

**BOARD OF SUPERVISORS
MEETING MINUTES
April 16, 2012**

A Work Session Meeting of the New Britain Township Board of Supervisors was held on Monday, April 16, 2012 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 9:00 a.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 Solicitor Peter Nelson, Township Engineers Craig Kennard and Erik Garton, and Township Manager Eileen M. Bradley.

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:

3.1. Employee Service Awards: The Board presented Employee Service Awards to Angela Benner and Mark Duncan for five years' service, James Benner and Jeffrey Cummins for ten years' service and Richard Michie for twenty years' service to New Britain Township.

4. Public Comment: There was no Public Comment at this time.

5. Approval of Minutes from April 2, 2012 Public Meeting:

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Cotton, and unanimously carried, to approve the April 2, 2012 Minutes as written.

6. Departmental Reports:

6.1. CNBTJSA Update: Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA) Executive Director John Schmidt and Board of Directors members Gustave Haun, Timothy Hagey and Joseph Bonner were present. Mr. Schmidt updated the municipality on projects that have been completed by the Authority: the West Branch Interceptor replacement has been completed; Pump Stations #1 & #5 have been removed from Tower Hill; an emergency diesel pump has been installed in Regency Glen; 2,200 feet of sewer line in Tower Hill has been slip-lined to prevent infiltration; and PECO has run a natural gas line to the Upper State Road Plant to eliminate use of fuel oil and reduce energy costs. Mr. Schmidt reported that the Authority is ready to start Phase 2 of their plant expansion, which should be completed in early 2014. Additional capacity should be available by the end of 2013. Mr. Schmidt indicated that Brittany Farms is one of the areas that they have large infiltration problems, and they are analyzing the system to see if it can be slip-lined prior to the Township paving the roads in 2013.

6.1. Code Enforcement: Mr. Teschner presented the Code Enforcement Report for March 2012.

6.2. Police Department: Chief Scafidi presented the Police Report for March 2012.

6.3. Public Works Department: The Public Works report for March 2012 was tabled until the next Board of Supervisors Meeting.

6.4. Veteran's Committee: Angela Benner presented the Veterans Committee update for the First Quarter of 2012.

7. Consideration of Old Business:

7.1. OP/WSC District: The Board reviewed and discussed proposed amendments from the Planning Commission to the New Britain Township Zoning Map and Ordinance, specifically the Office Park (OP) District. The proposed amendments would: abolish the OP District; change TMP #26-005-024 and #26-005-025 to C-1 Commercial District; change TMP #26-005-049-001 and #26-005-049-11 to C-2 Commercial District; change OP District properties from King Road to Upper Stump Road to WS Watershed District; and adopt a new WSC Watershed Commercial District for all other existing OP District Properties.

Planning Commission Chairman, Greg Hood, stated that the proposed amendment would take out high intensity uses, provide for lower density commercial properties and keep within the concept of the area. Mr. Hood stated that the Planning Commission has set a goal to have the Comprehensive Plan updated by year-end, and the OP/WSC District needs to be completed in order to finish the Comprehensive Plan. Planning Commission member Mrs. Deborah Rendon added that the Planning Commission is looking at making the District mostly non-commercial uses, to help reduce traffic impact.

Mr. William Benner, Esquire appeared on behalf of property owners Dale and Kathleen James. Mr. Benner expressed concerns to the Board about the negative effect the changes could have on the James' property value. Land Planning Consultant Mr. Carter Van Dyke also spoke on behalf of the James family, indicating that he has reviewed the proposed changes. If the concern of the Township is to improve water quality then the Township should focus on storm water management and reducing the allowed impervious surface. Mr. Van Dyke also indicated that the current ordinance allows for commercial retail buildings, whose consumer base would be from pass-through traffic, which would not increase the traffic in the area.

The Board tabled any decision to a future meeting.

7.2. Moser Pet Resort 18-Month Maintenance Period and Financial Security Reduction: The Moser Pet Resort was requesting release into the 18 Month Maintenance Period and a reduction of the required 18-month security amount from 15% to 5%. Ms. Bradley and Mr. Garton recommended a reduction to 10%.

