

**BOARD OF SUPERVISORS
MEETING MINUTES
February 4, 2021**

A Special Meeting of the New Britain Township Board of Supervisors was held on Thursday, February 4, 2021, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 6:30 p.m. Present were Supervisors: Chair Gregory T. Hood, Vice-Chair Helen B. Haun, Members William B. Jones, III, Cynthia M. Jones, and MaryBeth McCabe, Esq. Also present were Township Manager Eileen M. Bradley, Assistant Manager Michael Walsh, Township Engineer Craig Kennard, and Township Solicitor Peter Nelson, Esq.

1. **Call to Order:** Mr. Hood called the Meeting to order.
2. **Pledge of Allegiance:** Mr. Hood led the Board and audience in the Pledge of Allegiance.
3. **Announcements:** Mr. Hood announced that the Board had met in Executive Session prior to this Meeting to discuss personnel issues, land acquisition, and litigation.
4. **Public Comment on Non-Agenda Items:** There was no Public Comment at this time.

Mr. Hood read Resolution #2021-07 recognizing Township Manager, Eileen Bradley's contributions and accolades at New Britain Township.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones and unanimously carried, the Board approved Resolution #2021-07.

Mr. Hood thanked Ms. Bradley for her 12 plus years of service to New Britain Township and presented Ms. Bradley with the resolution and a plaque and wished her luck at her next job at Sellersville Borough. The rest of the Board thanked Eileen for all her hard work and wished her luck with her future endeavors.

Mr. Hood stated Assistant Manager, Michael Walsh, would be filling the role of Interim Manager until the Board was able to complete the process of hiring a new Township Manager.

5. Approval of Minutes:

5.1. Minutes of Meeting of January 25, 2021:

MOTION: A motion was made by Mrs. Haun, seconded by Mr. Jones, and unanimously approved to accept the January 25, 2021 Minutes as written.

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

7. Consideration of Old Business:

7.1. Foxlane Homes/Highpoint Update: Appearing for the Applicant was Mr. Joe Morrissey of Foxlane Homes and Mr. John Rathfon of Foxlane Homes, Ms. Kellie McGowan, Esq., Mr. Scott Mill of Van Cleaf Engineering.

Mr. Hood stated he will be recusing himself from deliberation on this project, as he owned the adjacent Little Farm Estates property. He then turned over responsibility for the meeting to Vice-Chair Mrs. Haun.

Ms. McGowan presented an updated sketch plan consisting of 137 units of B3 and B5 uses (twins, 2-story, and 3-story townhomes) on the Highpoint Racquet Club property in the C3 District (TMP# 26-005-047-005, 26-005-056, 26-005-056-001, 26-005-056-009, and 26-005-056-011), subject to Conditional Use.

Ms. McGowan stated the applicant took the Board and public comments from the January 25th meeting and made changes to the proposed sketch plan. She stated the applicant reduced the density by an additional three units, removed all three-story townhomes, reduced the number of townhouse unit to no more than six units in any grouping, doubled the number of twin dwellings to 28 units, increased the unit mix from 90%/10% to 80%/20%, and 56% open space where 45% is required. Ms. McGowan stated the plan had a unit density of 4.7 per acre, significantly lower than the surrounding townhome developments.

Ms. McGowan stated the plan still required two variances: the first variance being relief from the requirement of 3 dwelling types and a partial variance from the 100ft setback requirements along Highpoint Drive and the Southern property line of the property. She stated the sketch plan in front of the Board was submitted as part of the Zoning Hearing Board application.

Mrs. Jones asked about the removal of some of the amenities on the updated plan. Joe Morrissey stated it was a result of the changes made to the sketch plan.

Ms. McCabe asked about the Woodland disturbance on the property and addressed safety concerns over the water feature. Scott Mill stated over 50% of the woodlands would be preserved and 30% would require replacement. Joe Morrissey stated that the pond on the plan could be converted to a dry retention basin if necessary.

Mr. Jones stated he likes having more twins and did not like the twins in the upper left-hand corner of the sketch plan. Mr. Kennard stated the Board needed to decide if they preferred the twins or the open space. After discussion, most of the Board stated they would prefer the Twins, while Mrs. Jones preferred the open space.

Mrs. Haun raised concerns about traffic in the area. Ms. McGowan stated the applicant would retain a traffic engineer to conduct a traffic study as part of the Land Development process.

Mrs. Haun called for public comment on the project. No public comment was made at this time.

Ms. Bradley stated the Board needed to decide if they would like to oppose the applicant's zoning hearing board application on February 18, 2021. No formal action was taken by the Board to oppose the Zoning Hearing Board Application.

Mr. Hood resumed his role as Chair at this time.

7.2. Resolution #2021-06; JAMP 98 Railroad Avenue Preliminary/Final Approval: Mr. Walsh stated Resolution #2021-06 reflects the requirements of the approval granted at the January 25, 2021 meeting for 98 Railroad Avenue.

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Haun and unanimously carried, the Board approved Resolution #2021-06; JAMP 98 Railroad Avenue Preliminary/Final Approval.

