

**BOARD OF SUPERVISORS  
WORKSHOP MEETING MINUTES  
September 29, 2008**

A public work session of the New Britain Township Board of Supervisors was held on September 29, 2008 at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, and beginning at 9:00 a.m. Present were A. James, Scanzillo, Chairman, Robert V. Cotton, Vice-Chair; and members Helen B. Haun, John Bodden and William B. Jones. Also present were: Eileen Bradley, Manager; Cathy Kichline, Assistant Manager; John B. Rice, Township Solicitor, Craig Kennard, Township Engineer; Erik Gartner, Assistant Engineer; Jo Ann Lapp, Zoning Officer, Wayne Fultz, Public Works Superintendent and Susan Federsel, Treasurer.

**1. Executive Session:** Mr. Rice informed the public the Board met in Executive Session to discuss land acquisition and legal matters.

**2. Call to Order/Pledge of Allegiance:** Mr. Scanzillo called the meeting to order. Mr. Scanzillo led the audience in the Pledge of Allegiance.

**3. Approval of Minutes of September 22, 2008 Board of Supervisors Meeting:**

**MOTION:** Upon motion by Mrs. Haun, seconded by Mr. Boden, the Board approved the minutes of the September 22, 2008 Board meeting as written.

**4. Public Comment:** None

**5. Continuation of Conditional Use Hearing of Gwyn Equity, Inc. to establish a J31 Planned Community Center at a property located within the C-1 zoning district on West Butler Avenue and County Line Road including TMP numbers 26-100, 26-006-101, 26-006-101-001, 26-006-101-002, 26-006-101-003, 26-006-101-004 and 26-006-101-005.**

Mr. Rice explained a Conditional Use Hearing was held on September 22, 2008 at which time the Board heard testimony. The purpose of today's meeting is to continue the hearing and deliberate. A stenographer was present. Mr. Rice opened the hearing and asked if anyone had comment. Attorney Tobin, representing the applicant, did not have any comment at this time. Scott McNair, representing Mr. Presti requested the Board look at the adequacy of the traffic patterns around his client's property. The Board explained all improvements along Rt. 202 will ultimately be PennDot's decision and suggested the property owner stay involved and informed throughout the process. Mr. Rice then presented the Board with a number of proposed conditions.

1. Modify the plans to separate the Walgreen's drive-thru from the thru road in order to avoid traffic conflicts to the satisfaction of the Township Engineer.
2. Trash enclosures shall be constructed to match the architectural style of the building and overall project.
3. In order to provide flexibility of design and reduce paving, parking lot sizes may be reduced to 10 x 18 subject to Township approval during the land development phase.
4. The Phase II office buildings shall be restricted to the size as shown on the plan.
5. A two-story building may be permitted as part of Phase II with a 10% increase in floor space provided that there is a single building in this portion of this project.
6. The rear lot line abutting existing residential uses shall provide for a planted buffer yard adjacent to the residences, then a storm water management swale, then the parking. The necessity for the storm water swale will be deferred to the township engineer. All existing plantings in this area are to remain.
7. The Applicant shall grant an easement to New Britain Township along the rear lot lines of the three existing commercial properties fronting on Route 202 in order to control access to the proposed parking lot.
8. The Applicant shall comply with the EIA requirements of the Zoning Ordinance and shall incorporate any requirements of the Community Impact Statement into the EIA,
9. The Applicant shall extend the sidewalk along County Line Road from the rear northeast property corner of the property to Lexington Drive provided that the Township acquires the right-of-way.
10. The Applicant shall design and construct a traffic signal at the entrance to the shopping center off of Route 202, subject to approval of the Township and Penn Dot, at the Applicant's cost.

11. The road improvements for Route 202 and County Line Road shall be subject to Penn DOT approval and review and approval by New Britain Township.
12. The Applicant shall construct a welcome sign at the corner of Route 202 and County Line Road of a type, material, location and size to be approved by New Britain Township.
13. All striped islands within parking areas as shown on the Plan shall be planted.
14. The Applicant shall construct storm water facilities as shown on the Plan to the satisfaction of the Township and to protect adjacent properties from future flooding and/or storm water runoff.
15. All signs proposed for the project shall contain consistent architectural features and all must contain the same base, frame materials and colors and shall further be subject to separate sign permits pursuant to the New Britain Township Zoning Ordinance.
16. All heating and cooling units or other utility units on any roofs shall be screened from view from Route 202 and County Line Road.
17. All lighting fixtures proposed for the project shall be made of a consistent, compatible material and shall be consistent in terms of type, height, size and location.
18. No overnight truck parking shall be permitted between the existing residential uses and the project.
19. All on-site lighting shall provide for reduced intensity of the lighting at off-peak hours.
20. All maintenance, ownership, cross-easements, and condominium documents shall be reviewed and approved by the Township Solicitor.
21. The Applicant's connection to the adjacent Acme property shall match the previously approved plan for Acme.
22. The Applicant shall produce agreements of sale for all lots encompassed by the conditional use application.
23. The Applicant will make Conditional Use application to the Board if any of the proposed uses change.
24. All public improvements are to be installed up front.
25. New sidewalks are to interconnect with existing sidewalks.
26. The Applicant must comply with all outside agency requirements.

Attorney Tobin commented that Condition #7 may be a problem because it grants the three existing outparcel properties a right to access the applicants parking areas and internal roads without participating in upkeep and maintenance.

Being no further comments, the Hearing was closed.

**MOTION:** Upon motion of Mr. Bodden, seconded by Mr. Cotton the Board approved the Conditional Use subject to the conditions outlined.

#### **6. Preliminary Draft of 2009 Budget:**

Ms. Kichline reviewed the preliminary draft of the 2009 budget which outlines projected revenue and spending for all township funds. The preliminary draft shows no increase in the millage rates and a deficient in the general fund of \$48,242. The Board discussed the need for a generator at both the Municipal Building and Public Works Building. It was determined the generator at the Municipal Building is sufficient to provide the necessary services during a power outage and the more critical need is at the Public Works Building. The Board suggested removing \$40,000 for the purchase of a generator at the municipal building from the budget. Ms. Kichline and staff will continue to work on the 2009 preliminary budget.

Mrs. Deborah Rendon requested the Board look into providing new programs such as developing a community garden or agricultural area.

**7. Other Business:** Ms. Kichline presented the Board with a letter of interest from Mr. Seth Pollak who is interested in becoming a member of the Emergency Management Committee. Mr. Pollak has extensive training in emergency management.

**MOTION:** Upon motion of Mr. Bodden, seconded by Mr. Jones, the Board appointed Seth Pollak to the Emergency Management Committee.

**7.1. R.A.P. Group Home:** Ms. Kichline informed the Board Mrs. Lapp and herself met with the owners of the R.A.P. Group Home. The owners are seeking direction to the necessity of changing the purpose of the home from young girls under the age of 18 who have been displaced from their families to an after rehab home for recovering alcoholics and drug users. The Board requested the owner provide them with an outline of the proposal in writing for presentation at the next Board meeting.

**7.2 Collateralization of Township Funds.** Under Act 72 of 1971, financial institutions may pledge collateral to secure public deposits that exceed FDIC insurance limits. These pooled securities tend to have longer term maturities. In addition, this collateral is worth its face value, not its market value. Mrs. Haun suggested staff review the CDARS program with Team Capital Bank. With CDARS, a customer places a large deposit with a network member, the bank arranges for the placement of funds into CD's issued by other network banks. This occurs in increments of less than \$100,000 to ensure eligibility for full FDIC protection. The Board asked Ms. Bradley and staff to further research this option.

**10. Adjournment:**

**MOTION:** Upon motion by Mr. Jones and seconded by Mrs. Haun the Board adjourned at 10:40 a.m...

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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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

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William B. Jones, Member

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

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