

**BOARD OF SUPERVISORS
MEETING MINUTES
September 19, 2011**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, September 19, 2011 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, and Members, John A. Bodden and Robert V. Cotton. Also present were Township Manager Eileen M. Bradley, Township Engineer Craig Kennard and Township Solicitor John Rice.

1. **Call to Order:** Mrs. Haun called the Meeting to order.
2. **Pledge of Allegiance:** Boy Scout Troop #36 led the Board and audience in the Pledge of Allegiance.
3. **Announcements from the Chair:** None
4. **Public Comment:** None
5. **Approval of Minutes from September 12, 2011 Public Meeting:**

MOTION: Upon motion of Mr. Cotton, seconded by Mr. Bodden, and unanimously carried, the Minutes of September 12, 2011 were approved as written.

6. Departmental Reports:

6.1. Public Works Department: Public Works Superintendant Wayne Fultz presented the Public Works Report for August 2011. Mr. Fultz also reported that Bray Brothers would start paving Overlook Drive, Hampshire Drive, Stoneyhill Drive, Ridge Court, and Stream Court on September 20, 2011. The work should take one week to complete.

6.2. Police Department Report: Chief Robert Scafidi asked that the Police Report be tabled until next meeting.

6.3. Code Enforcement Report: Township Manager Eileen Bradley presented the Code Enforcement Report for August 2011.

7. Old Business:

7.1. Ordinance #2011-09-02; Amending Chapter 27, Part 3, Zoning, Use Definitions and Regulations, B-7 Apartment Building: Mr. Rice stated that the 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 change the B-7 Use in the C-3 Zoning District by allowing apartments on a minimum lot of 15 acres. Amending the Zoning Use Definitions and Regulations would accommodate a proposed apartment complex to be built by the Madison Apartment Group on Manor Drive and County Line Road.

Mr. Dennis Glackin, Madison Group Planner, presented to the Board the most recent plan for the Madison Apartment Complex, which reflects changes recommended by the Planning Commission and Township Engineer's office. Resident Mr. Anthony Callum asked what the total amount of units would be. Mr. Glackin responded that the plan shows 232 units divided between 2-story and 3-story buildings.

The Board discussed in general terms turning radii, parking and elevations. Mr. Glackin added that although plans were still in development, the proposed apartment buildings would be constructed in keeping with the characteristic of submitted elevations with respect to both design and materials. In depth plans and review would take place when the proposal was submitted for Land Development approval. Mr. Steven Spaeder added that once the ordinance was adopted, Madison would have construction plans ready within 45 days, with construction ready to begin in spring 2012.

Mrs. Haun stated that is concerned that there will not be enough parking for units. Mr. Jones added that he believes that the 31 additional parking spots shown on the plan should be built.

MOTION: Upon closing of the Public Hearing, a motion was made by Mr. Jones, seconded by Mr. Bodden, and unanimously carried, to adopt Ordinance # 2011-09-02; Amending Chapter 27, Part 3, Zoning Use Definitions and Regulations, B-7 Apartment Building.

8. New Business:

8.1. Madison Apartment Group: Discussion of this topic was held in conjunction with Ordinance #2011-09-02 (see above).

8.2. Watershed Commercial Zoning District: Ms. Bradley reported that the Planning Commission had been working on an amendment to the OP District and proposed to change certain Tax Map Parcels to C-1 Commercial District, C-2 Commercial District, or the Watershed District. The Planning Commission also proposes that the Township adopt a new District: the WSC – Watershed Commercial District. The Board would take the proposal under advisement.

8.3. Hauser Sewer Concern: Robert and Kristi Hauser, owners of 560 Mallard Drive, have a private sanitary sewer lateral that runs through an easement on their property. They have experienced several backups in recent months that have flowed onto their property from a manhole on the adjoining property. The owners of the adjoining property were working with a contractor to locate and correct the problem that caused the backup. Mr. and Mrs. Hauser requested that the Township enforce sealing of the manhole on the adjacent property. Mr. Rice stated that although the manhole is part of a private sanitary sewer lateral, the Board would continue to monitor the situation, once the contractor was able to investigate.

Mr. Callum expressed his concern that a backup could be a public health issue.

9. Consent Agenda:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Bodden, and unanimously carried, the Board approved the following Consent Agenda item: Roman Land Development Escrow Release for \$2,320.11.

10. Board of Supervisors' Comments: Mr. Cotton reported that Chalfont Borough had steel delivered for repairs to the bridge on Route 152 at Main Street (Route 202). Ms. Bradley stated that she would contact Chalfont Borough to find out what would be the project start date. Mr. Cotton also reported that Saturday, September 24, is the New Britain Township Veterans Committee Fall Festival from 11:00 a.m. to 4:00 p.m., with the New Britain Township Business Alliance's 5k Race taking place prior to the Fall Festival at 8:45a.m.

11. Township Administration Comments: Ms. Bradley reported that at the last Board meeting, a request was made by a resident to have all legal advertisements on our web page. A web page has now been added and the page will be up and running on the website by the end of the week.

12. Solicitor & Engineer Comments: There was no Solicitor or Engineer Comments at this time.

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

14. Public Comment: Mrs. Molly Thomas of W. Peace Valley Road asked the Board for an update with previously expressed concerns with an adjacent property. Mr. Rice stated that violation notices have been sent to the property and half of the listed items have been completed and that the owner has until mid-October to be in compliance. Mr. Rice suggested that the neighbors continue to keep a log of their concerns and the Township will continue to help alleviate the issues.

15. Payment of Bills: There were no bills to be paid at this time.

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 8:45 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Helen B. Haun, Chair

William B. Jones, Vice Chair

A. James Scanzillo, Member

Robert V. Cotton, Member

John A. Bodden, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager