

**BOARD OF SUPERVISORS  
MEETING MINUTES  
November 16, 2020**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, November 16, 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 Engineer Craig Kennard, and Township Solicitor Peter Nelson, Esq.

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.

**3.1. Randal Teschner Service Award 35 Years:** Mr. Jones presented a Thirty-Five-Year Service Award to Building Inspector/Fire Marshal Randal Teschner. The Board thanked him for his service.

4. **Public Comment on Non-Agenda Items:** There was no Public Comment at this time.

5. **Approval of Minutes:**

5.1. **Minutes of Meeting of November 2, 2020:**

**MOTION:** A motion was made by Mrs. Jones, seconded by Ms. McCabe and unanimously approved, to accept the November 2, 2020 Minutes as written.

6. **Departmental Reports:**

6.1. **Code Department Report for October 2020:** Ms. Bradley presented the Code Department Report for October 2020.

6.2. **Police Department Report for October 2020:** Ms. Bradley presented the Police Department Report for October 2020.

6.3. **Public Works Department Report for October 2020:** Ms. Bradley presented the Public Works Department Report for October 2020.

7. **Consideration of Old Business:**

7.1. **PUBLIC HEARING: Omnibus V Zoning Amendment Ordinance:** Mr. Jones called the Public Hearing to order at 7:05 p.m.

Mr. Nelson stated that the proposed ordinance had been advertised and posted per legal requirements for adoption. All changes that had been discussed were incorporated in the advertised addition, as directed by the Board of Supervisors.

**MOTION:** There being no further discussion or comment, a motion was made by Mr. Hood, seconded by Ms. McCabe and carried unanimously, to close the Public Hearing at 7:10 p.m.

**MOTION:** Upon motion by Mrs. Jones, seconded by Mr. Hood, the Board adopted Ordinance #2020-11-04, Omnibus V Zoning Amendment Ordinance on a vote of 4 to 1 (Mrs. Haun opposed).

## 8. Consideration of New Business:

**8.1. Tate/Mannherz Lot Line Change:** Ms. Bradley stated that the owners of 1 and 2 Naomi Lane requested a lot line change based on a civil settlement made between the neighbors over a land dispute. Mr. Nelson stated that he wished to bring to the Board's attention that the Mannherz lot a pre-existing non-conforming lot and that the lot line change would increase the non-conformity by making that lot even smaller. He recommended that any approval granted by the Board be contingent upon receiving a variance for the increased non-conformity from the Zoning Hearing Board.

**MOTION:** Upon motion by Ms. McCabe, seconded by Mr. Hood, the Board unanimously approved the Tate/Mannherz Lot Line Change and a Waiver of Land Development, conditioned upon: obtaining required variances; and correcting items as outlined in the November 14, 2020 Gilmore review letter.

**8.2. Culvert Repairs Contract Award:** Ms. Bradley stated that the Township received six bids for the Culvert Repairs Contract with the lowest qualified bidder being Bi-State Construction Co., Inc. in the amount of \$85,666.00 for the base bid and all the alternates. She stated that they have worked on numerous occasions with Gilmore and Associates and were highly recommended by the Township's Engineer. Ms. Bradley recommended that the Board award Bi-State Construction the base bid and all the alternates.

**MOTION:** Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously awarded the Culvert Repair Contract #2020-01, to Bi-State Construction Co., Inc. of Easton, the apparent lowest qualified bidder for \$85,666.00 for base bid and all alternates.

## 9. Consent Agenda:

**MOTION:** Upon motion by Ms. McCabe, seconded by Mr. Hood, the Board unanimously approved the following Consent Agenda items: Execution of a Professional Services Agreement with Erik and Gwendolyn Sims for construction of a swimming pool for 106 Stone Creek Lane, TMP #26-004-017-004, with corresponding legal and engineering escrow of \$5,000.00; Execution of a Professional Services Agreement with Paul and Carole Bizon for construction of a single-family home on Creek Road, TMP #26-011-027, with corresponding legal and engineering escrow of \$5,000.00; Execution of a Professional Services Agreement with George Kiriakidi of Prime Custom Builders, LLC for subdivision and land development of a parcel located on Dolly Lane, TMP #26-010-004-001, with corresponding legal and engineering escrow of \$2,500.00; Certificate of Completion #1 for Hallmark Homes/Mill Ridge LLC for Mill Ridge Subdivision in the amount of \$85,689.00, leaving \$871,367.45 remaining.

**10. Board of Supervisors' Comments:** Mr. Hood stated that he was honored to speak at the Township's Veterans Day Ceremony and to present Bob Cotton's daughters with a flag to honor his service in the military and to residents of New Britain Township. He also thanked staff for putting on a great ceremony. Mrs. Haun echoed his remarks.

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**11. Township Administration Comments:**

**11.1. McElroy Zoning Hearing:** Ms. Bradley stated that on Thursday, November 19, 2020 at 7:00 p.m., the Zoning Hearing Board would consider the application of Anthony McElroy, 300 Pheasant Run Drive, TMP #26-028-057 in the RR Residential District. The Applicant sought dimensional variances to erect a shed. Interested parties were encouraged to attend. The Board took no action on this application.

Ms. Bradley reminded the Board that the County Builders hearing was scheduled for the same night and that the Board had already voted to send the Township Solicitor in opposition of that application.

**12. Solicitor and Engineer Comments:** Mr. Nelson stated that the Injunction Hearing for 113 Dolly Lane had been rescheduled for December 10, 2020, at 1:00 p.m., in the Justice Center, Courtroom 320. Interested parties had already been notified by Township staff.

Mr. Kennard stated that Gilmore would soon be finalized a report prepared for the Keller Road Bridge repairs.

**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 November 16, 2020 for \$18,050.99:**

**MOTION:** Upon motion by Ms. McCabe, seconded by Mrs. Jones, the Board unanimously approved the Bills List dated November 16, 2020 for \$18,050.99.

**15.2. Road-Con Bill for \$139,146.14:**


**MOTION:** Upon motion by Mr. Hood, seconded by Mrs. Haun, the Board unanimously approved the Road-Con Bill for \$139,146.14.

**16. Adjournment:**

**MOTION:** There being no further business or comment, a motion was made by Mrs. Jones, seconded by Ms. McCabe, and unanimously carried, to adjourn the meeting at 7:30 p.m.

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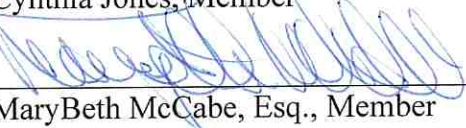
**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**


  
\_\_\_\_\_  
William B. Jones, III, Chair

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Helen B. Haun, Vice Chair

  
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Gregory T. Hood, III, Member

  
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Cynthia Jones, Member

  
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MaryBeth McCabe, Esq., Member

Attest:   
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Eileen M. Bradley  
Secretary/Manager

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