MOTION: Upon motion of Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, the Board approved the Moser Pet Resort reduction of the 18-Month Security amount from 15% to 10%.

7.3. Line Lexington Mennonite Church Release of 18-Month Maintenance Security: Ms. Bradley requested the Board to approve release of the line Lexington Mennonite Church 18-Month Maintenance Security after the remaining legal and engineering bills have been paid.

MOTION: Upon motion of Mr. Cotton, seconded by Mr. Bodden, and unanimously carried, the Board approved the release of Line Lexington Mennonite Church's 18-Month Maintenance Bond, pending payment of all outstanding bills.

8. Consideration of New Business:

8.1. Consortium Fuel Contract Awards: The awarding of the Consortium Fuel Contract was tabled until the next Board of Supervisors Meeting.

8.2. West Branch Park Contract Bid: Ms. Bradley informed the Board that on April 19, 2012 at 3:00 p.m., the West Branch Park Contract Bids would be opened and a contract would possibly be awarded at the May 21, 2012 Board meeting. Mr. Garton added that fourteen bid packets had been picked up by contractors.

8.3. Future Stars Land Development: Mr. Michael Beuke of Showalter and Associates presented a sketch plan for land development of a tract of land located at Swamp Road and King Road, TMP #26-004-028. The sketch plan shows construction of a 5,470 sq. ft. low-impact warehouse and accessory office space. Summer Camp equipment would be stored year-round, and distributed to other locations in spring, then returned at the end of the camp season. Camp records would also be stored at the warehouse. Three full-time employees would work in the building. The proposed impervious surface is currently at 31%. Mr. Michael Rush, owner of Future Stars, has the property under agreement for purchase. He stated that there would be no in-house sales; general traffic would be for mail delivery and smaller trucks. Mr. Garton stated that road improvements could be significant. Mrs. Haun stated that the Board could consider a fee-in-lieu of road improvements if the Board decided they were unnecessary. Mr. Kennard added that Showalter and Associates should do an estimate of the value of full road improvement costs for the Board to consider.

Mrs. Rendon requested that if the Board decided to take a fee-in-lieu of road improvements, that the fee be designated for that specific lot.

9. Consent Agenda: There were no Consent Agenda items at this time.

10. Board of Supervisors Comments: There were no Board of Supervisor comments at this time.

11. Township Administration Comments:

11.1. Madison/BPG Planning Module Resolution #2012-09: Ms. Bradley reported that Madison's Exemption Waiver submitted to DEP was rejected, and therefore they are required to file a full Planning Module with DEP. She recommended approval of Resolution #2012-09, approving the Madison Apartment Group Planning Module, conditioned upon satisfying any public comments on the Module to the satisfaction of the Township.

MOTION: Upon motion by Mr. Cotton, seconded by Mrs. Haun, and unanimously carried, the Board approved Madison/BPG Planning Module as Resolution #2012-09, conditioned upon satisfying any public comments on the Module to the satisfaction of the Township.

11.2. Municipal Utility Alliance: Ms. Bradley reminded the Board that the Township was under contract through November 2013 with the League of Cities' Municipal Utility Alliance (MUA) for reduced electricity generation charges. The MUA now offers a Street Light program, which would save about \$8,500.00 a year, as well as the opportunity to extend our existing contract at a lower rate for an additional 36 months.

MOTION: Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, the Board approved adding all street light accounts to the existing Municipal Utility Alliance contract and extending the contract out an addition 36 months.

12. Solicitor and Engineer Comments: There were no comments at this time from the Solicitor or Engineer.

13. Other Business: There was no Other Business.

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

15. Payment of Bills:

15.1. Bills List dated April 12, 2012 for \$82,610.02:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated April 12, 2012 for \$82,610.02.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Bodden, seconded by Mr. Cotton, and unanimously carried, to adjourn the meeting at 11:00 a.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, Chair

A. James Scanzillo, Vice Chair

Robert V. Cotton, Member

John A. Bodden, Member

Helen B. Haun, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager