanding issues.

Mr. Mast stated that the parcel was just under seven acres with an existing driveway going out to Bristol Road. An existing portion of the driveway would need to be relocated off the new parcel. Mr. Wild stated that three waivers were being requested: for relief from the requirement of a paved trail along the Neshaminy Creek; for relief from frontage

improvements along Chalfont Borough's Lenape Lane, per Chalfont's request; and relief from placing monuments within the Creek.

**MOTION: A motion was made by Mr. Bodden, seconded by Mr. Jones and carried unanimously, granting Preliminary/Final Approval for the Penns Property Minor Subdivision, subject to compliance with the Gilmore and Associates review letter dated July 8, 2015, and granting waivers as outlined in Applicant's Waiver Request letter from Richard C. Mast Associates, P.C. dated August 25, 2015.**

**8.2. Colebrook Preliminary Major Subdivision Plan:** Appearing for the Applicant was Mr. Chris Canavan of WB Homes, who presented the Board with a Planned Residential Development (PRD) plan consisting of 59 residential units, a mix of three-bedroom twins (24 units) and townhomes (35 units). Mr. Canavan stated that the plan was presented to the New Britain Township Planning Commission in August and received a recommendation for Preliminary Approval.

Mr. Canavan reviewed the plan with the Board of Supervisors and addressed the Gilmore and Associates review letter dated August 18, 2015. One item that Mr. Canavan specifically pointed out was that the plan proposed open space to be natural or passive open space maintained once a year by the homeowners' association, as the project was adjacent to significant recreational opportunities at West Branch and Cotton Parks.

Mr. Canavan stated that the Planning Commission recommended a six-foot bituminous trail in front of the property in lieu of a standard sidewalk. The trail would cross over the creek into the Future Robert V. Cotton Park. Mr. Jones added that installing a bituminous trail would be more conducive than a sidewalk and easier to maintain. Mrs. Haun expressed her concern with a bituminous trail and the potholes that could develop over time. Mr. Canavan stated that the required specifications and materials used would hold up over time.

Per ordinance requirements, the Plan allowed for three parking spaces per unit with additional parking along one side of the road. Mrs. Haun questioned where the snow would be placed. Mr. Canavan stated that there were some areas where plantings could be pushed back to allow storage areas for snow.

Mr. Canavan stated that no road improvements were proposed along Schoolhouse Road due to conflicts with multiple underground utilities, existing stormwater management and the new water main pipe. Mr. Jones stated that the main concern from the public at the Planning Commission meeting was the potential increase of traffic and the corresponding speed of that traffic. Mr. Jones stated that due to the mixed age of potential development residents, there would be staggered traffic, as opposed to that of an industrial site. Widening the road would also add to the speeding concerns.

Mr. Canavan suggested naming the road either Boulder Drive or West Boulder Drive, to align with the existing Boulder Drive across Schoolhouse Road. Chief Scafidi stated that naming the street West Boulder Drive would be best and would provide the least amount of confusion to emergency responders.

There was no public comment at this time.

Being no more discussion of the proposed Planned Residential Development, Mr. Canavan thanked the Board for their time. Ms. Bradley stated that the plan would be before the Board again on Monday, September 21 at 7:00 p.m.

## **9. Consent Agenda:**

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Scanzillo and carried unanimously for execution of the following Consent Agenda Items: a Professional Services Agreement with Scott Haag of 98 Upper Church Road, TMP #26-003-106, for a single-family dwelling on 0.57 acres in the CR-Conservation and Recreation District, with corresponding legal and engineering escrow of \$5,000.00; a Professional Services Agreement with Commerce Pursuit Capital, L.P. for development of the property at 215 West Butler Avenue, known as TMP #26-005-023, owned by Maurice Patane, with corresponding legal and**

**engineering escrow of \$2,500.00; final release of builder's escrow in the amount of \$5,000 to J.H. Shanahan, Inc for installation of new sewer line at 128 S. Limekiln Pike, TMP #26-008-136; and a Professional Services Agreement with Lawrence Scheetz of 436 Old Iron Hill Road, TMP #26-011-027-004, to construct a garage and driveway on the subject property, with a corresponding legal and engineering escrow of \$2,500.00.**

**10. Board of Supervisors' Comments:** Mrs. Haun stated that North Penn Water Authority held an Open House on Friday, September 11, 2015 that was well attended.

**11. Township Administration Comments:**

**11.1. Preliminary 2016 Budget Discussion:** Ms. Bradley expressed concern about the lack of an approved State budget and how that might affect Pension State Aid money and other payments to the Township. Ms. Bradley also shared that she would be looking into a new vendor for codification services, which might be a significant cost initially. The budget reflects high loan numbers for the New Galena Bridge replacement project, as an RFP had not been placed to date. The Township was still waiting to finalize the last right-of-way easement, but was hopeful to bid out the bridge early in 2016.

Mr. Jones stated that 2016 was a 27<sup>th</sup> payroll year, which added an additional \$97,000 expense to the Budget.

**11.2. Resolution #2015-14: Adoption of the 2016 Non-Uniform Pension Minimum Municipal Obligation:** Ms. Bradley noted that the Minimum Municipal Obligation to the Non-Uniform Pension Plan was \$84,289.00 for 2016. This was partially due to the use of new mortality tables: people were living longer. As the 2015 Actuarial Valuation Report had yet to be completed, the MMO for 2016 could be revised before the end of the year.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden, and carried unanimously to execute Resolution #2015-14, adopting the 2016 Non-Uniform Pension Minimum Municipal Obligation of \$84,289.00.**

**11.3. Resolution #2015-15; Adoption of the 2016 Uniform Pension Minimum Municipal Obligation:** Ms. Bradley noted that the Minimum Municipal Obligation to the Police Pension Plan was \$241,929.00 for 2016. As with Non-Uniform Plan, this was partially due to the use of new mortality tables, and subject to change based on the 2015 Actuarial Valuation Report.

**MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo, and carried unanimously to execute Resolution #2015-15, adopting the 2016 Uniform Pension Minimum Municipal Obligation for \$241,929.00.**

**12. Solicitor and Engineer Comments:** Mr. Nelson stated that going forward, all Preliminary and Final Plan approvals would have a corresponding resolution that would outline conditions of approval and would be executed by the Board of Supervisors. Mr. Nelson also stated that the hearing for the Baltra Appeal was scheduled for October 8, 2015 in Philadelphia.

**13. Other Business:** Ms. Bradley reminded the Board that Saturday, September 19, 2015, was the Annual Veterans Committee Fall Festival.

**14. Public Comment:** There was no Public Comment at this time.

**15. Payment of Bills:**

**15.1. Bills List dated August 28, 2015 for \$90,168.04:**

**MOTION: Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, the Board unanimously approved the Bills List dated August 28, 2015 for \$90,168.04.**

**15.2. Bills List dated September 11, 2015 for \$115,462.61:**

**MOTION:** Upon motion by Mr. Jones seconded by Mr. Bodden, the Board unanimously approved the Bills List dated September 11, 2015 for \$115,462.61.

**16. Adjournment:**

**MOTION:** There being no further business or comment, a motion was made by Mr. Bodden, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 9:55 a.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