

**BOARD OF SUPERVISORS  
MEETING MINUTES  
June 20, 2016**

A Regular Scheduled Meeting of the New Britain Township Board of Supervisors was held on Monday, June 6, 2016, 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, III, Vice Chair A. James Scanzillo, Members John A. Bodden, Helen B. Haun and Gregory T. Hood. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson 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:** Prior to this meeting, the Board met in Executive Session to discuss land acquisition and litigation.

**3.1. Service Award: J. Parker Bullard for 25 Years of Service:** Mr. Jones congratulated Officer Bullard on 25 years of service to the Township as a police officer, and thanked him for his dedicated service.

**3.2. Service Award: Shawn Knight for 25 Years of Service:** Mr. Jones congratulated Officer Knight on 25 years of service to the Township as a police officer, and thanked him for his dedicated service.

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

**5. Approval of Minutes:**

**5.1. Minutes of June 6, 2016 Board of Supervisors' Regular Meeting:**

**MOTION:** A motion was made by Mr. Hood, seconded by Mr. Bodden and carried unanimously, to approve the June 6, 2016 Minutes as written.

**6. Departmental Reports:**

**6.1. Code Department Report:** Ms. Bradley presented the Code Department Report for May 2016.

**6.2. Police Department Report:** Chief Robert Scafidi presented the Police Department Report for May 2016.

**6.3. Public Works Department Report:** Ms. Bradley presented the Public Works Department Report for May 2016.

**7. Consideration of Old Business:**

**7.1. Public Hearing: Ordinance #2016-06-02, Chapter 15 Amendment to Stop Signs:** Mr. Jones opened the Public Hearing at 7:08 p.m. for consideration of proposed Ordinance #2016-06-02.

Mr. Nelson stated that the proposed ordinance had been duly advertised and reviewed by both the Bucks County Planning Commission and the New Britain Township Planning Commission. The proposed ordinance would amend the Codified Ordinance Chapter 15, Part 2 of the New Britain Township Code concerning Traffic Regulations, and particularly providing for the regulation of stop signs. Mr. Nelson added that staff had physically taken inventory of all stop signs

existing in New Britain Township and found several missing from the ordinance or the field, which prompted the revision to the current ordinance, making the stop signs legally valid and enforceable.

**MOTION: There being no further business or comment, a motion was made by Mr. Bodden, seconded by Mr. Hood, and unanimously carried, to close the hearing at 7:10 p.m.**

**MOTION: Upon motion by Mr. Bodden, seconded by Mr. Hood, the Board unanimously approved Ordinance #2016-06-02; Amending Part 2 of Chapter 15 of the New Britain Township Code Concerning Traffic Regulations, and Particularly Providing For the Regulation of Stop Signs.**

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

**8.1. Dejana Realty Conditional Use Application:** A Public Hearing was held for the Dejana Realty Conditional Use, beginning at 7:12 p.m., at which a stenographic record was taken. Appearing for the Applicant Dejana Realty was Ms. Kellie A. McGowan, Esquire of Eastburn and Gray, P.C., Mrs. Andrea D'Elia, Purchasing Manager with Dejana Truck and Utility Equipment, and Mr. Robert T. Cunningham, P.E., of Holmes Cunningham, LLC. No one in the audience requested party status to the Hearing.

Mrs. D'Elia was sworn in. Mrs. D'Elia stated that Dejana Truck and Utility Equipment outfits chassis for trucks with dumps, stake bodies, snowplows and similar equipment. truck bodies. The Applicant proposed a K1 Manufacturing Use with L2 Outside Storage Use, which required a Conditional Use hearing. All work would taking place within the 30,000-s.f. building. Outside storage would consist of temporary staging of large equipment and vehicles for pickup by the end user. There was no proposed expansion of the facility, only minor interior fit out to meet their need.

20 to 25 proposed employees would work from 7:00 a.m. to 5:00 p.m. All outside storage was proposed on existing impervious surface and not planned on any existing parking spaces. A slatted fence will wrap around the building and around the perimeter, shielding the property. The applicant would install two exit doors that would require some additional impervious surface; therefore, the Applicant would install additional tree plantings for stormwater management per the Township Engineer's recommendation. Ms. McGowan stated that the Applicant would comply with the Gilmore and Associates review letter dated June 9, 2016 and would comply with the Fire Marshal review letter dated June 14, 2016.

**MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Bodden and carried unanimously, to close the Conditional Use Hearing at 7:20 p.m.**

Mr. Hood stated that he believed this business would be an asset to the Township.

**MOTION: A motion was made by Mr. Hood, seconded by Mrs. Haun and carried unanimously granting Conditional Use to Dejana Realty, conditioned upon compliance with the Gilmore and Associates Review letter dated June 9, 2016, the Fire Marshal review letter dated June 14, 2016, and the planting of all required trees to the satisfaction of the Township Engineer to address buffering and stormwater.**

**8.2. Windhill Realty Group Zoning Hearing Board Application:** Ms. Bradley stated that The Zoning Hearing Board would consider the application of Windhill Realty Group, LLC (Sabia Landscaping, Inc. and The Split Rail Fence Store) on Thursday, July 21, 2016 at 7:00 p.m., for the property located at 4619 County Line Road, TMP #26-001-002. In order to continue operating two businesses that were currently in violation of multiple existing zoning regulations, the Applicant: requested a change of Use status (two K5 Contracting Uses and an L2 Outside Storage Use to a K18 Flex S Space Use); requested four variances (to allow more than one principal use, to allow more than one principal use on less than 25 acres (site is 3.8 acres), to allow outside storage in the front yard setback, to allow outside storage in an area greater than 0.5% of building coverage (Proposed 23,601 or 14%)); and requested a Conditional Use for L2 Outside Storage.

Ms. Bradley stated that the Applicant was currently in violation with more than one principal use, and outside storage. There was a long history of violations and enforcement issues related to the property. Due to these reasons and the large amount of relief being requested, Ms. Bradley recommended that the Board authorize the Township Solicitor to attend the Zoning Hearing Board meeting on July 21, 2016 on behalf of the Township in opposition of the Application.

**MOTION: A motion was made by Mrs. Haun, seconded by Mr. Bodden and carried unanimously, to authorize the Township Solicitor to attend the Zoning Hearing Board on July 21, 2016 to oppose the Application of Windhill Realty Group LLC.**

**8.3. Brittany Farms Curb Replacement:** Ms. Benner stated that the 2017 Paving Program included a section of Brittany Farms and Brion Lane, Cornwall Drive, Dorset Way, Dolly Lane, Hampshire Drive, and Wiltshire Drive. In order to have the roads properly paved, all deteriorated curbing would need to be replaced. Public Works Superintendent, Wayne Fultz performed an inspection of the curbs in the proposed paving area and indicated 25 properties that needed to replace curbing in front of their properties, with a total of 345.60 linear feet needing to be replaced.

Ms. Benner asked the Board to authorize staff to issue letters to affected residents, outlining their options to replace the curb themselves by October 31, 2016, or become part of the bid for the paving project. Any curb that was not replaced by October 31 would automatically be included in the 2017 Project Bid. For those residents whose curb was replaced as part of the 2017 Road Program Bid, they would be responsible for paying the Township back at cost. For those who are unable to pay the entire amount right away, Ms. Benner recommended setting up a Payment Plan Agreement between the resident and New Britain Township for a set amount of payments over time, depending on the amount owed. Ms. Benner stated that until the project is put out to bid, there was no way to know what the cost per linear foot might be compared to what an individual contractor might charge ahead of the public bid. Ms. Benner added that in 2013, the cost per linear foot on the public bid was \$48.11.

**MOTION: Upon motion by Mr. Hood, seconded by Mr. Scanzillo, the Board approved staff to send out curb replacement letters to the Township residents that need to replace their curb. Motion passed on a vote of four to zero, with Mrs. Haun abstaining from the vote, as she was an affected resident.**

**8.4. Comprehensive Plan Revision:** Ms. Bradley stated that the Township's revised Comprehensive Plan had been sent to the Bucks County Planning Commission (BCPC) for review. The BCPC has provided the Township with some suggestions for edits to the current draft of the Comprehensive Plan. Staff agreed with some suggestions and others would require a full rewrite.

