

**BOARD OF SUPERVISORS
MEETING MINUTES
December 17, 2012**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, December 17, 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 Peter Nelson, and Township Engineer Craig Kennard.

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 the Board had met in Executive Session at 6:00 p.m. to discuss land acquisition and personnel issues.
4. **Public Comment:** There was no public comment at this time.
5. **Approval of Minutes:**

5.1. Minutes from December 3, 2012 Board of Supervisors' Regular Meeting:

MOTION: A motion was made by Mr. Cotton, seconded by Mr. Scanzillo and carried unanimously, to approve the December 3, 2012 Minutes as written.

6. Departmental Reports:

6.1. Code Department Report for November 2012: The Board accepted the November 2012 Code Department Report as submitted.

6.2. Police Department Report for November 2012: The Board accepted the November 2012 Police Department Report as submitted.

6.3. Public Works Department Report for November 2012: The Board accepted the November 2012 Public Works Department Report as submitted.

6.4. Lenape Valley Baseball Banner Request: The Park and Recreation Committee had received a letter from Lenape Valley Baseball requesting approval to hang sponsor banners during their games to help raise money for a trip to play in Cooperstown, NY in 2013. Mr. Jones explained that the majority of the Board would like to avoid commercial advertisement. Mr. Cotton stated that he did not see any harm in allowing sponsor banners.

MOTION: A motion was made by Mr. Bodden, seconded by Mrs. Haun, to deny the request from Lenape Valley Baseball to hang sponsor banners during their games. The motion passed on a vote of 4 to 1, Mr. Cotton opposed.

Ms. Myra Savage of Creek Road stated that she believed allowing banners would be a great way to support local sports and the money raised could be split between all teams that use the field. Mr. Scanzillo stated that the proposal before the Board would raise funds for Lenape Valley only.

7. Consideration of Old Business: There was no Old Business at this time.

8. Consideration of New Business:

8.1. Pine Valley Crossing Associates / Wordsworth Stipulation: Attorney for Pine Valley Crossing Associates, Mr. Robert Gundlach, stated that Pine Valley Crossing Associates had held meetings with residents of Brookdale and Sunnybrook, and that they had visited the stormwater issues on the site and would create a plan to resolve any stormwater issues. Mr. Chuck Frantz of Forino Engineers stated that Pine Valley Crossing had met with the Brookdale residents that were located in the low point areas with groundwater issues that would be addressed by the proposed stormwater system.

Mr. Gundlach went over the history of the Wordsworth site, stating that the current Stipulated Agreement allows an Institutional Use of up to 400 residents/occupants. Pine Valley Crossing Associates was not proposing an institutional development; they are requesting an amendment to the Stipulated Agreement that would allow residential development with 42 single-family homes on lots up to 3,000 square feet. The amended stipulation would forever eliminate an institutional use.

Mr. Chuck Frantz presented the proposed sketch plan showing a single point of access off Old Iron Hill Road, a loop road, and an emergency access off Ferry Road. Road improvements would include mill and overlay of Old Iron Hill Road, right turning lane on Ferry Road to alleviate traffic back up, upgrade of pedestrian crossing at Ferry Road and Old Iron Hill Road, proposed walking path along Old Iron Hill Road that would provide connection to existing/proposed trail. To resolve stormwater issues, storm culverts would be added along Ferry Road, to connect to the proposed stormwater collection system and extend down Old Iron Hill Road, a new pipe would be installed between Brookdale and Wordsworth, open swales would be removed, and the existing basin would be expanded and repaired. Mr. Frantz added that the existing traffic level of service in the morning would improve from a "D" grade to a "C" grade; the evening level of service would remain as a "C" pre- and post-construction.

Mr. Greg Lingo of Cornell Homes stated that Cornell Homes would purchase the new lots and construct the houses. He believed that the market was there for 2,500-3,000 square foot lots with homes priced around \$500,000.

Mr. Jones called for Public Comment on the proposal.

