

**BOARD OF SUPERVISORS
MEETING MINUTES
August 5, 2024**

The Board of Supervisors Meeting of New Britain Township was held on Monday, August 5, 2024, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia M. Jones- Chair, MaryBeth McCabe – Vice-Chair, Bill Jones, Stephanie Shortall, and Bridget Kunakorn. Also present were Dan Fox- Township Manager, Craig Kennard - Township Engineer, Chief Richard Clowser, Scott Holbert - Township Solicitor, Kristin Carpenter – Director of Finance, David Conroy- Director of Planning and Zoning, and Alexandria Mullin - Executive Administrative Assistant.

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments** Cynthia Jones stated that the Board met in Executive session, prior to this meeting, to discuss personnel matters and litigation items.
4. **Presentations/ Public Hearings/ Land Development**
 - A. Coleman Property- Greenway Trail Plantings

Ken Jones proposed tree plantings along the Neshaminy Greenway Trail that would replace the ones removed during the construction of the trail itself. There would be roughly 75 trees planted. The Township would not be responsible for any time or money for this project.

Stephanie Shortall asked about timing for the project.

Ken Jones responded that the plantings would be taking place, if approved, in the fall.

There was no public comment.

- B. County Line Builders- Building B

Kelly McGowan represented County Line Builders and proposed their idea to convert Building B from just retail space which was the original intent to both retail and residential rental space.

Cynthia Jones thanked them for their presentation but stated that the

Township was not interested in pursuing a change at this time.

Trish Harrington expressed concern over continued building in New Britain Township and felt that the Township needs more open green space.

Craig Cain expressed concerns over the building currently in place and the effect it has had on his property regarding water run-off.

Chris Traun, 25 Cedar Hill Road, said that he would rather see a playground or park over a commercial space. He wants something more useful to the Township than more commercial space.

Mary Margaret Brigg, 245 Forest Park Drive, expressed concerns over the continued building and would like the Township to reconsider mixed-use property development moving forward.

C. 4645 County Line Road Hulton Contracting

Hulton Contracting proposes constructing a storage facility on their property.

Craig Kennard explained that this is for an amended final proposal plan for this storage facility and that if they comply with the conditions set forth in the previous meetings the Board should agree to allow this project to move forward. Craig did question as to whether there would be outside storage.

Hulton Contracting replied with no, everything would be contained.

Marybeth McCabe requested that they return with a cleaner letter to help clarify questions and concerns.

There was no public comment.

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5. Motion to Consider Consent Agenda

Bill Jones moved, seconded by Marybeth McCabe, to approve the Consent Agenda:

- A. Approve Minutes of July 01, 2024, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
 - Dated July 11, 2024, In the amount of \$356,732.45
 - Dated July 31, 2024, In the amount of \$86,139.29
- C. Approve Prepaid Bill List as Follows:
 - Dated July 11, 2024, In the amount of \$155,038.18
 - Dated July 18, 2024, In the amount of \$1,825.22
 - Dated July 25, 2024, In the amount of \$18,760.15
 - Dated July 31, 2024, In the amount of \$26,782.11
- D. Approve Escrow Release #3 for 84 Schoolhouse Road (Hallmark Homes) in the amount of \$33,751.
- E. Approve Contractors Application for Payment #1 for Brittany Farms Streambank Stabilization Project in the amount of \$76,473.

There was no public comment.

Motion carried 5-0.

6. Action Items

- A. Consider a motion to accept and approve the Unfair Labor Practice Resolution- Secondary Employment Policy.

Stephanie Shortall motioned to approve the Resolution. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

- B. Consider a motion to accept and approve the American Tower Lease Amendment.

Bill Jones motioned to approve the proposal. Seconded by Marybeth McCabe.

There were no public comments.

All voted aye, motion carried 5-0.

- C. Consider a motion to accept Resolution 2024-12 approve Dan Fox as Primary Agent for PEMA Grant.

Marybeth McCabe motioned to approve the proposal. Seconded by Bill Jones.

There were no public comments.

