

**BOARD OF SUPERVISORS
MEETING MINUTES
September 21, 2015**

A Regular Scheduled Meeting of the New Britain Township Board of Supervisors was held on Monday, September 21, 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., and A. James Scanzillo. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq. and Township Engineer Janene Marchand. Robert V. Cotton was absent.

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.

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

5. Approval of Minutes:

5.1. Minutes of September 14, 2015 Board of Supervisors' Worksession Meeting:

MOTION: A motion was made by Mr. Jones, seconded by Mr. Bodden and carried unanimously, to approve the September 14, 2015 Minutes as written.

6. Departmental Reports: There were no Departmental Reports at this time.

7. Consideration of Old Business:

7.1. Colebrook Preliminary Subdivision Plan (Resolution #2015-17): Ms. Bradley stated that the Colebrook Preliminary Subdivision Plan was presented before the Board at their scheduled Work Session held on September 14, 2015, at which time the Board took no formal action. Township Solicitor, Peter Nelson, presented the Board with Resolution # 2015-17, that outlined the terms for Preliminary Subdivision and Land Development approval of the Colebrook Subdivision.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously, to adopt Resolution #2015-17, granting conditional Preliminary Subdivision and Land Development Approval for the Colebrook Subdivision Plan, subject to compliance with Gilmore and Associates review letter dated August 18, 2015.

7.2. Public Hearing: Ordinance #2015-09-06, Omnibus Zoning Amendment to Chapter 27: Mrs. Haun opened the Public Hearing at 7:05 p.m. for proposed Ordinance #2015-09-06.

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 Ordinances Chapter 27 Zoning, and covered numerous administrative errors and clarifications along with new changes. New material included: addition of and regulations for Use C6- Adult Day Care, Use J33 Special Personal Services. Changes included: natural resource protection standards in floodplains; regulations for uses related to alternate energy (Uses H6, H7, G1 and new Use L14); the removal of invasive species from the buffer plant list; allowing waiver of buffering by Conditional Use when existing buffer yard exists. Clarification changes included: revamping of the PRD section and creation of Use B11 PRD; clearer parking regulations for Uses F6, F7 and K19; additions, deletions and clarifications to various definitions; changes to the Zoning Use Table to reflect all of the above; renumbering and typographical and grammatical errors were also addressed.

Mr. Bruce Quedenfeld of Brittany Drive asked what an omnibus ordinance encompassed. Mr. Nelson stated that the ordinance includes a variety of changes to the zoning ordinance, and Ms. Bradley distributed a memo addressing all that the ordinance encompassed.

Mrs. Haun closed the hearing at 7:10 p.m.

MOTION: Upon motion by Mr. Jones, seconded by Mr. Scanzillo, the Board unanimously approved Ordinance No. 2015-09-06, amending the Codified Ordinance Chapter 27 Zoning.

7.2. Public Hearing: Ordinance #2015-09-07, Park and Recreation Amendment to Chapter 16: Mrs. Haun opened the Public Hearing at 7:11 p.m. for proposed Ordinance #2015-09-07.

Ms. Bradley stated that the Board had amended the Park and Recreation Rules at a prior meeting to reflect the updated Child Protection Clearance laws and this ordinance would back up those changes.

Mrs. Haun closed the hearing at 7:12 p.m.

MOTION: Upon motion by Mr. Bodden, seconded by Mr. Jones, the Board unanimously approved Ordinance No. 2015-09-07, amending the Park and Recreation Ordinance, Chapter 16, to comply with the newly enacted Child Protection Clearance Laws.

8. Consideration of New Business:

8.1. Westrum/Luxor Sketch Plan: Appearing for the Applicant was Mr. John Westrum, Chairman and CEO of Westrum Development Co., to present a proposal for Use B7 Apartment Building with 221 units on 7.27 acres at 411 W. Butler Avenue, TMP #26-005-023 also known as the Patane Tract, in the C1 Zoning District. Use B7 is not permitted by right, special exception or conditional use in the C1 District. Mr. Westrum stated that the current zoning promotes small retail, which is becoming less valuable as time goes on, and does not support residential uses.

