

**BOARD OF SUPERVISORS  
MEETING MINUTES  
October 15, 2012**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, October 15, 2012 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair William B. Jones, Vice Chair A. James Scanzillo, Members John A. Bodden, Robert V. Cotton and Helen B. Haun. Also present were Township Manager Eileen M. Bradley, Township Solicitor John Rice and Township Engineer Erik Garton.

- 1. Call to Order:** Mr. Jones called the Meeting to order.
- 2. Pledge of Allegiance:** Mr. Jones led the Board and audience in the Pledge of Allegiance.
- 3. Announcements:** Mr. Jones announced that an Executive Session was held prior to the meeting to discuss personnel issues.
  - 3.1. Officer Paul Zielinski 10-Year Service Award:** Mr. Jones recognized Officer Paul Zielinski for ten years of dedicated service to New Britain Township as a police officer.
- 4. Public Comment:** There was no Public Comment at this time.
- 5. Approval of Minutes**

**5.1. Minutes from October 1, 2012 Board of Supervisors' Regular Meeting:**

**MOTION:** A motion was made by Mr. Cotton, seconded by Mrs. Haun, and unanimously carried, to approve the October 1, 2012 Minutes as written.

**6. Departmental Reports:**

- 6.1. Code Enforcement:** Mr. Teschner presented the Code Enforcement Report for September 2012.
- 6.2. Police Department:** Chief Scafidi presented the Police Report for September 2012.
- 6.3. Public Works Department:** Superintendant Wayne Fultz presented the Public Works Report for September 2012

**7. Consideration of Old Business:**

- 7.1. NPA 18 Limited Partnership Conditional Use Adjudication Execution:** Ms. Bradley stated that the Board had held a Conditional Use hearing on September 17, 2012. The Adjudication required execution by the Board.

**MOTION:** Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, the Board approved execution of the NPA 18 Limited Partnership Conditional Use Adjudication.

- 7.2. Future Stars Land Development; Resolution #2012-18:** Appearing for the Applicant was Mr. Michael Beuke of Showalter and Associates and Mr. Michael Buck, owner. Mr. Beuke presented Future Stars plan to

construct a 5,480 square foot warehouse on King Road in the OP District. Mr. Beuke stated that they had addressed the comments from the Bucks County Planning Commission review letter dated June 11, 2012 and the Gilmore & Associates review letter dated September 18, 2012. Mr. Bodden questioned the sewage issue indicated in Gilmore's review letter. Mr. Beuke stated that DEP had indicated that a micro-mound system was now considered standard; however, the Township Act 537 Sewage Facilities Plan designated a micro-mound as experimental. Mr. Garton stated that the Township was waiting on written confirmation from DEP, and then the system would be approved.

**MOTION: Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, the Board approved Resolution #2012-18, setting the terms for Preliminary/Final Land Development Approval for the Future Stars Plan to develop a 5,480 square foot warehouse on King Road, subject to DEP approval of a micro-mound septic system.**

## **8. Consideration of New Business:**

**8.1. Goldthorp Concept Plan:** Mr. Benjamin Goldthorp, equitable owner of 179 Sellersville Road, presented the Board with two sketches for development of 15.42 acres. Sketch Plan 1 showed four lots with a cul-de-sac road; Sketch Plan 2 showed three lots with a shared driveway. The three-lot sketch would require two variances.

Mr. Cotton asked if the lots would have public water and sewer. Mr. Goldthorp stated that he had spoken with the Sewer Authority and would be able to connect to public sewer and water. Mr. Bodden expressed his concern about the shared driveway. Mr. Goldthorp stated that the back lot would own the driveway and the front lots would have easements to use the driveway. Mr. Rice stated that the Township would require an agreement for the shared driveway. Mrs. Haun stated that she preferred a shared driveway to three separate driveways.

**8.2. Approval for Madison/BPG to perform work on Saturdays:** Madison/BPG had requested permission from the Township to work on Saturdays in the event that a make-up day would be required due to weather or other unforeseen conditions.