Ms. Teresa Browngold of Ferry Road stated that the current Stipulated Agreement does not allow for drug and alcohol rehabilitation. She asked that the Board delay their vote on the proposal. Mr. Nelson stated that this is a not a public hearing. It is a proposal before the Board to consider extinguishing the allowable Institutional Use on this property, and wished the opportunity to gather residents' input. Mr. Nelson stated that the Board had not made any decision prior to the meeting; they are looking at the proposal from Pine Valley Crossing because the current property owner has institutional rights that could be adverse to the Township. If the Board approves the proposed Stipulated Agreement amendment, it would extinguish the institutional use that is currently allowed by the existing Stipulated Agreement.

Ms. Susan Patton of Old Iron Hill Road stated she was concerned with the speed at which the project was moving.

Ms. Barbara Crabtree of New Galena Road stated that Old Iron Hill Road is one of the few alternate routes to Butler Avenue and additional housing will affect traffic flow further.

Ms. Linda Cantelosi of New Britain Borough stated that the Pine Valley Bridge is a one-lane bridge that always backs up. The additional traffic from the development will affect it more. She would like to see the bridge preserved.

Mr. Francis Walter of Sunnybrook Drive stated that he preferred the Stipulated Agreement and the Institutional Use that was currently in effect to the current proposal, unless grossly modified.

Ms. Jill Gallagher of Harrison Forge Court stated that flooding is an issue from Wordsworth. The proposed stormwater management only addresses runoff on Old Iron Hill and Ferry Roads. When a new development was built next to Harrison Forge Court, it caused flooding problems for them and that was properly developed. She believed that the same would happen with Wordsworth.

Ms. Deborah Wiseman of Sunnybrook Drive stated that they have flooding in their front yard, basement floods, and her driveway floods from water runoff from Wordsworth. A new development will only contribute to her existing flooding problems.

Mr. Alan Gold of Old Iron Hill Road stated that the additional traffic will back up to the bridge, and the bridge should be expanded or removed if that would be the case.

Ms. Diane Rudinski of Ferry Road stated that widening of the road would make traffic worse.

Mr. Siegfried Geisel of Brookdale Drive stated that the proposed impervious at Wordsworth is unreasonable. He was concerned with the waivers that the builder would need. Mr. Nelson stated that the Township had not agreed to anything. Mr. Cotton added that the Board did not intend to get rid of any ordinances.

Mr. Mike Fronzeo of E. Fairwood Drive stated that New Britain Borough would be hurt with the extra traffic; the covered bridge would be severely damaged by the traffic increase. .

Mr. Joe Coleman of Brookdale Drive stated that the residents should have been invited as part of the process sooner, and he believed that the plan does not fit into the area, is more dense than surrounding areas, and he is opposed to the density.

Mr. Greg Rudinski of Ferry Road stated that he would like to see a revised PRD plan with less waivers and density.

Lee Wimer of Brookdale Drive had a problem with the water runoff across Old Iron Hill Road before the bridge, as it freezes over.

Mr. Mike Kane, real estate agent for Wordsworth, stated that Wordsworth is allowed a 25% increase per the existing Stipulated Agreement, which means they can develop 125,000 square feet with up to 500 residents.

Mr. Robert Pritchard of Brookdale Drive stated that a left turning lane onto Ferry Road from Old Iron Hill would be better and that the development will cause additional backups to Callowhill Road.

Ms. Sue Conrad of Sunnybrook Drive stated that Wordsworth would become 5 acres of oil and gas runoff onto her property, which is served by a well.

Mr. Mike Rogers of Brookdale Drive stated that this proposal was not what he anticipated when he moved here.

Mr. Anthony DeFazio of Doylestown believed that it would be a problem if a fire started with the homes so close to one another.

Ms. Myra Savage of Creek Road stated that she does not want to see bridge lost because it is a part of history. Mr. Jones stated that the Township does not own the bridge and does not plan to move it.

Mr. David Walker of Ferry Road stated that his property shares 1,000 feet of common property line with Wordsworth. No other property would be affected, as he would be. He did not believe that 42 homes was a great idea and that quality of life would be negatively affected. He asked that nothing be approved by the Board. Nothing will stop the water runoff problem; it is an unpleasant fact. Traffic will not be fixed, but adding 42 homes will make it worse.

Ms. Debra London of Old Iron Hill Road asked the Board if they granted stipulation amendment, what precedents would they be setting. She believed this could have consequences down the road.

