

**BOARD OF SUPERVISORS
MEETING MINUTES
February 27, 2012**

A Regular Meeting of the New Britain Township Board of Supervisors was held on February 27, 2012 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, Vice Chair James Scanzillo, Members John A. Bodden, Robert V. Cotton and Helen B. Haun. Also present were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, and Township Engineer Craig Kennard.

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 prior to the meeting, the Board had met in Executive Session at 6:00 p.m. to discuss personnel and litigation issues.
4. **Public Comment:** There was no Public Comment at this time.
5. **Approval of Minutes from February 6, 2012 Public Meeting:**

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Cotton, and unanimously carried, to approve the February 6, 2012 Minutes as written.

6. Departmental Reports:

- 6.1. **Police Department:** Chief Scafidi presented the Police Report for January 2012.
- 6.2. **Public Works Department:** Mr. Fultz presented the Public Works Report for January 2012.
- 6.3. **Code Enforcement:** Mr. Teschner presented the Code Enforcement Report for January 2012.

7. **Consideration of Old Business:** There was no Old Business at this time.

8. Consideration of New Business:

8.1. Madison/BPG Development: Appearing on behalf of Madison/BPG Development was William Rearden with Bohler Engineering, and John Knott of BPG Development. Mr. Rearden presented a revised plan that shows 232 units consisting of 2- and 3- story units, 467 parking spots, 2 garden plots, a dog park, clubhouse, pool, maintenance building, trash building, basin, and stormwater management areas. The plan also reflects two fewer buildings than the original plan and the 467 parking spots are 30 more than what is required by ordinance. Mr. Rearden stated that the revised plan was submitted to Gilmore & Associates on February 3, 2012 and Bohler has already responded to the Gilmore & Associates review letter dated February 21, 2012.

Mrs. Haun stated that she likes that two buildings were removed and that there are several rain gardens in addition to basins. However, her concern is that there still will not be enough parking. Mr. Cotton expressed concern for where the snow would go when plowed. Mr. Rearden stated that the landscaped islands in the parking areas are planted well beyond the curb line to allow for snow storage.

Mrs. Haun referenced the Bucks County Planning Commission review letter issued on November 21, 2011 concerning how trash collection and mail delivery will work. Mr. Rearden pointed out that there is one centralized location for trash collection and two centralized mail areas. The Board of Supervisors expressed their concern of the location of the trash area, stating that it is on the wrong side of the road and placed too closely to one of the building. Mr. Kennard pointed out

that the angle of the dumpsters shown on the site plan would cause a problem when the trash companies come to collect the trash. Mr. Jones suggested that the trash building be relocated across the street next near the maintenance building, and that the dog park be relocated.

Mr. Cotton suggested that no parking signs go up in the areas where parking would not be permitted in order to prevent any problems if a fire truck needed to enter the complex. Mr. Jones also suggested that a speed limit be posted to help keep speeds down and to consider placing speed tables if deemed necessary after residents move in.

MOTION: A motion was made by Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, to approve Resolution No. 2012-07, granting Preliminary/Final Land Development approval to the Madison Apartment Group Plan, as prepared by Bohler Engineering, dated October 21, 2011, last Revised February 3, 2012, subject to following: compliance with the Gilmore and Associates review letter dated February 21, 2012; compliance with the Bucks County Planning Commission review letter dated November 21, 2011; compliance with the Fire Marshal's review letter dated February 27, 2012; relocation of the dog park and trash area subject to Township Engineer approval; installation of "No Parking" signs in designated areas subject to approval by Township Engineer and Staff.

8.2. Carbon Monoxide Ordinance #2012-02-01: Peter Nelson stated that the proposed Ordinance had been advertised for Public Hearing, was logged at the Bucks County Law Library, had been reviewed by the New Britain Township Planning Commission and the Bucks County Planning Commission, and was ready for consideration by the Board of Supervisors. Mr. Nelson stated that the Ordinance would require Carbon Monoxide detectors in all existing residential homes at issuance of Certificate of Occupancy and in Multi-Family homes within one year of this Ordinance. Mr. Nelson pointed out that Carbon Monoxide Detectors are already required in new construction under the State Code. There was no public comment on the proposed Ordinance.

MOTION: Upon closing of the Public Hearing, a motion was made by Mr. Cotton, seconded by Mr. Scanzillo, and unanimously carried, to adopt Ordinance # 2012-02-01; Amending Chapter 10, adding Part 4, Carbon Monoxide Standards, providing for definitions and regulations for single-family and multi-family dwellings in maintenance, repair and replacement of carbon monoxide alarms.

9. Consent Agenda:

MOTION: Upon motion by Mr. Bodden, seconded by Mrs. Haun, and unanimously carried, the Board approved the following Consent Agenda item: Pollard Professional Services Agreement to construct a single-family dwelling on Upper Stump road with an escrow of \$5,000.00.

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

11. Township Administration Comments:

11.1. Angela Pomeisl Transition from Probationary Employee to Permanent:

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, and unanimously carried, the Board approved the transition from Probationary Employee to Permanent Employee for Angela Pomeisl, Administrative Clerk.

11.2. Consortium Sign Bid Award: Mr. Wayne Fultz submitted his recommendation for the Consortium Sign Materials bid, hosted by Northampton Township. Mr. Fultz and Ms. Bradley recommended awarding the contract for sign materials and posts to Garden State Highway Products.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, and unanimously carried, the Board approved contract awards for the 2012/2013 Bucks County Consortium Street Sign Materials and Posts to Garden State Highway Products.

11.3. Execution of Stout Lot Line Change Plans: Ms. Bradley reminded the Board that the Stout Lot Line Change Plans to be signed after the meeting.

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

13. Other Business: There was no Other Business.

14. Public Comment: Mr. Vincent Tulio of W. Peace Valley Way asked if construction at 49 W. Peace Valley Road and 67 W. Peace Valley Road was fully reviewed and permitted. Ms. Bradley stated that the permit application submitted by 49 W. Peace Valley Road was reviewed by the Township Engineer and Code Enforcement Officer. Ms. Bradley stated that she is would look into activity at 67 W. Peace Valley Road.

Mr. Tulio added that he once lived at a complex owned by Madison/BPG and believes they are a great management company and that the complex will be a great addition to the Township.

15. Payment of Bills:

15.1. Bills List dated February 17, 2012 for \$3,872.66:

MOTION: Upon motion by Mr. Cotton, seconded by Mr. Scanzillo, the Board unanimously approved the Bills List dated February 17, 2012 for \$3,872.66.

15.2. Bills List dated February 24, 2012 for \$86,102.19

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Bodden, the Board unanimously approved the Bills List dated February 24, 2012 for \$86,102.19

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 7:50 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, Chair

A. James Scanzillo, Vice Chair

Robert V. Cotton, Member

John A. Bodden, Member

Helen B. Haun, Member

Attest: _____
Eileen M. Bradley
Secretary/Manager