

**BOARD OF SUPERVISORS
MEETING MINUTES
November 18, 2013**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, November 18, 2013 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:05 p.m. Present were Supervisors: Vice Chair Robert V. Cotton, Members Helen B. Haun, William B. Jones, III, and John A. Bodden. Chair A. James Scanzillo was absent. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, and Township Engineer Craig Kennard.

1. Call to Order: Mr. Cotton called the Meeting to order.

2. Pledge of Allegiance: Mr. Cotton led the Board and audience in the Pledge of Allegiance.

3. Announcements: Mr. Cotton announced that the Board had met prior to this meeting in Executive Session to discuss personnel issues, land acquisition and litigation.

4. Public Comment on Non-Agenda Items:

4.1. New Britain Township Business Alliance Presentation: President of the NBTBA Leslie Bilotta, and Chair of the NBTBA 5K Race Cathy Scanlon, presented the Board of Supervisors, Veterans Committee Chair Marco Tustanowsky and Vice Chair William Malone with a \$4,000 donation to the Veterans Park Project. The funds were raised at the NBTBA's Annual 5K race.

Mr. Cotton also announced that at the Veterans Day Ceremony held on November 11, 2013, VFW Post 3258 also presented the Veterans Committee with a \$3,000 donation to the Veterans Park Project.

5. Approval of Minutes:

5.1. Minutes of November 4, 2013 Board of Supervisors' Regular Meeting:

MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to approve the November 4, 2013 Minutes as written.

6. Departmental Reports:

6.1. Code Department Report for October 2013: Ms. Bradley presented the Code Department Report for October 2013.

6.2. Police Department Report for October 2013: Chief Robert Scafidi presented the Police Department Report for October 2013. Mrs. Haun inquired about how the Township deals with dead deer on roadways. Chief stated that the PA Game Commission is contacted, but not always responsive. Sometimes the Public Works crew is able to remove the animals.

6.3. Public Works Department Report for October 2013: Ms. Bradley presented the Public Works Department Report for October 2013.

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

8. Consideration of New Business:

8.1. Public Hearing: New Britain Corporation Lot #20-2 Cell Tower Conditional Use Hearing: The Public Hearing was opened at 7:10 p.m. Mr. Nelson stated that the Applicant withdrew their application for Conditional Use so that he could furnish additional information. The Public Hearing was closed at 7:12 p.m.

8.2. Zoning Hearing Scheduled for November 21, 2013 at 7:00pm: New Britain Corporation, TMP #26-001-100-004: The application of New Britain Corporation, 145 Liberty Lane (Lot #20-2), TMP #26-001-100-004, in the IO, Industrial/Office Zoning District, for a proposed commercial building for indoor entertainment (Use J9). The applicant seeks a variance to allow less than the minimum required off-street parking spaces on the property for the proposed use (93 spaces were 342 spaces are required): Project Engineer Mark Hintenlang, presented the Board with the proposed commercial building for Skyzone Indoor Trampoline Entertainment that falls under Use J9. Ms. Bradley stated that a new plan was received today that would need to be reviewed by the Township Engineer. This plan indicated 93 parking spaces and a looped drop off area. Applicant Joseph Cairone stated that if needed, employees could park at one the surrounding businesses. Ms. Bradley asked if any of those properties had been approached about shared parking to which Mr. Cairone stated they had not. Mr. Cairone added that they only approached Deltronics and another property owned by New Britain Corporation. Mr. Hintenlang stated a cross parking agreement would be obtained from the other properties if they need to use them for offsite parking.

Mr. Cotton inquired about what the traffic flow would be like, specifically if it would be able to handle emergency vehicles. Mr. Hintenlang stated that there was a loop around including a drop off site that should be wide enough for emergency vehicles.

Mr. Bodden asked what would happen to the property if SkyZone left. Mr. Cairone stated that he building was designed to convert back to a warehouse. Mr. Hintenlang stated that if converted back to a warehouse, it would meet the parking requirements.

Mrs. Haun stated that she is against not having enough parking.

Mr. Kennard stated that parking turnover is different at each location and cannot assume that one location will be the same as another. Mr. Kennard stated that an engineered traffic study would be needed to prove the amount of parking spaces the applicant was proposing would be sufficient. Perhaps the Applicant should consider withdrawal of their Zoning Hearing Board application until this documentation could be submitted for consideration.

Mr. Bodden recommended that the Board send the Township Solicitor and Township Engineer to the Zoning Hearing on November 21 to oppose the variance application requesting less parking. Mrs. Haun agreed with Mr. Bodden's recommendation.

MOTION: Upon motion by Mr. Bodden seconded by Mrs. Haun, the Board unanimously approved sending the Township Engineer and Township Solicitor to the Zoning Hearing Board on November 21, 2013 to oppose the application of New Britain Corporation for the property located at 145 Liberty Lane (Lot #20-2) requesting a variance from minimum parking requirements.

8.3. Authorize Advertisement of Zoning Amendment Repealing and Replacing Section 27-305: G4 Wireless Communications Facilities: This ordinance will be updated to accommodate advances in new cellular technology.

MOTION: Upon motion by Mr. Bodden, seconded by Mrs. Haun, the Board unanimously approved the Advertisement of a Zoning Amendment Repealing and Replacing Section 27-305: G4 Wireless Communications Facilities for Public Hearing January 6, 2014.

9. Consent Agenda: There was no Consent Agenda at this time.

10. Board of Supervisors Comments: Mrs. Haun informed the Board that someone who made a quilt in remembrance of a resident's father had recently approached her. Would the Township consider displaying the quilt in the Township Building for a period? Ms. Bradley stated we would need to pick a location where the quilt could be displayed without fear of theft or damage.

11. Township Administration Comments:

11.1. Zoning Hearing Scheduled for November 21, 2013 at 7:00pm: Ms. Bradley announced that the Zoning Hearing Board would also consider the application of Bart Arnold, 721 Upper Stump Road, TMP #26-003-067 in the WS (Watershed) Zoning District, Use B1, for a variance to install a non-commercial swimming pool within the required minimum side yard setback. It was Ms. Bradley’s recommendation to leave the decision up to the Zoning Hearing Board.

11.2. 2000 GMC Sonoma Pick Up Truck Award of Sale: Bidding for the Public Works 2000 GMC Sonoma Pick Up Truck ended on Thursday, November 14, 2013 at 11:00 a.m., with 1,000 views, 41 bids and a high bid of \$1,350.00 by Shawn Hart of North Wales, PA.

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Bodden, and unanimously carried to award the Public Works 2000 GMC Sonoma Pick Up Truck sale to Shawn Hart of North Wales, PA for \$1,350.00.

12. Solicitor and Engineer Comments: Mr. Kennard stated that a new review was performed on the Barclay Road Subdivision plans and a meeting with DEP was also recently held. The plan was coming closer to completion. Mr. Kennard also stated that Pine Valley Crossing Associates (Wordsworth) had met with DEP and that the project could be delayed due to stormwater management issues.

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 November 6, 2013 for \$235,739.42:

MOTION: Upon motion by Mr. Jones seconded by Mrs. Haun, the Board unanimously approved the Bills List dated November 6, 2013 for \$235,739.42.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Jones, seconded by Mrs. Haun and unanimously carried, to adjourn the meeting at 7:54 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

Robert V. Cotton, Vice Chair

John A. Bodden, Sr. Member

Helen B. Haun, Member

William B. Jones, III, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager