

**BOARD OF SUPERVISORS
MEETING MINUTES
April 16, 2018**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, April 16, 2018, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair A. James Scanzillo, Vice Chair Helen B. Haun, Members William B. Jones, III, Gregory T. Hood and Cynthia M. Jones. Also present were Township Manager Eileen M. Bradley, Township Solicitor H. Peter Nelson, Esq., and Township Engineer Janene Marchand, P.E.

1. **Call to Order:** Mr. Scanzillo called the Meeting to order.
2. **Pledge of Allegiance:** Mr. Scanzillo led the Board and audience in the Pledge of Allegiance.
3. **Announcements:** Mr. Scanzillo announced that the Board had met in Executive Session prior to this Meeting to discuss personnel issues.
4. **Public Comment on Non-Agenda Items:** There was no Public Comment at this time.
5. **Approval of Minutes:**
 - 5.1. **Minutes of Meeting of April 2, 2018:**

MOTION: A motion was made by Mr. Hood, seconded by Mr. Jones and unanimously approved to accept the April 2, 2018 Minutes as written.

6. Departmental Reports:

- 6.1. **Code Department Report:** Ms. Bradley presented the Code Department Report for March 2018.
- 6.2. **Police Department Report:** Ms. Bradley presented the Police Department Report for March 2018.
- 6.3. **Public Works Department Report:** Ms. Bradley presented the Public Works Department Report for March 2018.

7. Consideration of Old Business:

- 7.1. **Naplin One Preliminary Plan Approval:** Ms. Bradley stated that after discussions at their last meeting, the Board had requested that conditions of Preliminary Plan approval be drafted into a resolution for review. Mr. Nelson stated that Resolution #2018-08 outlined the conditions of approval of development of one lot along County Line Road.

Appearing for the Applicant, Naplin One, was Mr. Zachary Sivertsen, Esq. of Eastburn and Gray, P.C., who stated that his client concurred with Mr. Nelson and agreed to follow the conditions of approval set forth in Resolution #2018-08.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved Resolution #2018-08, setting terms and conditions for Preliminary Approval of the Naplin One Preliminary Plan.

7.2. Neshaminy Greenway Trail Presentation: Ms. Bradley introduced Mr. Chris Stanford, P.E. of Michael Baker International, who presented a proposed 1.3-mile section of the Neshaminy Greenway Trail, extending from the Lenape Landing Trail in Chalfont Borough to the existing trailhead on Upper State Road in Doylestown Township. Mr. Stanford stated that while the plan was close to being finalized, there was still time to make adjustments. The project would include two street crossings, at Bristol and Green Valley Way and at Leapson and Upper State. Two bridge crossings on Bristol and Upper State were also planned. The largest portion of the trail would run along the Neshaminy Creek on Township-owned property.

Mr. Stanford stated that both street crossings would feature pedestrian-activated flashers that would only flash when someone needed to cross the road from the trail. Both bridge crossings would utilize concrete barriers to separate path users from vehicular traffic on Bristol and Upper State Roads. The street and bridge crossings were designed to the best possible safety standards for those using the trail.

Mr. Stanford stated that between Bristol and Upper State Road, the path would follow along the Neshaminy Creek behind the Willow Wood Development. The trail ended in a loop turnaround behind the Willow Wood Development, until a future project could extend the trail to Upper State Road. Mr. Stanford stated that he had been in contact with the residents of Willow Wood to address their safety and privacy concerns. Features discussed included a 100-150 foot long six-foot high berm, split rail fencing and landscaping.

The Township had acquired grants for the project that included \$175,000 in design funding and \$1.6 million in construction funding. Agency approvals should be in place this summer, and the Township hoped to bid the project in the winter of 2018-2019, with contract award in spring of 2019. Construction could commence as soon as early 2019-2020. Mr. Stanford stated that access to the parking lot and trailhead on Upper State Road would be closed during construction.

Mr. Scanzillo opened up the floor for any questions or public comment.

Mr. Dean Gousgounis of Willow Wood Drive asked if the current trail route was final, and if the Township had acquired an easement from the adjoining property to carry the trail past the loop. Ms. Bradley stated that the Township had looked at multiple routes along the Neshaminy for the trail, but could not acquire the needed rights-of-way. The Township had not been successful in acquiring any easements to continue the trail past the current looped trail end.

Mr. James Frantz of Dolly Lane asked how many people were expected to use the trail on a daily basis and what would the cost be to Township taxpayers. Mr. Stanford stated that based on counts from the Route 202 Parkway Trail, approximately 400 to 500 users could possibly use the trail. Ms. Bradley added that the trail would be designed and built using grant funding at no cost to taxpayers.

Mr. Tom Gregor of Bristol Road asked why the trail crossed Bristol Road at Green Valley Way instead of Lenape Lane. Mr. Stanford stated that the Township could not acquire the right-of-way in that area. Mr. Gregor asked if the Township had looked at concrete instead of blacktop for the trail surface. Mr. Stanford stated that concrete would be more costly.

