

**BOARD OF SUPERVISORS  
MEETING MINUTES  
August 17, 2015**

A Regular Scheduled Meeting of the New Britain Township Board of Supervisors was held on Monday, August 17, 2015 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair Helen B. Haun, Vice Chair William B. Jones, III, Members John A. Bodden, Sr., A. James Scanzillo and Robert V. Cotton. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq. and Township Engineer Janene Marchand.

**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. Resolution #2015-12, Recognizing Robert W. Ralston:** Ms. Bradley stated that Mr. Ralston has been a dedicated and generous long-term member of the New Britain Township Park and Recreation Advisory Board since January 2002. Mr. Ralston has served in many capacities with the Board, including Chairman from 2008 through 2012 and has volunteered to work at numerous Park and Recreation Board events since he join the Board. He has also generously offered the use of his expensive audio equipment. Bob has put in many long hours working for the Township with little recognition or praise. He has made his volunteerism a family affair by encouraging his sons Cameron and Andrew to also participate with the Park and Recreation Board as Junior Members. The Board of Supervisors wished to formally recognize the many outstanding community contributions of Bob Ralston on behalf of the residents of New Britain Township.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to pass Resolution #2015-12, formally and officially recognizing the many contributions offered to our community of Robert W. Ralston, and hereby formally acknowledges that he is a Distinguished Citizen and a dedicated and generous neighbor in all his endeavors.**

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

**5. Approval of Minutes:**

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

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

**6. Departmental Reports:**

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

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

**6.3. Public Works Department Report:** Ms. Bradley presented the Public Works Department Report for July 2015.

**7. Consideration of Old Business:**

**7.1. Proposed Ordinance #2015-08-05: Barry Road Speed Limit:** Mrs. Haun opened the Public Hearing at 7:10 p.m. to discuss the proposed ordinance. Ms. Bradley stated that the signage posted on Barry Road was 40 mph and that PennDOT had designated Barry Road as 40 m.p.h. The Township's ordinance stated that the road was 35 mph, a

typographical error. The proposed Ordinance would correct the mistake by designating Barry Road as having a 40 mph speed limit. Mr. Peter Nelson noted that the ordinance had been appropriately posted and advertised for adoption for this evening's meeting. No Public Comments were made. Mrs. Haun closed the Public Hearing at 7:11 p.m.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Cotton and carried unanimously, to adopt Ordinance #2015-08-05, confirming the speed limit on Barry Road as 40 mph, as designated by PennDOT.**

**7.2. New Britain Business Park Lot #20-2 Documentation:** Mr. Nelson stated that the following documents for the New Britain Business Park Lot #20-2 would require Board approval: ratification of execution of Developer's Agreement, previously signed outside of a regular meeting; execution of Memorandum of Developer's Agreement; and execution of Stormwater Operations and Maintenance Agreement.

**MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously, to ratify the execution of Developer's Agreement; execute the Memorandum of Developer's Agreement; and execute the Stormwater Operations and Maintenance Agreement for New Britain Business Park Lot #20-2.**

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

**8.1. Resolution #2015-13, Designating Robert V. Cotton Park:** Mrs. Haun stated that through various acquisitions, including the donation of 10.493 acres from Quad Graphics Inc., the Township now owned 22.854 acres situated at Schoolhouse Road and Walnut Street across from West Branch Park, and intended to develop the land into a premier sports facility. In recognition of Robert V. Cotton's more than 48 years of dedicated service to the Township, the park would be hereafter named the Robert V. Cotton Park. Ms. Bradley noted that a dedication ceremony was held on August 14, 2015 to unveil the new Park sign.

Mr. Cotton thanked everyone for recognizing him and stated that it meant so much to him. Mrs. Haun told Bob that he highly deserved, as he is so active and involved in every aspect of New Britain Township.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to pass Resolution #2015-13, designating 22.854 acres of parkland at Schoolhouse Road and Walnut Street as the Robert V. Cotton Park.**

**8.2. Natasha Worthington Minor Subdivision Preliminary/Final Plan:** Appearing on behalf of the Applicant was Mr. Leon McGuire, Jr. of Van Cleef Engineering Associates, LLC, along with Mr. Donald Worthington and his daughter Natasha Worthington. Mr. McGuire presented a 2-lot minor subdivision for the 5.0-acre parcel in the WS-Watershed District, located on New Galena Road, known as TMP #26-004-070-003. The applicant had met with the Planning Commission back in March and had acquired GP-5 and GP-8 permits from DEP in the interim. During the meeting, Mr. McGuire submitted a letter dated August 17, 2015 in response to the Gilmore and Associates review letter of February 25, 2015, as well as a revised Waiver Request Letter, also dated August 17, 2015.

