

**BOARD OF SUPERVISORS
MEETING MINUTES
October 5, 2020**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, October 5, 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 were Township Manager Eileen M. Bradley, Township Solicitor Peter Nelson, Esq., 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 the Board had met in Executive Session prior to this Meeting to discuss personnel issues and litigation.
4. **Public Comment on Non-Agenda Items:** Mrs. Marianne Lynch of Cornwall Drive stated that she was present in opposition of the sale and development of the Benner Property. Mr. James Lynch, Mr. Robert Osifchin, and Mr. James Mirales of Cornwall Drive, Mr. Russell Chalmers and Mrs. Mary Chalmers of Valley Drive and Mrs. Barbra Lipson of Blackburn Drive agreed with Mrs. Lynch.

Mr. Chalmers stated that there were already issues with stormwater in the area. Mrs. Lipson stated that the basin that was supposed to be maintained by the homeowners' association was being neglected and the culvert was blocked. Mr. Lynch and Mr. Mirales agreed with the stormwater issues and added that the drainage ditch behind Cornwall Drive was an issue.

Mr. Jones stated that the Township had not received any plans or had any discussions with developers about the development of the Benner property. He would have staff look at the basin and the ditch to make sure they were functioning properly. Mr. Kennard added that any development that took place would be required to address stormwater.

Mrs. Chalmers asked what she would need to do to have a paper street eliminated. Her deed reflected an easement, but it was not part of any recorded plans at the County or the Township. Mr. Nelson stated that the Township could not answer Mrs. Chalmers question until an official plan was submitted to the Township. The developer would have to definitively prove they have a right to access their property through the easement on the Chalmers property. Mr. Nelson stated that he felt Mrs. Chalmers had looked in the correct places, but would need to wait until plans were submitted to the Township.

Mrs. Lynch stated that she had concerns about variances, stormwater issues, and transparency. Mr. Jones reiterated that the Township had not received any communication from the developer, and that residents should routinely check the Township's website and social media, which was updated with important information like development projects throughout the Township.

5. Approval of Minutes:

5.1. Minutes of Meeting of September 30, 2020:

1702338

MOTION: A motion was made by Mrs. Jones, seconded by Ms. McCabe and unanimously approved, to accept the September 30, 2020 Minutes as written.

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

7. Consideration of Old Business:

7.1. Lohin Sewage Discussion: Appearing on behalf of the Applicant, Michael Lohin, was Todd Savarese, Esq. of Savarese Law and Rachel Butch, P.E. of Showalter & Associates. Mr. Savarese provided the Board with background on the project. The current design was a 7-lot subdivision, with an interior cul-de-sac, no direct access to Walters Road, and lot sizes varying between 2 and 3.8 acres. An agreement between Hilltown Township Sewer and Water Authority (HTSWA), Chalfont-New Britain Township Joint Sewer Authority (CNBTJSA), Hilltown and New Britain Townships had been finalized. The PA Department of Environmental Protection (DEP) required the Township to officially amend its Act 537 Plan to allow the connection.

Mr. Savarese stated that his client was hoping the cost of requested off-site stormwater improvements on Township Line Road would be deducted from his fee in lieu of roadway improvements. Ms. Butch stated that they were seeking feedback from the Board on both these issues before submitting amended Final Plans.

Ms. Bradley stated the one issue with providing feedback was that neither the Board nor Staff had seen the amended 7-Lot plan. The question for the Board was whether they were in favor of moving forward with public sewer as proposed this evening. Mr. Nelson and Mr. Kennard saw no issues with approving the sewer. Ms. Bradley stated that they should obtain all the approvals needed from Hilltown Township before submitting the joint Planning Module to New Britain Township for its approval.

No determination on fees in lieu of roadway improvements would be made until the plans proceeded back to Staff, the Planning Commission and Board for full review.

7.2. Authorization to Advertise Revised Omnibus V Zoning Amendment Ordinance: Ms. Bradley brought to the Board's attention revisions to the Temporary Residential Signs section. Mr. Hood stated that he liked the idea of allowing more temporary signs, but felt that allowing temporary signs for up to 270 days a year was too frequent. The ordinance needed to strike a balance between those that wanted the signs and those that may not want signs up three quarters of the year. The Board discussed possible changes to number of signs, the number of signs per year, and the duration the signs could be placed. After discussion, Mr. Nelson recommended the following changes: allow one (1) sign per 10 linear feet of road frontage; signs may be placed up to four (4) times per year; and no changes to the duration for a temporary sign. The Board agreed with these changes.

Ms. Bradley asked the Board if they wished to consider adopting any of the recommendations in the Bucks County Planning Commission drafty review letter dated October 7, 2020. Mr. Nelson's recommendation was to adopt the recommendation dealing with Short-Term Rentals, that food preparation for guests should be prohibited. The Board agreed with the recommendation from Mr. Nelson.

MOTION: A motion was made by Mrs. Haun, seconded by Mrs. Jones and unanimously approved, to Authorize Advertisement of the Revised Omnibus V Zoning Amendment Ordinance with the changes to the Temporary Residential Signs and Short-Term Rentals.

7.3. Intergovernmental Agreement for Maintenance of Mill Ridge Road: Ms. Bradley stated that the proposed agreement between Hilltown and New Britain Townships was for the maintenance of the road in the Mill Ridge/Assal Tract Subdivision, and provided for Hilltown Township to annually pay a proportional

amount of their Liquid Fuels allotment to New Britain Township for maintenance by New Britain of the portion of the road within Hilltown Township.

MOTION: A motion was made by Mr. Hood, seconded by Ms. McCabe and unanimously approved, to execute the Intergovernmental Agreement for Maintenance of Mill Ridge Road.

8. Consideration of New Business:

8.1. CNBTJSA Pump House: Ms. Bradley stated that the CNBTJSA was looking for the Board's approval to begin design engineering of a proposed new pump house. Mr. Jones stated that they should be advised to keep the pump house away from the adjacent large residential property.

MOTION: A motion was made by Mrs. Haun, seconded by Ms. McCabe and unanimously approved, to authorize the Township Manager to notify CNBTJSA to move forward with engineering.

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9. Consent Agenda:

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda item: Certificate of Completion #5 for Provco Pinegood Chalfont, LLC for W. Butler Avenue WAWA Project in the amount of \$36,846.90, leaving \$394,372.49 remaining.

10. Board of Supervisors' Comments: Ms. McCabe and Mrs. Haun thanked PAR Recycle Works and Township Staff for doing a great job with the Community Shredding and Electronic Recycling event.

11. Township Administration Comments:

11.1. Authorization of Work at Upper State Road Bridge: Ms. Bradley stated an additional \$20,000.00 in work was required on the Upper State Road Bridge as part of the Neshaminy Greenway Trail project.

MOTION: A motion was made by Ms. McCabe, seconded by Mr. Hood and unanimously approved, to authorize the additional change order for work on the Upper State Road Bridge.

11.2. Authorization to Advertise Culvert Repair Bids: Ms. Bradley stated that a contract for repairs to the culverts that were damaged during Tropical Storm Isaias were ready to go out to bid through PennBid, and required Board authorization.

MOTION: A motion was made by Mrs. Haun, seconded by Mrs. Jones and unanimously approved, to authorize advertisement of the culvert repair projects.

11.3. 2008 Ford Explorer Purchase Award: Ms. Bradley stated that the Township had received 18 bids from four bidders for the 2008 Ford Explorer, with the apparent high bidder being Vincent Volpe from Pennsauken, NJ in the amount of \$3,350.00.

MOTION: A motion was made by Ms. McCabe, seconded by Mr. Hood and unanimously approved, to award purchase of the 2008 Ford Explorer to Vincent Volpe for \$3,350.00.

11.4. Administration/Police Offices Closed on October 15th for HVAC Installation: Ms. Bradley reminded the Board and audience that due to OSHA regulations, the Administration and Police Offices would be closed on Thursday, October 15 to allow for rooftop installation of the new HVAC system. Employees would be working from home that day, and the offices would reopen fully on Friday, October 16.

11.5. Authorization for Application to PCCD Grant for Body Worn Cameras: Ms. Bradley stated that the Police Department was applying for a grant for Body Worn Cameras through PCCD, and a support letter from the Board stating that they would sustain the program after the grant funds were expended was needed as a requirement of the grant application.

After discussion, the Board agreed that it would not support the grant application at this time due to insufficient information.

12. Solicitor and Engineer Comments: Mr. Nelson stated that a date had been set by the Court for an injunction against the owner of 113 Dolly Lane for October 29, 2020.

Mr. Kennard stated that Ms. Janene Marchand had worked the last two weeks prepping the specifications for the culvert repair contracts, as well as the annual submission of the Township's MS4 Report.

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 October 1, 2020 for \$551,035.10:

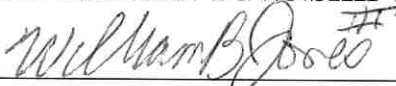
MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated October 1, 2020 for \$551,035.10.

16. Adjournment:

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

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NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS



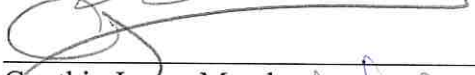
William B. Jones, III, Chair



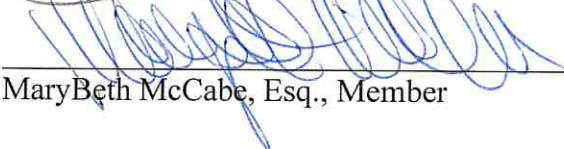
Helen B. Haun, Vice Chair



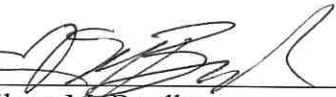
Gregory T. Hood, III, Member



Cynthia Jones, Member



MaryBeth McCabe, Esq., Member

Attest: 

Eileen M. Bradley
Secretary/Manager

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