Mr. Russ Sacco of Janton Way stated that he thought it was a great project, but wanted to know if the Township had looked into reducing the speed limit on Bristol Road, and asked if they had looked at adding traffic calming plantings between Bristol Road and the trail. Mr. Stanford stated that current conditions do not warrant a speed reduction. Once the trail is installed, a formal request can be made to PennDOT to reduce the speed. He would look into possible plantings as traffic calming measures.

Ms. Lynn Johnson of Brittany Drive stated she was a taxpayer and an avid walker, and asked what were the future costs of security and maintenance of the trail system. Mr. Stanford stated that trails were consistently in the top five of requested recreational facilities. The trails were designed to be easily patrolled by police. Maintenance costs had not been determined. Ms. Johnson added that they have had incidents of smoking, drinking and stolen property in the small park located near her home.

Mr. Shon Weldon of Willow Wood Drive stated that the trail currently leads to nowhere and felt it jeopardized his safety. Mr. Weldon asked that construction behind the Willow Wood Development not occur until the Township could connect the trail to Upper State Road. Mr. Stanford stated that the Township tried to keep the path on the other side of the Creek, but could not obtain rights-of-way. The trail would have passed through a dwelling and would have required several stream crossings. The Township was working with the available public space and the current proposed location of the trail was located on New Britain Township-owned land.

Ms. Elaine Apsche of Willow Wood Drive stated that she liked trails, just not at the cost of her own privacy. She stated she felt the trail should follow Bristol Road.

Chalfont Borough Manager Ms. Sandra Zadell stated that the trail section located near the homes on Lenape Lane had been there for approximately 20 years and Chalfont had zero complaints. She stated that she also felt that the Route 202 Parkway Trail numbers Mr. Stanford used were probably higher than the volume of traffic that this proposed trail would see.

Chair and founder of the Doylestown Bike and Hike Committee Ms. Lynn Goldman stated that she understood all of the concerns residents had brought this evening and over the past 26 years. Many of them had proven to be untrue and many concerned residents had changed their opinion once the trail had been installed.

Ms. Karen Pye of Cedarcrest Court, Doylestown stated that her daughter had petitioned to have a trailway opening to the trail near her property. She stated that originally, she was a staunch opponent of the local trail system along the 202 Parkway and now she and her family come out to support the installation of local connectors. Ms. Pye stated that the people that use the trail are their neighbors.

New Britain Borough Councilwoman Mary Pat Holewinski stated that New Britain Borough used to have numerous issues with kids loitering in Covered Bridge Park. Once the trail was installed, these issues stopped. They no longer have issues with loitering or vandalism at the park.

Mr. Larry Gage of Oak Drive, Doylestown stated that as an avid user of trails, he too had concerns with security. He had found that users bring more eyes to the neighborhood and are self-policing. Mr. Gage stated that he found most users that he has interacted with to be very aware of homeowners' privacy.

Mr. Scanzillo thanked everyone for their comments on the proposed trail.

8. Consideration of New Business:

8.1. Cornwall Drive Barrier Discussion: Ms. Bradley stated that residents adjacent to the Cornwall Drive Blockage had been notified of a proposed public improvement to install an emergency gate in lieu of the existing berm. The improvement came about from a discussion about PennDOT's replacement of the Butler Avenue culvert bridge near Brittany Drive and St. Jude School. Ms. Bradley had requested that PennDOT conduct this work during the summer months of 2019 or 2020 when school was not in session. PennDOT intended on posting a 24-hour closure with detours on Route 152, the 202 Parkway and County Line Road, with work taking an estimated two months to complete.

Ms. Bradley stated the Township viewed the proposal for a new emergency access gate as a separate issue from the bridge detour. The installation of an emergency access gate would increase public safety by allowing first responders better access to the neighborhood. Open the gate during the two-month PennDOT bridge construction was a secondary issue that could be decided later.

Mr. Brian Haines of Bates Drive stated he was against the proposed improvement at the Cornwall Drive blockage.

Ms. Lisa Prendergast of New Jersey Avenue stated that there were already multiple points of access throughout the development and another was not needed. Mrs. Haun stated the gate would be beneficial to the safety of Blyden Square residents, as there was only one means of egress there.

Mr. Bill Leahy of Bates Drive understood that the PennDOT project would undoubtedly create a traffic nightmare, but he did not feel opening Cornwall Drive would solve the problem. He stated that the neighborhood already had issues with speeding motorists ignoring crosswalks and stop signs. There was a tremendous amount of foot traffic, including children walking to and from Butler Elementary School. The children walked in the street due to the lack of sidewalks. Removing the blockage was unnecessary and would create new safety concerns that were not worth the minimal risk to Blyden Square. Mr. Leahy also pointed out that no fire trucks could fit under the existing overhead wires and poles would need to be relocated if a gate were installed. He stated that the Board should consider other solutions because the neighborhood was not in favor of the proposed change.

Mr. Jeff Carpenter of Cornwall Drive stated that Chalfont Borough wanted to open New Jersey Avenue back when the Route 152 Bridge was under construction and it was determined at the time that it came at too high a price by reducing the safety of residents. He stated that Robert Cotton worked for years to prevent the berm from being removed and had past email correspondence that supported this statement.

Mr. Skip Ross of Bates Drive stated he also knew Robert Cotton, and that he and Mr. Cotton were against the removal of the berm.

Ms. Maryanne Lynch of Cornwall Drive stated that she was concerned with how and the amount of people that received notification. Ms. Bradley stated that approximately 50 residents in the vicinity of the blockage were notified directly by the Township. Mr. Scanzillo said they would send more notifications in the future, if needed.

Mr. Bruce Quedenfeld of Brittany Drive asked if any traffic studies had been conducted on the amount of traffic that drives through Hampshire and Brittany Drive. Ms. Bradley stated that the state had not conducted any traffic study and it would not be required on those roads as they are not part of the proposed detour route.

Ms. Elaine Crumpleton of Hampshire Drive read an article from Crawford County where a state project resulted in vehicles utilizing local roads to the detriment of the community. The new barrier would open the neighborhood to cut-through traffic. She asked how the project was being funded. Ms. Bradley stated that the project was a PennDOT project, and she had no idea how the State was funding the project. The Township had no oversight authority. She would inquire from PennDOT about how the project was being funded.

Mr. Frantz stated there was no question that traffic would increase during construction. He was not in support of the proposed change.

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Ms. Prendergast cited a USA Today article from 2017 that stated 6,000 pedestrians are struck and killed by vehicles per year and 45 of those killed were in neighborhoods. She stated that speeding and safety are a major concern.

Ms. Sherry of North Lane stated that as a mother of children that walk from Butler Elementary, she was concerned with the traffic because her children are often forced to walk in the street. She asked if the Township had looked at adding sidewalks or busing students to improve safety.

Mr. Scanzillo asked if the Board were to only install the access gate and remove all discussion of opening the gate during bridge construction, would that change the neighborhood's outlook? He was met with a resounding negative response. Mr. Scanzillo thanked everyone for their comments and stated that the Board would need to reconsider the proposed berm removal and gate installation. He stated that the Board would take no action at this time.

Mr. Joe Molesky of Cornwall Drive stated that he would like to see a stop sign at Cornwall and Hampshire.

Ms. Johnson stated that the Township should look into more Police details in the Brittany Farms Development to handle the speeding. She also stated that the Board should be focusing on the road realignments and extensions in the Township's Comprehensive Plan.

Ms. Joanne Friel of Bates Drive stated that many GPS apps, such as Google and Waze, show Cornwall Drive as a cut-through street.

Mr. Scanzillo thanked all of the residents for their feedback and that their comments were well taken. He reiterated that no action would be taken on this issue.

9. Consent Agenda:

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda items: Metro Storage New Britain LLC has executed a PennDOT Co-Applicant Agreement for a Highway Occupancy Permit for Stormwater Management facilities on County Line Road as part of the Metro Storage land development project.

10. Board of Supervisors' Comments: Mrs. Jones stated she would like to thank Action Karate owner Mr. Michael McCree for his community spirit and stated that she requested to be invited to some of his future activities.

11. Township Administration Comments:

12. Solicitor and Engineer Comments: There were no Solicitor or Engineering Comments at this time.

13. Other Business: Mr. Gary Lucas, Jr. of Maple Avenue claimed that Metro Storage was disturbing existing wetlands on their property at County Line Road and Maple Avenue. He asked the Township to request a jurisdictional determination from the Army Corps of Engineers of whether or not there were wetlands at the site. Mr. Nelson stated that Metro Storage had provided a legitimate wetlands report that was accepted by the Township, verified by the Township Engineer, re-verified by the issuing Engineer, all before the Township had granted Final Approval. The Township had no reason to believe the report was inaccurate and the Township no longer had the authority to take it back.

Mr. Lucas stated that he had provided evidence of wetlands to the Township. Mr. Nelson reiterated that the applicant supplied the Township with all the necessary and appropriate information before approval was granted.

14. Public Comment: Mr. Craig Cain of Cedar Hill Road asked why 403 W. Butler Avenue had received a building permit without the required stormwater management. All the water runoff from that property comes down his driveway. Mr. Cain stated that this had been an issue for over 30 years and should be solved now. Mrs. Marchand stated that the owner was not required to have stormwater management because they were not altering the amount of impervious surface on the property. She would go out to the site and investigate to see what could be done.

15. Payment of Bills:

15.1. Bills List dated April 13, 2018 for \$260,073.95:


MOTION: Upon motion by Mr. Jones, seconded by Mr. Hood, the Board unanimously approved the Bills List dated April 13, 2018 for \$260,073.95.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Jones, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 9:15 p.m.

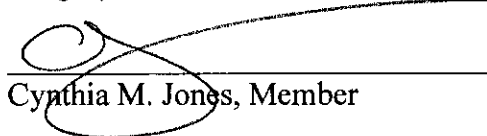
NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

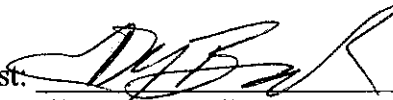

A. James Scanzillo, Chair


Helen B. Haun, Vice Chair


William B. Jones, III, Member

Gregory T. Hood, Member


Cynthia M. Jones, Member

Attest: 
Eileen M. Bradley
Secretary/Manager

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