Mr. Roger Muller of Sunnybrook Drive had concern with the validity of data from Pine Valley Crossing because he never received the notice they stated was sent to the neighbors. Roger also has a concern about the impervious because sheds and patios will raise the impervious.

Ms. Cathy Shultz of Creek Road had concerns about traffic and speeding, she believed that 20 homes should be allowed per zoning.

Ms. Kim Underwood of Doylestown stated that if they widen Old Iron Hill Road, flooding would occur on the Doylestown side.

Mrs. Mildred White of Callowhill Road stated that more people would be using Creek Road to avoid the traffic on Ferry Road.

Ms. Nina DiPetro of Doylestown stated that the driveways seem to be too small and there was no room for cars.

Ms. Sharon Zamos of Harvest Hill Drive has a concern with variances and future variances and the open-endedness of the variances and the density.

Mr. Paul Benyovszky of Brookdale stated that the elevation and slope of the property concern him.

Mr. William Weis of Ferry Road stated that he would prefer an Industrial Use to the proposed residential development.

Mr. Bob Showalter of Old Iron Hill Road stated that he had reviewed the proposed plan and Stipulated Agreement amendment and that the plan concerns him. There are wetlands below the tennis courts and the wetlands need to be protected; the existing detention basin is a problem; there are no tree preservation plans; the road was just repaved and there is no need to pave again; there was no open space onsite; retaining walls limit backyards; and the density was inappropriate for the small lots.

Ms. Edna White of Callowhill Road has a concern with how well water will be affected.

Ms. Heather Bernhardt of Sunnybrook Drive stated that they have existing water runoff issues and was never notified of any previous meetings. She also inquired into who was responsible if the existing basin would fail, and who was responsible for stream erosion. Mr. Jones stated that if the developer would proceed with the project, there would be no erosion on Old Iron Hill Road to the stream. After an 18-month maintenance period, the responsibility for the basin would transfer from the developer to a Homeowners' Association.

Mr. Jones thanked the residents for their comments.

Mrs. Haun stated that she did not like the proposed Stipulated Agreement amendment, as it was too dense and asked for too many waivers. Mr. Bodden stated that the Board was considering the plan because they did not like the Institutional Use and an unknown future. Mr. Scanzillo stated he agreed with Mrs. Haun and saw an opportunity for a possible fix of existing stormwater problems and the removal of an eyesore and of the Institutional Use. Mr. Cotton stated that he agreed with concerns about traffic and believed that 42 homes were many houses. He believed the Institutional Use was not in the Township's best interests and fixing the stormwater was a priority.

Mrs. Haun asked the residents why they all thought this was done deal, as this was the first time the Board had seen the proposal. Mrs. Haun reiterated that the Board does not make decisions behind closed doors. Ms. Browngold responded that she did not mean to implicate that the Board had made a decision; they just had concerns because they all thought a legal document meant a green light to move forward. Mr. Bodden added that a stipulated agreement does not mean a done deal. Mr. Kennard stated that the stipulated agreement was the first step in a long process. Plans have changed a lot in the process, but this was the first time the Board had seen everything. Staff had given Pine Valley Crossing some direction to see if the project would be feasible. There are many steps before development can happen that include the engineers reviewing and approving plans, and traffic studies.

Mrs. Mildred White asked if anyone was aware that the runoff problem existed for Sunnybrook and Brookdale. Mrs. Haun explained that the development containing Sunnybrook and Brookdale was built in the early 70's when stormwater requirements did not exist.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Cotton, and unanimously carried to deny the proposed changes to the Stipulated Agreement for the Wordsworth property, thereby leaving the 1998 Stipulated Agreement in full effect.

9. Consent Agenda:

MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Bodden, and unanimously carried to approve the following Consent Agenda item: West Branch Park / Ply Mar Construction Request for Payment #3 for \$48,038.65, leaving \$37,213.25 remaining.

10. Board of Supervisors Comments: Mr. Cotton suggested that an Annual Meeting be held between the Board and the employees to review objectives.

11. Township Administration Comments: There were no Administration Comments at this time.

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 December 13, 2012 for \$218,736.09:

MOTION: Upon motion by Mr. Scanzillo, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated December 13, 2012 for \$218,736.09.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Cotton, seconded by Mr. Bodden and unanimously carried, to adjourn the meeting at 9:02 p.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