The proposed apartment complex is not a typical garden style apartment, with smaller living spaces and the lobby as the central social gathering place. Seventy five percent of units would be 1-bedroom (600 to 970 square feet); the rest would be 2-bedroom (985 to 1,055 square feet). Amenities would include a swimming pool, enhanced lobby exterior, space for outdoor activities, stormwater management facilities, and outside and underground parking. Mr. Westrum claimed that the proposal plan would have minimal impact to schools in terms of enrollment, but would generate tax revenue for the Township.

Mr. Scanzillo inquired as to the number of stories the building would have. Mr. Westrum stated that the building would have four stories with a flat roof and a maximum height of 45 feet. Mr. Jones asked how access to other levels would be obtained. Mr. Westrum stated that there would be elevators and stairs to each level. Mr. Bodden stated that he was impressed with the presentation but would have to think long and hard before making a change to the zoning. Mr. Scanzillo stated that the proposal was unique. Mrs. Haun stated she agreed with Mr. Bodden, but would be happy with the lot remaining wooded.

Mr. Quedenfeld asked how Mr. Westrum came up with common household income figures and if the development was in conjunction with proposed developments in Chalfont Borough. Mr. Westrum said the income figures were median income figures based on the 2010 Census, reflecting an area within a five-mile radius from the site. Mr. Westrum also stated that the project was not related to any development taking place in Chalfont Borough.

Mr. Jones asked if less than four stories would be viable and Mr. Westrum stated that 4 stories and 221 units would be required to make the project financially viable. Mr. Bodden asked if they had built any similar projects in the area. Mr. Westrum stated that they were currently under construction with their first similar model, but were more than a year from occupancy.

Ms. Bradley asked what would happen should units not rent at their asking price. Mr. Westrum stated that the multifamily market was excellent and that it was easy to reduce rents. If they did not rent all the units, then they would reduce rates until they were occupied.

Mr. Westrum thanked the Board for their time and open minds. The Board made no decision on the sketch plan.

9. Consent Agenda: There were no consent agenda items at this time.

10. Board of Supervisors' Comments: Mr. Jones thanked everyone who attended and helped at the Fall Festival held on September 19.

11. Township Administration Comments:

11.1. Consortium Salt Bid: Ms. Bradley stated that the Consortium Salt Bid was opened on September 8, 2015 for the 2015-2016 season. The lowest bidder was Morton Salt at \$63.97 per ton delivered. It was the recommendation of Staff to award the contract to Morton Salt. Ms. Bradley also noted that there were only two bids received for the contract, with the second bid nearly \$10.00 more per ton.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Jones, and carried unanimously to award the 2015-2006 Salt Bid to Morton Salt at \$63.97 per ton delivered.

11.2. Resolution #2015-18: Records Dissolution: Ms. Bradley stated that the proposed resolution authorized the destruction of records from Tax Map Parcel Files. All appropriate documents were removed from files, scanned into the MuniLogic system, and recorded on the attached spreadsheet, in accordance with the Record Retention Manual.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Jones, and carried unanimously to execute Resolution #2015-18, approving the dissolution of records attached to the resolution in compliance with the Records Retention Manual.

11.3. Budget 2016 Discussion: Ms. Bradley stated that a memo had been distributed to the Board outlining specific items in the proposed 2016 Budget that would need to be decided by the Board at a future meeting.

11.4. Authorization to Order Right-Of-Way Appraisal: Ms. Bradley stated that in order to move forward with installation of a traffic signal system at County Line Road and New Britain Boulevard, a Right-of-Way (ROW) appraisal would be needed for a parcel in Hatfield Township, Montgomery County, TMP #35-050-006, at 270 W. County Line Road owned by Robert and Sina Cristinzio. The portion of the traffic signal system would need to be installed in the ROW of County Line Road and a portion of the said property.

MOTION: A motion was made by Mr. Jones, seconded by Mr. Scanzillo, and carried unanimously to authorize the Township Manager to order a Right of Way appraisal for TMP #35-050-006, 270 W. County Line Road, Hatfield, Montgomery County, in conjunction with installation of a traffic signal system at County Line Road and New Britain Boulevard.

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: There was no Public Comment at this time.

15. Payment of Bills: There were no Bills for payment at this time.

16. Adjournment:

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

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Helen B. Haun, Chair

William B. Jones, III, Vice Chair

A. James Scanzillo, Member

John A. Bodden, Sr., Member

Robert V. Cotton, Member

Attest: _____

Eileen M. Bradley
Secretary/Manager