

**BOARD OF SUPERVISORS
MEETING MINUTES
September 30, 2020**

A Special Meeting of the New Britain Township Board of Supervisors was held on Wednesday, September 30, 2020, 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, III, Vice-Chair Helen B. Haun, Members Gregory T. Hood, Cynthia M. Jones, and MaryBeth McCabe, Esq. Also present was Township Manager, Eileen M. Bradley, Assistant to the Manager, Michael Walsh, the Township Solicitor William Oetinger, Esq., and Township Engineer Janene Marchand.

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 would meet in Executive Session following the Meeting to discuss personnel issues.
4. **Public Comment on Non-Agenda Items:** Mr. Bob Showalter of Old Iron Hill Road asked if any additional work was being done on Old Iron Hill Road and Cheesefactory Road, in addition to the recent paving. Ms. Bradley stated that she would inquire with the Public Works Department.

Mr. James Lynch of Cornwall Drive asked about a proposed development of a vacant wooded lot adjacent to Brittany Farms. Mr. Jones stated that no plans had been submitted to the Township. Ms. Bradley confirmed that no plans or meetings had taken place in reference to the property.

5. Approval of Minutes:

5.1. Minutes of Meeting of September 21, 2020:

MOTION: A motion was made by Mrs. Haun, seconded by Ms. McCabe and unanimously approved, to accept the September 21, 2020 Minutes as written.

6. Departmental Reports: There were no Departmental Reports at this time.

7. Consideration of Old Business:

7.1. Omnibus V Zoning Amendment Ordinance Discussion: Mr. Jones stated that he wished to resolve outstanding conflicts with the Omnibus V Zoning Amendment asked for the Board to present any concerns with the ordinance.

Ms. McCabe stated she had an issue with household pets being limited to six (6) and the wording of this section, as it seemed too restrictive. Mrs. Jones agreed with Ms. McCabe. Ms. Bradley pointed out that the limit in the current ordinance was also six. Mrs. Jones stated that she would like to see animals that are mainly housed indoors or in cages be excluded.

Mr. Joseph Steindl of Clearview Avenue agreed with Ms. McCabe and Mrs. Jones and asked why the Township was making changes to the ordinance.

170236

Mr. Nelson stated that having a definitive number was necessary to create a distinction between household pets and a resident running a commercial kennel out of their home. The Township was being proactive because many people kept pets other than dogs and cats. Ms. McCabe stated that she felt the nuisance portion of the ordinance covered the concern of a resident running a commercial kennel. Mr. Nelson stated that nuisance ordinances were very difficult to enforce. Having a definitive line would make things simpler from an enforcement perspective.

Mr. Jones asked Ms. McCabe and Mrs. Jones to propose alternate language that could be discussed by the Board. Ms. McCabe stated that she did not feel that the Township should be restricting household pets. Mrs. Jones suggested perhaps introducing a lot size component to allow larger properties to have more pets and making clear distinction between smaller animals that are kept indoors in cages. Mr. Hood stated that the Board needed to provide staff with a specific number in the ordinance to provide staff with the ability to act in the worst-case scenario. Mr. Nelson proposed a modification to the ordinance that excluded smaller animals that were kept in cages or routinely kept indoors from being counted toward the allowable six (6) household pets. The Board agreed with Mr. Nelson's suggested modification.

Mrs. Jones also had a question about short-term rentals being required to produce a passport as proof of residency. Mr. Nelson stated that it was included along with any number of legal photo IDs, but could be removed.

Mrs. Jones asked if the impervious surface changes for the Watershed District were applied to the whole Township as previously discussed. Mr. Nelson stated that they were.

Ms. Ellen Connolly of Upper State Road stated that requirements for temporary residential signs were too restrictive in allowing one (1) sign up to three (3) times per year. Mr. Nelson stated that the changes were no more restrictive than what the current ordinance allowed. The sign section was overhauled to comply with a recent U.S. Supreme Court ruling that prohibits regulating sign content. Ms. McCabe and Mrs. Jones agreed with Ms. Connolly's concerns. Mrs. Haun stated she would be fine with no limits. Mr. Hood asked what the other Board members felt would be appropriate.

Mrs. Jones stated no limit on the number should be allowed to be put up twelve (12) times per year. Mr. Hood stated that would lead to signs being permanent and not temporary. He felt the Board should also consider residents that may not want to see signs up year-round and suggested the number be raised from three (3) times per year to six (6) times per year. The Board agreed to remove limitations on the number of temporary signs permitted in a residential district and to allow residents to have them up six (6) times per year.

Mrs. Marianne Lynch of Cornwall Drive asked what changes were made to the B2 Cluster Subdivision. Mr. Nelson stated that the changes were made to correct conflicting language in different sections of the ordinance where the B2 use was discussed. Mrs. Lynch asked if the waiver from buffer yards in the B2 use could be used to create more density. Mr. Nelson stated they could only ask for a waiver from buffer yards to increase the amount of open space and they would be required to bring that waiver request to the Board of Supervisors.

Mrs. Lynch asked about the differences between the section on Commercial Swimming Pools versus Non-Commercial Swimming Pools. Ms. Bradley stated that some of Mrs. Lynch's concerns were covered under the State Building Code for Non-Commercial Swimming Pools.

Mr. Showalter raised concerns about the change in calculating impervious for developers. Mr. Nelson stated that the change was created to ensure that developers did not take up all the usable impervious surface and

provided the end user with enough impervious surface to be able to add accessory structures such as sheds, pools, and patios without having to obtain variances.

Mr. Jones asked the Board whether they wanted to include the J35 PID use or remove it from the Omnibus V Zoning Ordinance and readvertise. The Board agreed to remove the J35 PID from the Omnibus V Zoning Amendment and readvertise.

Mrs. Haun stated that things are changing, and the Township needs to change and adapt with the times. She stated that property owners will always have a right to develop their property and the Township and its residents should keep an open mind. Mr. Hood stated that New Britain Township has been very active in preserving open space

8. Consideration of New Business: There was no New Business at this time.

9. Consent Agenda: There was no Consent Agenda items at this time.

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

11. Township Administration Comments: Ms. Bradley reiterated that the Board would be meeting in Executive Session following the meeting for a personnel matter.

She also stated that the New Britain Township Administration Building would need to be closed on October 15 for the installation of the new HVAC units.

On Saturday, October 3 from 9:00 a.m. to 1:00 p.m., the Township would be holding its E-Recycling and Shredding Event for residents of New Britain Township, New Britain and Chalfont Boroughs.

12. Solicitor and Engineer Comments: Mr. Nelson stated that if the Board was amenable, he would have all the suggested changes to the Omnibus V Zoning Amendment prepared for Monday's meeting, when the Board could authorize readvertisement and send the ordinance back to Planning Commissions. The Board was amenable to Mr. Nelson's suggestion. There was no Engineer 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:

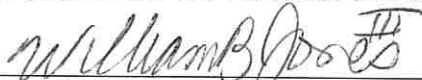
15.1. Bills List dated September 23, 2020 for \$2,160.43:

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated September 23, 2020 for \$2,160.43.

16. Adjournment:

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

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS



William B. Jones, III, Chair



Helen B. Haun, Vice Chair



Gregory T. Hood, III, Member


Cynthia Jones, Member


MaryBeth McCabe, Esq., Member

Attest:



Eileen M. Bradley
Secretary/Manager