Mr. Hood stated that the New Britain Township Planning Commission felt that the issues in the BCPC review letter were mostly administrative and could be cleaned up and addressed by Staff. Some specific conversations came up at the PC meeting. Mrs. Deborah Rendon suggested that language be included that would encourage preservation and or utilization of old farms and homesteads. Mrs. Rendon volunteered to write a paragraph to this end.

After discussion of possible edits to the draft, Ms. Bradley stated that she would like to advertise for a public hearing.

## **9. Consent Agenda:**

**MOTION:** Upon motion by Mr. Bodden, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda items: Execution of a Professional Services Agreement with Dejana Realty of PA, LLC for a Conditional Use Hearing to allow a manufacturing use with outside storage at 121 Liberty Lane, TMP #26-001-100-003, with corresponding legal and engineering escrow of \$5,000.00; Execution of Development Documents with Colebrook Properties, L.P. for the construction of 57 twin and townhomes on Schoolhouse Road, TMP #26-005-002 (parent lot), and a Memorandum of Development Agreement; and Execution of a Professional Services Agreement with James D. Greene of 414 Old Iron Hill Road, TMP #26-001-027-001 for construction of a swimming pool requiring stormwater management review, with corresponding legal and engineering escrow of \$5,000.00.

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

**11. Township Administration Comments:**

**11.1. CFA Grant Application for Blue Jay/Lenape Landing Trail:** Ms. Bradley stated that Chalfont Borough would be applying for a possible grant to upgrade an existing portion of Blue Jay Trail in Chalfont Borough but was narrow and to expand the Blue Jay Trail to run along the Neshaminy Creek on two Township-owned parcels. Ms. Bradley asked the Board for a letter of cooperation and a possible cost sharing of a 10-15% match. At this time, the Township did not have a number for the match, but the money would not be due until 2017-2018 and could be budgeted in advance of payment.

**MOTION:** Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved a letter of cooperation of Chalfont Borough's CFA Grant Application for the Blue Jay/Lenape Landing Trail and approved a possible 10 to 15% shared match.

**11.2. Township Codification:** Ms. Bradley stated that the Township's previous codification company went out of business in early 2016. She had received three quotes from companies and recommended awarding a contract to General Code, who has the best product that was easy to use and technologically advanced with the greatest number by far of clients in Pennsylvania.

**MOTION:** Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, the Board unanimously approved to contract with General Code for codification services.

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

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

**14. Public Comment:** Mr. Shon Weldon of Willowood Drive inquired as to when the Willowood residents could meet with the engineer for the Neshaminy Greenway Trail to discuss possible berms that the residents requested behind their properties. Ms. Bradley noted that, as she had stated in her update to the Homeowners' Association, the project was in the early stages of completing environmental studies and acquiring the Department of Environmental Protection's (DEP's) various approvals. These stages could take at least a year to complete, possibly two years. Until those studies and approvals were complete, the Township was in a holding pattern with regard to proceeding with final design of the trail. Once the Township and consultants can move forward with the design, the Willowood development would be contacted with meeting dates.

Mr. Steve Stewart of Teresa Lane stated that Souderton Borough and Hatfield Borough had signs on their stop signs indicating a fine would be issued for those who do not come to a complete stop, and he recommended that

the Township look into the signs. Chief Scafidi said the signs are not PennDOT approved, as stop signs must be stand-alone signs with no other signage on the same pole.

**15. Payment of Bills:**

**15.1. Bills List dated June 16, 2016 for \$1,375.36:**

**MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated June 16, 2016 for \$1,375.36.**

**15.2. Bills List dated June 16, 2016 for \$67,637.27:**

**MOTION: Upon motion by Mr. Scanzillo, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated June 16, 2016 for \$67,637.27.**

**16. Adjournment:**

**MOTION: There being no further business or comment, a motion was made by Mrs. Haun, seconded by Mr. Hood, and unanimously carried, to adjourn the meeting at 7:55 p.m.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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William B. Jones, III, Chair

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A. James Scanzillo, Vice Chair

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John A. Bodden, Sr., Member

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Helen B. Haun, Member

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Gregory T. Hood, Member

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