

**BOARD OF SUPERVISORS  
MEETING MINUTES  
February 25, 2008**

A regular meeting of the New Britain Township Board of Supervisors was held on February 25, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, and beginning at 7:00 p.m. Present were Supervisors: A. James Scanzillo, Chair; Robert V. Cotton, Vice-Chair; and members John A. Bodden, Sr.; Helen B. Haun and William B. Jones. Also present were: Robert Bender, Interim Manager; Cathy Kichline, Assistant Manager; John B. Rice, Township Solicitor, Craig Kennard, Township Engineer, Robert Scafidi, Police Chief and Wayne Fultz, Public Works Superintendent.

1. **Call to Order:** Mr. Scanzillo called the meeting to order.
2. **Pledge of Allegiance:** Mr. Scanzillo led the audience in the Pledge of Allegiance.
3. **Announcements from the Chair:** Mr. Scanzillo announced there was an Executive Session prior to the regularly scheduled Board meeting to discuss personnel.
4. **Public Comment:** There was no public comment.
5. **Approval of Minutes from February 11, 2008 Public Meeting:**

**MOTION:** A motion was made by Mr. Jones, seconded by Mr. Cotton, and unanimously carried, to approve the February 11, 2008 minutes, as written.

**6. Departmental Reports**

- 6.1. **Public Works:** Mr. Fultz presented the Public Works report for the month of January.
- 6.2 **Police:** Chief Scafidi presented the Police Department report for the month January. Chief Scafidi also advised the Board that Officer Mark Duncan had successfully completed his one year probationary period. Chief Scafidi stated that he is very pleased with Officer Duncan's job performance, and commended him for his service. Chief Scafidi also informed the Board that he has assigned Officer Jeffrey Cummins to the position of Detective First Class. Officer Cummins has performed well in this role and has had several difficult cases in which he was able to solve and successfully prosecute. The Chief noted that this is not a promotion, and is an "at-will" staff assignment.
- 6.3 **Code Enforcement and Fire Marshal:** Ms. Kichline presented the report of the Code Enforcement and Fire Marshal. Questions were deferred until next month when Mr. Teschner will be present.
7. **Consideration of Old Business:** Mr. Bender reported that he has continued monitoring the Vito Braccia complaint regards Mr. Showalter illegally cutting down trees upon the Braccia tract. He noted that the conservation district has ordered soils stabilization work upon the Braccia property, and that the township expects to receive updated plans, upon completion of this work. The township will look into the tree removal once the plans are filed.

**8. Consideration of new Business:**

**8.1 Conditional Use Hearing: WTXF; application to co-locate antenna at Ferry & Old Limekiln Roads: This conditional use hearing is scheduled for 7:30 PM.**

**8.2 Ordinance 2008-02-02; permitting one additional use within the Neighborhood Commercial Center:** Mr. Rice memorialized the history of the proposed amendment to the Neighborhood Commercial Center which would allow up to seven uses. The proposed ordinance has been reviewed by the Bucks County Planning Commission. Mr. Bender mentioned this ordinance was tabled until staff had an opportunity to meet with PennDot to verify the required improvements along Rt. 202. This has been accomplished. Mr. Rob Kolmus questioned why the ordinance only allows for one drive-thru. Mr. Jones responded the Board thought multiple drive-thru would conflict on such a small site.

**MOTION:** Upon motion by Mrs. Haun and seconded by Mr. Bodden, the Board unanimously approved ordinance 2008-02-02 allowing for one additional use within the Neighborhood Commercial Center.

**8.3 Approval of Professional Services Agreement; WLM Management:** Mr. Bender told the Board this was for the Wordsworth site; a potential age qualified development along Ferry and Old Iron Hill Roads.

**MOTION:** Upon motion by Mr. Jones and seconded by Mr. Cotton, the Board unanimously approved the Professional Services Agreement.

**8.1 Conditional Use Hearing: WTXF; application to co-locate antenna at Ferry and Old Limekiln Roads.** A Conditional Use Hearing was held to consider the conditional use application of WTXF-TV to co-locate an electronic news gathering antenna located at the northeast intersection of Ferry and Old Limekiln Roads. Mr. Rice introduced Mr. Steve James, Vice President of Engineering for Fox 29. The stenographer swore in Mr. James. Mr. James acquainted the Board with the type of antenna that is proposed to be installed. He indicated that it would be a receiver only antenna

located inside the masonry building currently existing on the site. The purpose of the antenna is to receive from a remote news truck and transmit to the studio. Mr. Rice asked Mr. James to verify that Fox 29 had an agreement with the owner, American Tower. Mr. James indicated they did and would provide to the township. Mr. James also indicated a structural analysis was done and the analysis indicated the tower would not be overstressed with the addition of an antenna. He will provide the analysis to the township. Mr. Cotton inquired whether this antenna would interfere with emergency frequencies. Mr. James informed the Board it would not since it is a receiver only antenna. Mr. James presented exhibits A-1; plan filed and A-2; structural analysis. Being no other questions, testimony, or public comment, the hearing was closed at 7:40 PM. Mr. Rice informed Mr. James that the Board would render a decision at their first meeting in March at which time a written decision would be made.

**9. Board of Supervisors Reports.** Mr. Cotton informed the Board and audience that he attended a Rt. 202 Task Force meeting last Wednesday. The Army Corps of Engineers has not yet issued their review as expected. They hope to have this completed by March.

**10. Township Administration Comments:** Mr. Bender informed the Board that the Bucks County Consortium has concluded its negotiations with Comcast for the cable franchise agreement. Mr. Bender indicated Mary Eberle will attend the March 3 work session to provide a summary of the agreement to the Board. Mr. Bender advised that we would proceed to advertise the ordinance so the Supervisors could consider the matter.

Mr. Bender informed the Board the Gross/Kolmus sub-division plan was re-submitted today. He will discuss with Mr. Rice the time table for review.

**11. Solicitor and Engineer Comments:** There were no comments from the Solicitor and Engineer.

**12. Other Business:** There was no other business before the Board.

**13. Payment of Bills:** Upon motion by Mrs. Haun, seconded by Mr. Jones the Board unanimously approved the bills list in the amount of \$128,547.39.

**14. Public Comment:** No members of the public offered comments.

**15. Adjournment:**

**MOTION:** Upon motion by Mr. Bodden, seconded by Mr. Jones the meeting was adjourned at 7:50 PM.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
A. James Scanzillo, Chair

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Robert V. Cotton, Vice-Chair

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John A. Bodden, Sr., Member

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Helen B. Haun, Member

\_\_\_\_\_  
William B. Jones, Member

Attest: \_\_\_\_\_  
Cathy Kichline  
Secretary/Assistant Manager

Minutes approved on: \_\_\_\_\_