

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

A Work Session Meeting of the New Britain Township Board of Supervisors was held on Monday, July 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 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:** There were no announcements at this time.
- 4. Public Comment:** There was no Public Comment at this time.
- 5. Approval of Minutes**

**5.1. Minutes from June 18, 2012 Board of Supervisors' Regular Meeting:**

**MOTION:** A motion was made by Mr. Cotton, seconded by Mr. Scanzillo, and unanimously carried, to approve the June 18, 2012 Minutes as written.

**5.2. Minutes from July 9, 2012 Board of Supervisors' Special Meeting:**

**MOTION:** A motion was made by Mrs. Haun, seconded by Mr. Bodden, and unanimously carried, to approve the July 9, 2012 Minutes as written.

**6. Departmental Reports:**

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

**7. Consideration of Old Business:**

**7.1. OP/WSC District:** Mr. Jones reviewed briefly the Bucks County Planning Commission review letter of the proposed OP District Amendment. He announced that the Board had just received the letter on Friday July 13, 2012 and did not plan to make any final decisions until the BCPC letter was completely reviewed. Mr. Jones recapped the proposed amendment to the New Britain Township Zoning Map and Ordinance. Mr. Jones stated that the New Britain Township Planning Commission had come up with some recommendations and that the Board had discussed those recommendations and agreed that the properties located on Route 202 near County Line Road should be changed from OP to C1 and C2.

Mrs. Deborah Rendon of Keller Road and Vice Chair of the Planning Commission stated that she was surprised and confused by the Boards decision on what should be amended. There were approximately 14 changes that were

recommended by the Planning Commission. Mrs. Rendon did not understand why outdoor activity centers and recycling centers were still allowed by conditional use. Mr. Jones said that we should not create zoning that does not allow existing uses. Mrs. Rendon also did not understand why the Board would add a J19 (service station and car wash) Use now, when it was not included in the current ordinance. The Planning Commission had recommended that everything be made into a new Watershed Commercial District. She would like to see traffic flowing along Route 313. Mrs. Rendon asked the Board why they did not agree to decrease the impervious ratio and maximum building coverage ratio. Mr. Jones stated that he believes the current percentage of impervious and building coverage is necessary to preserve the affected parcels' property values.

Mr. Marco Tustanowsky of Walters Road and member of the Planning Commission stated that he had environmental concerns with allowing a service station in the Watershed District.

Mr. James Morano of N. Chapman Road stated that he was in favor of a Watershed Commercial District. He did not understand why the Board dramatically changed the proposed amendment from the PC Recommendations. Mr. Scanzillo stated that the Board takes suggestions from the PC, but has many factors to consider. Mr. Morano believes that the current uses in the OP District should be grandfathered, so the Board should change the zoning to Watershed Commercial.

Mrs. Beth Taylor of Callowhill Road believed that adding the J19 Use would have a large impact on traffic and the water supply. She also asked why there was a need for changes to the zoning ordinance and map. Mr. Jones stated that the Planning Commission was currently updating the Comprehensive Plan, which started the discussion of changes to the zoning ordinance and map. The Board added a J19 Use because there is a lack this use along the Route 313 corridor, and it would be a convenience for the multiple people entering Peace Valley Park on a daily basis.

Mr. Roberto Rendon of Keller Road did not agree that there is a need for a J19 Use along Route 313 and that it would increase traffic in the area. He expressed concern with a J13 Use, outdoor entertainment, and stated that he did not think a target range should be allowed. Mr. Jones stated that if a J13-zoned property was adjacent to a residentially zoned property, then a gun club or target range would not be allowed per regulations.

Ms. Susan Fletcher of Chapman Road inquired into what J29 and L2 Uses were. Mr. Rice stated that J29 allows for a UPS-type store only up to 2,000 square feet and L2 allows for storage as an accessory use to another primary use.

Ms. Reynold of Chapman Road stated that there are certain times of the day when you cannot get onto Chapman Road because there is a large volume of traffic and she was concerned that allowing a J19 Use would make the situation worse. Ms. Reynold also stated that Chapman Road was already in a deteriorated state from the heavy traffic and would only become worse.

