

**BOARD OF SUPERVISORS
MEETING MINUTES
February 25, 2013**

A Regular Meeting of the New Britain Township Board of Supervisors was held on February 4, 2013 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: A. James Scanzillo, Helen B. Haun, John A. Bodden, Robert V. Cotton, and William B. Jones. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, and Township Engineer Craig Kennard.

- 1. Call to Order:** Mr. Scanzillo called the Meeting to order.
- 2. Pledge of Allegiance:** Mr. Scanzillo asked Boy Scout Troop #36 to lead the Board and audience in the Pledge of Allegiance.
- 3. Announcements:** Mr. Scanzillo announced that the Board had met in Executive Session on Friday, February 8, 2013 to discuss personnel issues and met prior to this meeting at 6:30 p.m. to discuss litigation (Mortimer v. NBT ZHB), personnel issues and land acquisition.
 - 3.1. Swearing in of C. Richard Michie:** C. Richard Michie was sworn in as Corporal by Mr. Scanzillo.
 - 3.2. Boy Scout Troop #36:** Mr. Scanzillo welcomed Boy Scout Troop #36 and Anthony Callum, and announced that the Boy Scouts were attending this meeting in order to obtain their Badge for Citizenship in the Community.
- 4. Public Comment:** There was no Public Comment at this time.
- 5. Approval of Minutes:**
 - 5.1. Minutes from February 4, 2013 Board of Supervisors' Regular Meeting:**

MOTION: A motion was made by Mr. Jones, seconded by Mrs. Haun and carried unanimously, to approve the February 4, 2013 Minutes as written.
- 6. Departmental Reports:** The Departmental Reports were accepted as presented.
- 7. Consideration of Old Business:**

7.1. Termination of Development Agreement for New Britain Land Limited Partnership: Ms. Bradley noted that as an administrative housekeeping matter, the Developer's Agreement for New Britain Land Limited Partnership should be terminated. The Agreement pertained to the 2007 version of lot #4, which has since been further subdivided to include the former Chrysler Building and the Madison/BPG project. Those projects are now covered by other developer's agreements.

MOTION: A motion was made by Mr. Jones, seconded by Mrs. Haun and unanimously carried, to authorize execution of the Termination Agreement by the Chairman.

7.2. Wordsworth / Pine Valley Crossing Associates: Mr. Robert Gundlach, attorney for Pine Valley Crossing Associates, along with the Applicant Nick Hano and Engineer Chuck Franz, presented to the Board a revised sketch plan for the Wordsworth Property, reflecting a reduced number of houses from 42 to 36; eliminating the lots that abutted the basin; increased basin that will now handle 16 acres of runoff onsite and 11.5 acres off site; eliminates emergency access and overflow parking; front yard setbacks on 27 lots at 30 feet and 9 lots at 20 feet; a landscape buffer with vegetative screening around the entire perimeter; and a widened boulevard entrance reflecting 18 foot lanes. Mr. Gundlach also

stated that they had met with many neighbors to discuss their concerns. The developer offered in addition to the required Park and Recreation fee to install a trail to Peace Valley Park along Old Iron Hill Road, or to give the Township \$100,000.00 towards installation of the trail.

Mrs. Teresa Browngold of Ferry Road stated that she believes that the developer has made a good faith effort to conform to PRD zoning, but she would rather see a reduction in the number of houses than money for trails and park and recreation fees.

Mr. Robert Showalter of Old Iron Hill Road stated that he believed that one basin instead of two looked better and liked the proposal to install a trail to Peace Valley Park.

Ms. Jennifer Miller of Brookdale Drive stated that her property deals with runoff from the Wordsworth site and liked what the developer was proposing for stormwater management. She did not want an Industrial Use to move onto the site.

Mr. John Walp of Sunnybrook Drive stated that he has concerns with water runoff because the basin sits above his home. He would rather the \$100,000 donation for the trail be used toward preventing storm water problems. He wished to see more detail in the draft stipulated agreement. Mr. Walp had concerns with how the basin would be maintained. Mr. Nelson stated that there would be an agreement between the Township and the homeowners' association and escrowed funds to ensure the basin is maintained properly. Mr. Walp asked if proposed homeowners on the Wordsworth property would be able to sell gas rights. Mr. Gundlach stated that there would be a covenant not allowing the extraction of gas.

Mr. Ronald Garges of Brookdale Drive stated that he is a civil engineer and is happy with the plan, as the water table would be lowered by eight feet and stormwater management was designed to handle the 100-year storm. Mr. Garges stated that the homes should be required to have sump pumps. Mr. Kennard stated that the Township requires any sump pumps to discharge into the storm sewer system and no pumps would be allowed to discharge their water across the ground.