Mr. McGuire stated that proposed Lot #2 contained an existing dwelling on 2.23 acres. Proposed Lot #1 was 2.21 acres. Both lots were served by on-lot water and septic systems. A watercourse travels through the parcel being created, which required the DEP permits to cross the water with sewer pipe and for construction. The septic system would be the only structure on the other side of the watercourse. Township Engineer Janene Marchand added that although it is not ideal to have a lot line at such an odd angle, percolation testing revealed that adequate soils were only located in the proposed area. Mr. McGuire stated that the Applicant would comply with all items in Gilmore and Associates review letter.

**MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Cotton and carried unanimously, granting Preliminary/Final approval for the Natasha Worthington Minor Subdivision, subject to compliance with the Gilmore and Associates review letter dated February 25, 2015, with a \$25,000.00 fee in lieu of roadway improvements, and granting waivers as outlined in Applicant's Waiver Request letter from Van Cleef Engineering Associates dated August 17, 2015.**

**8.3. Authorization to Advertise Proposed Park and Recreation Ordinance Amendment:** Ms. Bradley stated that earlier in the year, the Board had approved the new Park Rules and Regulations to reflect compliance with the newly enacted PA Child Clearance Laws. This proposed ordinance would transform those regulations into law.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to authorize advertisement for the Proposed Park and Recreation Ordinance Amendment.**

**9. Consent Agenda:**

**MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously for the following Consent Agenda Items: Return of \$2,000.00 escrow to Erik and Gwen Sims of 106 Stone Creek Lane, for removal of a basketball court that had been installed without permit by a previous owner within a floodway and over allowable impervious coverage amounts; Pine Valley Crossing Associates Escrow Release #3 in the amount of \$129,248.77, leaving \$496,434.85 remaining.**

**10. Board of Supervisors' Comments:** There were no Comments at this time.

**11. Township Administration Comments:**

**11.1. Execution of Record Plans for Mark One/Lenape Properties Lot Line Change:** Ms. Bradley reminded the Board to execute the Record Plans for the Mark One/Lenape Properties Lot Line Change.

**11.2. Execution of Record Plans for Quad Graphics Lot Line Change:** Ms. Bradley reminded the Board to also execute the Record Plans for Quad Graphics Lot Line Change.

**11.3. Resolution #2015-11, Adoption of the Bucks County 2015 Hazard Mitigation Plan:** Ms. Bradley stated that by adopting the newly revised 2015 Bucks County Hazard Mitigation Plan, the Township would be eligible for future FEMA and PEMA funding.

**MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden, and carried unanimously to execute Resolution #2015-11, adopting the 2015 Bucks County Hazard Mitigation Plan.**

**11.4. Authorize Bank Depository:** Ms. Bradley stated that First Savings Bank of Perkasie and First Federal Bank of Bucks County had merged to form Penn Community Bank. Ms. Bradley requested that the Board authorize Penn Community Bank as a Township Depository.

**MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Bodden and carried unanimously, to authorize Penn Community Bank as a Township Depository.**

**12. Solicitor and Engineer Comments:** There were no comments at this time.

**13. Other Business:** There was no other business at this time.

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

**15. Payment of Bills:**

**15.1. Bills List dated August 6, 2015 for \$265,153.16:**

**MOTION: Upon motion by Mr. Jones, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated August 6, 2015 for \$265,153.16.**

**15.2. Bills List dated August 7, 2015 for \$49,479.71:**

**MOTION: Upon motion by Mr. Bodden seconded by Mr. Jones, the Board unanimously approved the Bills List dated August 7, 2015 for \$49,479.71.**

**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 7:40 p.m.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
Helen B. Haun, Chair

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William B. Jones, III, Vice Chair

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A. James Scanzillo, Member

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John A. Bodden, Sr., Member

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Robert V. Cotton, Member

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