Mr. Rice stated that over the years, the Board had used the perimeter of the Township to zone for commercial properties. If that ability were removed, the values of the properties would decrease. Mr. Jones added that there were no plans to install public water and sewer along Route 313 and that should commercial uses coming into the Township require that, it would be a cost for which the company or owner of the property would be responsible, not the Township.

All residents expressed their concern with the Board holding a 9:00 a.m. meeting to discuss the OP District. Mr. Scanzillo explained to the residents that the meeting was a routine Work Session meeting, scheduled and advertised with all other meetings. Daytime Work Sessions are normally held on a quarterly basis. When the concerns of the Planning Commission over the OP District amendment were brought to the attention of the Board, it was decided to add the topic to the Agenda for all who could attend. Mrs. Haun added that the topic could be added to the next Board of Supervisors Regular Meeting in the evening.

## **7.2. Approval of Madison/BPG Project to be named Anthem Square at New Britain and the private road to be named Anthem Way:**

**MOTION:** Upon motion of Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, the Board approved the Madison/BPG Project to be named Anthem Square at New Britain and the private road to be named Anthem Way

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

**8.1. Traffic Signal Maintenance Ordinance #2012-07-01:** Mr. Rice stated that the proposed Ordinance had been advertised for Public Hearing, was logged at the Bucks County Law Library, had been reviewed by the New Britain Township Planning Commission and the Bucks County Planning Commission, and was ready for consideration by the Board of Supervisors. Mr. Rice stated that the Ordinance would require any contractor performing work in New Britain Township who damages, knocks down, or otherwise causes a failure to any traffic signal equipment located in the Township, to be responsible for the repairing, replacing, or resetting of any traffic signal equipment.

**MOTION:** Upon closing of the Public Hearing, a motion was made by Mr. Bodden, seconded by Mr. Scanzillo, and unanimously carried, to adopt Ordinance # 2012-07-01; Amending Chapter 21, Part 2, Standards for Construction of Driveways and installation of utilities within street rights-of-way, providing for guidelines for the maintenance and operation of traffic signals and standards for traffic signal maintenance.

## **9. Consent Agenda:**

**MOTION:** Upon motion by Mrs. Haun, seconded by Mr. Scanzillo, and unanimously carried, the Board approved the following Consent Agenda items: Carl Wagner and Linda Larlick Professional Services Agreement for construction of an addition to a single-family home and a new driveway, posting an escrow of \$2,500.00; KEMA – Powertest Professional Services Agreement for construction of an addition to an existing commercial facility, posting an escrow of \$5,000.00; Aqua Bello Professional Services Agreement for construction of a swimming pool, posting an escrow of \$2,500.00.

**10. Board of Supervisors Comments:** Mr. Cotton announced that the new date for the Party on the Parkway was set to September 9, 2012 from 8:00 a.m. to 12:00 p.m. and that Doylestown Township was hosting the event.

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

**11.1. DCED Regional Police Study Presentation:** Ms. Benner reminded the Board that a joint meeting between New Britain Township and Borough, Doylestown Township and Borough, and Plumstead Township would be held to discuss the DCED Regional Police Study on Tuesday, July 24, 2012 at 7:00 p.m. at Lenape Middle School. DCED would present the Study to the public.

**11.2. Finance Report:** Mrs. Federsel stated that half way through the year, the bulk of taxes had been received and revenues and expenditures were on target. Building Permit revenue was down due to not receiving building permit fees from the Madison Project, which should be coming in over the next several months. The liability insurance expense was up due to making three of four required payments for this year. Mr. Cotton asked why the fire tax balances were high and Mrs. Federsel said that we still have the third and fourth quarter payments to distribute.

**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 June 29, 2012 for \$123,211.05:**

**MOTION:** Upon motion by Mr. Scanzillo, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated June 29, 2012 for \$123,211.05.

**15.2. Bills List dated July 12, 2012 for \$225,282.93:**

**MOTION:** Upon motion by Mrs. Haun, seconded by Mr. Cotton, the Board unanimously approved the Bills List dated July 12, 2012 for \$225,282.93.

**16. Adjournment:**

**MOTION:** There being no further business or comment, a motion was made by Mrs. Haun, seconded by Mr. Cotton, and unanimously carried, to adjourn the meeting at 10:25 a.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