**MOTION: Upon motion by Mr. Cotton, seconded by Mr. Bodden, and unanimously carried, the Board authorized New Britain Multi-Family Development, L.P. and their contractors to perform work on Saturdays between the hours of 9:00 a.m. and 3:00 p.m. No work shall take place within the roadway or any right-of-way. No work shall take place on Sundays or holidays.**

## **9. Consent Agenda:**

**MOTION: Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, the Board approved the following Consent Agenda items: Charlene Piklo Professional Services Agreement for installation of a driveway at 168 King Road, TMP #26-004-007-001 with a legal and engineering escrow of \$1,000; West Branch Park / PlyMar Construction Payment Release #2 for \$87,479.10, leaving \$85,251.90 remaining.**

**10. Board of Supervisors Comments:** Mrs. Haun stated that she, Mr. Scanzillo, Ms. Bradley, Ms. Benner along with members of the Park and Recreation Committee, Public Works Department and North Branch Watershed Association participated in a tree-planting event at West Branch Park on October 13. A total of 142 plants and shrubs were planted as part of a Tree Vitalize grant the Township had received.

Mr. Cotton announced that the Pickertown Bridge was scheduled to be opened the week of October 22, 2012. The 202 Parkway would open the first week in December 2012.

## **11. Township Administration Comments:**

**11.1. Broughton ZHB:** On October 18, 2012, the Zoning Hearing Board would consider the application of Rick Broughton for a variance to install a shed on the property located at 108 Sycamore Circle, TMP #26-028-052, located in the RR – Residential District, a Use H2 in a B2 Cluster subdivision. The applicant seeks a variance from maximum impervious surface coverage of 25% and a variance from and/or interpretation to allow a side yard setback of greater than five feet but less than fifteen feet.

Ms. Bradley stated that there was an ambiguity in the Zoning Ordinance and that she recommended that the Board let the Zoning Hearing Board make the decision in regards to the Broughton application. The Board would address the Zoning Ordinance issue separately.

### **11.2. Change of STD/LTD and Life Insurance Carrier to Standard Insurance, administered by DVIT:**

Ms. Bradley reported that currently the Township's STD/LTD and Life Insurance policies were with two providers. DVIT offered equal or better policies through Standard Insurance, administered by DVIT, at a quoted price of \$9,000 less than the current premium.

**MOTION: Upon motion of Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, the Board approved the change of STD/LTD and Life Insurance Carrier to Standard Insurance through DVIT, at a cost savings of \$9,000.00.**

### **11.3. Resolution #2012-16 and Agreement to approve participation in PADOT dotGrants Online Reporting System for filing of Liquid Fuels annual forms:**

**MOTION: Upon motion of Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, the Board approved Resolution #2012-16 and Agreement to approve participation in PADOT dotGrants Online Reporting System for filing of Liquid Fuels annual forms.**

**11.4. Resolution #2012-17 making Budgetary Adjustment:** Ms. Bradley stated that this resolution memorialized the transfer of \$21,152.10 from the Park and Recreation Capital Fund to the Public Works Building Debt Service Account.

**MOTION: Upon motion of Mr. Scanzillo, seconded by Mr. Cotton, and unanimously carried, the Board approved Resolution #2012-17, making a Budgetary Adjustment.**

**11.5. Execution of Roberts Technology Record Plan:** Ms. Bradley reminded the Board that they needed to sign the Roberts Technology Record Plan after the meeting.

**11.6. Cable Access Channels:** Ms. Bradley reported that the new Cable Access Channel programming was up and running. The programming would continue to be improved, but something was now being broadcast. The new system would be easy to maintain, at little cost to the Township.

**12. Solicitor and Engineer Comments:** Mr. Rice stated that he would like to discuss litigation issues in Executive Session with the Board after the meeting, but that no decisions would be made. There were no Engineer comments.

**13. Other Business:** There was no Other Business.

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

**15. Payment of Bills: Bills List dated October 11, 2012 for \$518,163.66:**

**MOTION: Upon motion by Mrs. Haun seconded by Mr. Bodden, the Board unanimously approved the Bills List dated October 11, 2012 for \$518,163.66.**

**16. Adjournment:**

**MOTION: There being no further business or comment, a motion was made by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, to adjourn the meeting at 7:53 p.m.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
William B. Jones, Chair

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A. James Scanzillo, Vice Chair

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Robert V. Cotton, Member

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John A. Bodden, Member

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Helen B. Haun, Member

Attest: \_\_\_\_\_  
Eileen M. Bradley  
Secretary/Manager