All voted aye, motion carried 5-0.

- D. Consider a motion to accept and Resolution 2024-13 approving the National Audubon Society Lights Out program.

Marybeth McCabe motioned to approve the proposal. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

- E. Consider a motion to approve the Amended Easement Agreement for 565 New Galena Road.

Marybeth McCabe motioned to approve the proposal. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

- F. Consider a motion to approve the Co-Applicant Agreement with CP Rankin for 4359 County Line Road.

Bridget Kunakorn motioned to approve the proposal. Seconded by Bill Jones.

There were no public comments.

All voted aye, motion carried 5-0.

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7. Information Items

A. Departmental Reports

Kristin Carpenter mentioned that our current expense and revenue streams are in line with what the Township expected. The Finance Committee met to discuss the 2025 Budget and timeline. The Township recently opened CD's with Penn Community and Univest Bank.

Chief Clowser updated the Board on all current initiatives and processes going on within the Police Department.

Dave Conroy updated the Board with the status of permits his department had been working on and the status of TRAIRS.

B. Engineer's Report

Craig Kennard updated the Board on MS4 Stormwater Permits as well as SALDO Amendments. He also updated the Board on the various projects his firm has been working on for the Township and their status.

C. Board of Supervisor's Comment

The supervisors expressed excitement over the upcoming Fall Festival and encouraged the public to attend and volunteer.

8. Public Comment

Kathleen Davis mentioned that the EAC would be more than happy to help with any MS4 projects should the Township need assistance.

Catherine Long, 201 Poplar Road, asked the Board to consider mowing the open space within the Sylversmythe neighborhood as the Township did in the past. She stated that the unmaintained area was attracting a significant amount of wildlife and causing issues throughout the neighborhood to existing homes.

Heather Flor, 200 Poplar Road, echoed the same statement and requested that the Township continued mowing the open space.

9. Announcements

Canceled - Zoning Hearing Board Meeting – Thursday August 15th at 7pm
Canceled - Park & Rec Meeting – Tuesday August 20th at 7pm.
Veteran's Committee Meeting – Wednesday August 21st at 6pm
Canceled - Environmental Advisory Council Meeting- Thursday August 22nd
at 7pm
Planning Commission Meeting – Tuesday August 27th at 7pm
Township Office Closed- September 2nd
Environmental Advisory Council Meeting – Wednesday September 4th at
7pm.

The Township Office will be closing early on August 30th at 1pm to kick off
the start of the Labor Day holiday weekend.

The next meeting of the Board of Supervisors of New Britain Township will
take place on **Monday, September 9, 2024, 7:00 p.m.** at the New Britain
Township Building, 207 Park Avenue, Chalfont, PA.

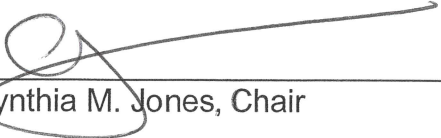
10. Adjournment

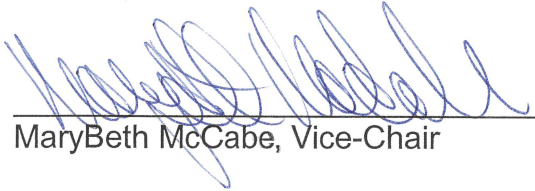
Stephanie Shortall moved, seconded by Marybeth McCabe, to adjourn the
meeting.

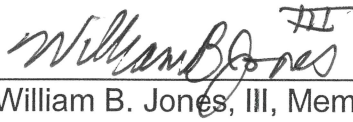
The Board unanimously adjourned the meeting at 8:25 pm.

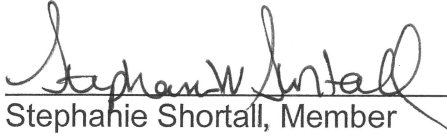
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NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS


Cynthia M. Jones, Chair


MaryBeth McCabe, Vice-Chair


William B. Jones, III, Member


Stephanie Shortall, Member


Bridget Kunakorn, Member

Attest: 
Dan Fox, Township Manager



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