Mr. Fran Walter of Sunnybrook Drive did not like that the developer was looking for relief of zoning waivers and recommended the Board of Supervisors vote against the development of the Wordsworth Property.

Mr. Siegfried Geisel of Brookdale Drive stated he had aesthetic concerns; concern that the plan does not meet the basic 20 acres required for PRD; concerned with increased traffic problems at the covered bridge and at the traffic light at Old Iron Hill Road and Ferry Road.

Mr. Roger Miller of Sunnybrook Drive stated he has concerns about drainage issues; that the stipulation is written to shift responsibility to someone other than the developer; that there are too many deviations from the zoning ordinance.

Mr. Alan Gold of Old Iron Hill Road stated that he was 100% opposed to the proposed plan and the developing of the Wordsworth Property.

Mrs. Susan Patton of Old Ironhill Road stated that she was also concerned that the project did not meet enough of the PRD requirements.

Mr. David Smith of Brookdale Drive stated he has concern with the lot sizes and home sizes not fitting within the community.

Mr. Paul Benyovsky of Brookdale Drive stated that his property backs up to the site and he would prefer a residential development to an institutional use, which would mean lights shining into their properties 24 hours a day and constant traffic to and from the site. Mr. Benyovsky is happy with the reduction in lot numbers and the storm water changes.

Mrs. Deborah Rendon of Keller Road stated that she is a Planning Commission member and believed that the stipulated agreement should be more detailed. The plan should be fully engineered before the Board approved the stipulated agreement. Mr. Kennard stated that there would be reviews by the Township Engineer's office prior to the stipulation

agreement being signed. Mr. Bodden added that nothing would be approved and signed until a fully engineered plan was reviewed by the Township Engineer and Solicitor.

Mr. Gundlach reiterated that the plan and stipulated agreement are just drafts and that the developer wanted to show commitment to improving the stormwater concerns.

Mr. Cotton stated that safety was a major concern and that there should be an emergency access with wider roads. He also had concern with water runoff into the stream and would like that to be addressed.

Mrs. Haun stated that a property owner has the right to develop their property and was happy that the developer lowered the number of homes. Mrs. Haun did not like that there were still 16 requested waivers, and agreed with Mr. Cotton about having an emergency access to the site. She would still like to see fewer homes.

Mr. Bodden inquired about the size of garages and length of driveways. Mr. Gundlach stated that all the homes had two-car garages; six lots had 20-foot driveways and the remainder had 30-foot driveways.

Mr. Jones agreed with Mrs. Haun about reducing the number of lots and would like to see the interior road widened.

No action was taken on the plan.

8. Consideration of New Business:

8.1. Proposed Solid Waste Ordinance Amendment: Ms. Bradley stated that the proposed Amendment to the Solid Waste Ordinance would require that trash be collected only between the hours of 7:00 a.m. and 7:00 p.m.

MOTION: A motion was made by Mr. Bodden, seconded by Mr. Jones, and unanimously carried to authorize the amendment for advertisement.

9. Consent Agenda:

MOTION: Upon motion of Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, the Board approved the following Consent Agenda items: Stormwater Operations and Maintenance Agreement Grant of Easement for Richard Blake Calvitti and Eileen Calvitti at 454 New Galena Road; Professional Services Agreement for Bill and Karen McIntyre, 403 Dover Drive for installation of a swimming pool along with a \$2,500.00 legal and engineering escrow.

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

11. Township Administration Comments:

11.1. Proposed Social Media Policy Amendment to Personnel Manual (Res. #2013-08): Ms. Bradley announced that since the Township now had a Facebook page and was working on creating a Twitter account, a Social Media Policy should be added to the Personnel Manual addressing Social Media Uses.

MOTION: A motion was made by Mr. Bodden, seconded by Mrs. Haun, and unanimously carried to adopt Resolution #2013-08, the Social Media Policy Amendment to the Personnel Manual.

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

13. Other Business: Mrs. Haun gave a brief description to the Boy Scouts of how development works in the Township.

14. Public Comment: Anthony Callum thanked the Board for everything they do and for having Boy Scout Troop #36 as guests at their meeting.

15. Payment of Bills:

15.1. Bills List dated February 19, 2013 for \$151,765.34:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones, the Board unanimously approved the Bills List dated February 19, 2013 for \$151,765.34.

15.2. Bills List dated February 21, 2013 for \$7,821.84:

MOTION: Upon motion by Mr. Jones, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated February 21, 2013 for \$7,821.84.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Cotton, seconded by Mrs. Haun and unanimously carried, to adjourn the meeting at 8:25 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

A. James Scanzillo, Chair

Robert V. Cotton, Vice Chair

John A. Bodden, Member

Helen B. Haun, Member

William B. Jones, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager