

**BOARD OF SUPERVISORS
MEETING MINUTES
September 21, 2020**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, September 21, 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 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. Holly Pulido of Wiltshire Drive stated that she would like to set the record straight due to slanderous rumors that were recently circulating on Facebook about work she had done around her property. She had cleared vegetation behind her home to remove invasive Wisteria vines that had spread to her property from land owned by the Highlands Homeowner's Association (HOA). Mrs. Pulido had obtained permission from the HOA to conduct the work and the Township was not involved in any way.

Ms. Margaret Briggs and Mr. Bob Byrne of Forest Park Drive, Mr. Tim Lynch of Holly Drive, Ms. Geraldine Kupcha of Applecross Circle, and Mr. Brian Blackburn, Mr. Chris Traum, Mr. Mike Coleman, Ms. Mandy Lear and Mr. John Kennedy, all of Cedar Hill Drive were opposed to the J35 Use addition of the Omnibus V Zoning Amendment Ordinance. Ms. Briggs had an issue with the 45-foot height of buildings and allowing a percentage of the communal space to be on a roof. Ms. Kupcha stated that apartments would bring more trash and result in poor upkeep of the property. Mr. Traum agreed. Mr. Byrne stated that he felt the Township should just require the developer to go to the Zoning Hearing Board to obtain variances from the existing ordinance. Mr. Lynch, Mr. Blackburn, Mr. Kennedy, Mr. Traum, Mr. Coleman, and Ms. Leary stated that they did not understand why the option for townhomes was not being considered. They felt like they had a verbal agreement with the developer, County Builders, for townhomes on a lot within the C-1 District that would be affected by the Amendment.

Mr. Oetinger stated that any informal agreement made with residents was not binding. Ms. Bradley added that no formal plans had been submitted to the Township by County Builders, other than the sketch plans presented to the Board on November 18, 2019, that was seen by residents present at the meeting.

Mr. Jones and Mr. Hood stated that the Township was looking at mixed-use with apartments because statistical models indicate that apartments generate fewer school-age children. Mr. Hood stated that the concept was being considered as an alternative to a by-right plan could entail a big-box building sitting on large amounts of impervious surface. Mr. Jones stated that mixed-use could offer an opportunity to create something more aesthetically pleasing to the community.

Ms. McCabe asked if a by-right plan would have to comply with the Overlay District. Ms. Bradley stated that any development along Butler Avenue would need to comply with the Overlay District.

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Mrs. Jones stated that she did not feel that enough feedback had been acquired from the public. Cedar Hill Road residents were well represented, but other neighborhoods such as Circle Drive had not had the opportunity to comment on the plans. She felt townhomes on this property would be too dense. Apartments provided a good balance between commercial and residential, and would help preserve the Township's remaining commercial districts. Mrs. Jones felt the Board and Planning Commission were trying to compromise with apartments.

Mr. Hood and Mrs. Haun stated that residents needed to understand that the Board was balancing information from multiple sources and that compromise was needed to obtain what was best for the community.

Mr. Coleman asked why the zoning amendment was 74 pages in length. Ms. Bradley stated that the ordinance was a collection of changes that had been generated over about a year for several reasons that include: typographical and spelling errors, inconsistencies or issues found by staff, changes to federal and state law, and regulations designed to address new development and use trends. To save money on legal fees and advertising costs, Staff would collect proposed changes and consolidate them into one ordinance amendment every year or so, to reduce costs.

Mr. Lynch asked what steps County Builders would take next if the Board passed the proposed ordinance with the J35 Use. Mr. Oetinger explained the processes. Mr. Lynch asked how the residents could keep themselves informed. Mr. Walsh stated that residents should regularly check the Township's website and social media. Any important updates or notifications could be found on both platforms. All Board of Supervisors' Agendas and Packets were posted the Friday before every Board of Supervisors' Meeting.

Ms. Maryanne McBrearty of Dolly Lane thanked the Board and Staff for their efforts to address the issues at 113 Dolly Lane.

5. Approval of Minutes:

5.1. Minutes of Meeting of September 14, 2020:

MOTION: A motion was made by Mrs. Haun, seconded by Ms. McCabe and unanimously approved, with Mr. Hood abstaining, to accept the September 14, 2020 Minutes as written.

6. Departmental Reports:

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

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

Mrs. Jones asked if the speed boxes she has seen attached to speed limit signs were able to provide reports of the speed of passing vehicles. Ms. Bradley stated that she would check with the Police Department.

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

7. Consideration of Old Business:

7.1. Cable Franchise Ordinance #2020-09-03: Ms. Bradley stated that this Ordinance was a recording requirement for the approval of the Comcast Franchise Agreement.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Haun, and unanimously carried, the Board approved the Cable Franchise Ordinance #2020-09-03

7.2. Comcast Franchise Agreement Approval: Ms. Bradley stated that New Britain Township, along with a number of other municipalities from the Bucks County Consortium, had engaged in franchise agreement negotiations with Comcast and Verizon, as both franchise agreements were set to expire. By executing this agreement with Comcast, Comcast would be required to provide service throughout New Britain Township, continuing to give residents an option for cable television service between Comcast and Verizon.

Ms. Bradley stated that in the past, Comcast had provided a capital grant for televising municipal meetings. While the agreement called for an \$11,500 grant, the agreement required those funds to be taken directly from franchise fees, hampering Township use of those funds. Staff recommended forgoing the grant as outlined in the agreement. She stated that this agreement was better than what the Township would be able to negotiate on its own. She was seeking the Boards approval to execute the negotiated Comcast Franchise Agreement.

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Jones, and unanimously carried, the Board approved the Comcast Franchise Agreement.

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

9. Consent Agenda:

MOTION: Upon motion by Mrs. Jones, seconded by Mr. Hood, the Board unanimously approved the following Consent Agenda items: Execution of a Stormwater Facilities Operation and Maintenance Agreement and a Declaration of Natural Resources Protection Easement with Casadonti Homes, Inc. as part of construction of a single-family home for 109 King Road, TMP #26-004-042, with corresponding Maintenance Guarantee Fee of \$1,495.52; Execution of a Professional Services Agreement with Fox Lane Homes at Highpoint, LLC for subdivision and land development of 1 Highpoint Drive, TMP #26-005-056, #25-005-056-009, #26-005-047-005, and #26-005-056-011, with corresponding legal and engineering escrow of \$2,500; Execution of development documents by Hallmark Homes-Mill Ridge LLC for the Assal Tract/Mill Ridge Subdivision, TMP #26-003-003: Declaration of Covenants, Easements, Conditions and Restrictions; Development Agreement; Memorandum of Development Agreement; Stormwater Facilities Operation and Maintenance Agreement. All corresponding fees and financial security were being held in escrow, pending execution and recordation of Record Plans by the Township.

10. Board of Supervisors' Comments: Ms. McCabe asked about pedestrian crossing signs for Park Avenue. Ms. Bradley stated that the stock of signs had been depleted by damage and replacement signs had been ordered.

Mr. Jones asked if there was any way the Township could join the Chalfont Community Group Facebook page, which would aide in correcting frequent misinformation on that page. Ms. Bradley stated that Staff had been prohibited for several years, but would continue to make efforts to join the group. The group was a private, curated group and required the creator or administrator to grant permission to join, which had never been granted.

11. Township Administration Comments:

11.1. Keller Road Bridge: Ms. Bradley stated that Gilmore was working on the Keller Road Bridge repair strategy and estimates, and was hopeful to have them before the preliminary budget presentation in October.

12. Solicitor and Engineer Comments: Mr. Kennard stated that Staff would be meeting at the D'Alessio Tract this week as directed by the Board at their last meeting to discuss stormwater and road improvements. Gilmore continued to work on cost estimates for the culvert repairs.

There was no Solicitor 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:

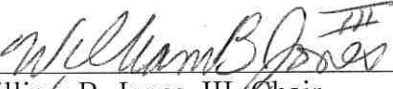
15.1. Bills List dated September 16, 2020 for \$211,592.89:

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Haun, the Board unanimously approved the Bills List dated September 16, 2020 for \$211,592.89.

16. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mrs. Haun seconded by Ms. McCabe, and unanimously carried, to adjourn the meeting at 8:15 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS



William B. Jones, III, Chair



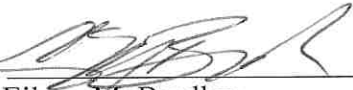
Helen B. Haun, Vice Chair

Gregory T. Hood, III, Member

Cynthia Jones, Member



MaryBeth McCabe, Esq., Member

Attest: 

Eileen M. Bradley
Secretary/Manager