

**BOARD OF SUPERVISORS  
MEETING MINUTES  
April 25, 2016**

A Regular Scheduled Work Session Meeting of the New Britain Township Board of Supervisors was held on Monday, April 25, 2016, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 9:00 a.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 Engineer Erik Garton and Township Solicitor Peter Nelson.

- 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 prior to this meeting in Executive Session to discuss personnel issues.
- 4. Public Comment on Non-Agenda Items:** There was no Public Comment at this time.
- 5. Approval of Minutes:**
  - 5.1. Minutes of April 4, 2016 Board of Supervisors' Regular Meeting:** Ms. Bradley requested the Minutes be tabled until the next meeting to make a correction.

**MOTION: A motion was made by Mr. Bodden, seconded by Mrs. Haun and carried unanimously, to table the April 4, 2016 Minutes until the May 2, 2016 Meeting.**

- 6. Departmental Reports:**
  - 6.1. Code Department Report:** Ms. Bradley presented the Code Department Report for March 2016
  - 6.2. Police Department Report:** Chief Scafidi presented the Police Department Report for March 2016
  - 6.3. Public Works Department Report:** Ms. Bradley presented the Public Works Dept. Report for March 2016.
- 7. Consideration of Old Business:**
  - 7.1. Naplin One Limited Partnership Conditional Use Hearing:** A Public Hearing was held for the Naplin One Limited Partnership/Quad Graphics Conditional Use, beginning at 9:08 a.m. at which a stenographic record was taken. Appearing for the Applicant was Mr. Marc Jonas, Esquire of Eastburn and Gray, P.C., and Mr. Ronald E. Klos, Jr. of Bohler Engineering.

Mr. Jonas stated that Naplin One LP had filed a Subdivision Application and Plan to subdivide approximately 16.6 acres along County Line Road from the overall 100.1-acre parent tract owned by Quad Graphics. Mr. Jonas added that Naplin One LP had requested a Conditional Use to permit the two-lot subdivision without providing the required 75-foot buffer to the adjoining residential uses. The buffer waiver request was warranted, as there existed significant vegetation between the Quad Graphics Industrial Use and the proposed RR Residential portion of their rear lot. The Applicant proposed to encompass this vegetated area within a conservation easement. Additionally, Quad Graphics would provide the Township a grading easement between the remaining Quad Graphics land and the Township-owned Cotton Park land for construction of a landscaped berm as part of improvements to the parkland.

Therefore, as the existing buffer was to be preserved and the Township would install additional buffering at a future date, the Applicant believed that their proposed 16.6-acres subdivision would not negatively impact the RR and CR zoning Districts. The Public Hearing was closed at 9:15 a.m.

**MOTION: A motion was made by Mrs. Haun, seconded by Mr. Bodden and carried unanimously, to grant Conditional Use Approval to Naplin One Limited Partnership/Quad Graphics, waiving the required 75-foot buffer.**

**7.2. Colebrook Final Subdivision and Final PRD Approval, Resolution #2016-12:** Appearing for the Applicant, Colebrook Properties, L.P. was Mr. Christopher Canavan, who stated that he had reviewed the proposed Resolution #2016-12, and had no issues with the outlined requirements. Mr. Nelson pointed out that the Applicant should either complete the preliminary earthwork on Cotton Park or pay \$224,255.64 as fees-in-lieu of park and recreation improvements, stormwater BMP maintenance guarantee, stormsewer, and road improvements. The decision whether or not to undertake this earthwork or pay the fees would be made by both parties on or before pulling the first building permit for this Project. The terms of the arrangement would be more specifically set forth in the Development Agreement for this project.

**MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Hood and carried unanimously, to approve Resolution #2016-12, granting Final Subdivision and Final PRD Approval for the Colebrook PRD Subdivision.**

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

**8.1. Proposed Lane Lot Zoning Amendment Ordinance:** Ms. Bradley stated that the proposed zoning amendment would: adopt new regulations for nonresidential lane lots; add a K18 Flex Space Use by Right to the C3 Zoning District; revise various parking regulations; and, address various typographical errors that existed in the current Ordinance. Ms. Bradley requested the Board approve advertisement of the proposed ordinance.

**MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously, to approve advertisement of the proposed Lane Lot Zoning Amendment Ordinance.**

## **8.2. Appointment of Emergency Management Coordinator:**

**MOTION: A motion was made by Mr. Scanzillo, seconded by Mr. Bodden and carried unanimously, to appoint Eileen M. Bradley as New Britain Township Emergency Management Coordinator, subject to confirmation by the Governor of the Commonwealth of Pennsylvania.**

## **9. Consent Agenda:**

**MOTION: Upon motion by Mr. Scanzillo, seconded by Mr. Bodden, the Board unanimously approved the following Consent Agenda items: New Britain Business Park Escrow Release #2 for Lot #20-2 Realty, L.P. in the amount of \$35,550.00, leaving \$355,382.00 remaining; Commerce Pursuit Capital, L.P. Final Legal and Engineering Escrow Release in the amount of \$2,451.00, closing out the Land Development Project for TMP #26-005-023, known as Westrum/Luxor (Patane).**

**10. Board of Supervisors' Comments:** Mrs. Haun stated that she had attended the Grand Opening and Ribbon Cutting for Citizen's Bank in the Giant in New Britain Village Shopping Center, where she was given a \$500.00 donation check for Veterans Park.

## **11. Township Administration Comments:**

**11.1. Johnson ZHB Applications:** Ms. Bradley announced that on Thursday, April 28, 2016 the Zoning Hearing Board would consider the application of James and Kathleen Johnson, 196 Lenape Drive, TMP #26-02-193, a corner lot in the RR District. The Applicant sought a variance to permit an accessory storage shed within the front yard setback.

**11.2. Muzika ZHB Application:** Ms. Bradley announced that the Zoning Hearing Board would also consider the application of Mr. William Muzika, 66 Sellersville Road, TMP #26-001-123, a preserved farm (Use A1) in the SR-2 District on Thursday, April 28, 2016. The Applicant sought variances to install and operate an Agricultural Retail Use (A3), selling products from the operating farm. Ms. Bradley added that a Conservation Easement in favor of the Township existed on the property and allowed for an Agricultural Retail Use, where zoning did not.

Ms. Bradley recommended that the Board take no position on either application.

### **11.3. Resolution #2016-13, Budget Amendment:**

**MOTION: A motion was made by Mrs. Haun, seconded by Mr. Hood and carried unanimously, to approve Resolution #2016-13, amending the 2016 Budget.**

**11.4. Resolution #2016-14, Support of Bristol Road Extension:** Ms. Bradley stated that the proposed resolution indicated that the Township Board of Supervisors fully supported the completion of the Bristol Road Extension, and asked that the project be fully funded through construction, and urged all agencies to coordinate efforts to improve the health, safety and welfare of the motoring public to see the project through to completion.

**MOTION: A motion was made by Mr. Bodden, seconded by Mr. Scanzillo and carried unanimously, to approve Resolution #2016-14, in support the completion of the Bristol Road Extension.**

**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 April 14, 2016 for \$106,910.95:**

**MOTION: Upon motion by Mr. Bodden, seconded by Mr. Scanzillo, the Board unanimously approved the Bills List dated April 14, 2016 for \$106,910.95.**

**16. Adjournment:**

**MOTION: There being no further business or comment, a motion was made by Mr. Hood, seconded by Mrs. Haun, and unanimously carried, to adjourn the meeting at 9:55 a.m.**

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**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

\_\_\_\_\_  
Gregory T. Hood, Member

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