7.3. 2114 Swamp Road – Commercial Forestry Authorization: Appearing on behalf of the property owner was Mr. Jon Regan from Future Forest Timber Management, LLC and the property owner, Ms. Janice English.

Mr. Walsh stated the property owner, Ms. English, and her contractor, Mr. Jon Regan, were proposing to conduct commercial forestry on 5-acres of the property and institute a forestry management plan. He stated the property at 2114 Swamp Road was protected by a Conservation Easement held by Bucks County and New Britain Township. Bucks County had already granted their permission to conduct the proposed work and the property owner was now seeking permission from New Britain Township.

Mr. Regan provided his background and credentials in the field of commercial forestry and forestry management and discussed the proposed forestry management plan. Mr. Kennard stated Gilmore had the forestry management plan reviewed by a landscape architect and the forestry management plan was above and beyond what was required by the Township ordinance.

Ms. English stated the property had been in her family for many years and had spent several years trying to find the right person to help her forest her property as her father had done in the past. Both stated the proposed activity was imperative to the health and longevity of the woodlands on the property to ensure room for new growth and the removal of invasive, diseased, and dying trees. Ms. English invited the Board to walk her property with Mr. Regan to learn about the benefits of commercial forestry if done correctly without clear-cutting.

Mrs. Haun stated managing woodlands is critical and was in favor of the proposed work if the woodlands were not being clear-cut. Ms. English stated she was not in favor of clear-cutting.

Mrs. Jones asked how often the property would be harvested. Ms. English stated the property should only be forested twice in a lifetime. Mr. Regan stated the 5-acre block would not be touched again for over 30 years.

Mr. Hood asked if Mr. Regan was following all prescribed guidelines for the emerald ash bore and spotted lanternfly quarantines. Mr. Regan stated he always makes sure to comply with local, state, and federal guidelines.

MOTION: Upon motion by Mrs. Haun, seconded by Mr. Jones and unanimously carried, to grant the property owner permission to conduct the work as proposed in the Forestry Management plan within the Conservation Easement at 2114 Swamp Road.

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

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

10. Board of Supervisors' Comments: Mrs. Haun asked if the Chief could be asked to look at how cars were parking along Highlands Drive for pickup at Butler Elementary because traffic was being constricted to a single lane of travel.

10.1. BCATO Resolution Discussion: Mrs. Jones stated she would like to discuss the proposed BCATO Resolutions and determine the Township's position. The Board agreed with BCATO's position on all resolutions, except for the two resolutions regarding cannabis.

Mrs. Jones stated she felt the Board and New Britain Township should take a position of support for both these resolutions. Ms. McCabe agreed. Mr. Jones and Mr. Hood stated they did not wish to see these resolutions passed by state legislation and would prefer these items be placed on a ballot as a referendum to be voted on by the citizens of the commonwealth. Ms. Bradley stated a referendum being placed on a ballot needed to be voted

on by the state legislature. Mrs. Haun stated she was opposed to both resolutions. Mr. Walsh recommended that a motion be made for the Board to vote on.

MOTION: Upon motion by Mrs. Jones, seconded by Ms. McCabe to have New Britain Township support both cannabis resolutions at the Annual BCATO meeting.

Mr. Hood reiterated he preferred these resolutions be passed by referendums on a ballot as opposed to legislation by state lawmakers. Mr. Jones agreed.

VOTE: The Board voted 4-1, with Mrs. Haun opposed to the proposed motion.

11. Township Administration Comments:

11.1. Keller Road Bridge Update: Mr. Walsh stated Gilmore had completed their assessment of the Keller Road Bridge and recommended repairing the bridge and posting the bridge with a weight restriction. The total cost of the repair would be approximately \$550,000 and would last 25-30 years. Mr. Walsh stated that the signs for the weight limit had already been ordered and would be posted as soon as possible. He stated Gilmore was preparing a priority list for the repairs so the project could be bid as alternates based on repairing the most critical items first to spread out the cost.

Mr. Walsh asked the Board to authorize the advertisement of an ordinance to make the Keller Road Bridge legally enforceable by law enforcement. Ms. Bradley added the Board also needed to authorize Gilmore to begin the process of obtaining permits for the bridge and creating the required bid specifications for the project.

MOTION: Upon motion by Mrs. Jones, seconded by Mr. Jones and unanimously carried, to authorize advertisement of the weight limit ordinance and for Gilmore to begin the process of obtaining the required permits and creation of bid specifications for the project.

11.2. Township Event Approval: Mr. Walsh stated he was seeking the Board's approval to begin planning the Township's annual events. He stated staff needed to plan the events as if they were going to be held because of the amount of planning required to hold the events.

The Board agreed staff should plan to hold the events in the hope they could be held this year, even with minor restrictions or changes needed to meet CDC guidelines.

Mr. Hood left the meeting and Vice-Chair, Mrs. Haun took over running the meeting.

12. Solicitor and Engineer Comments: Mr. Nelson stated the appeal had been filed for the County Builders Zoning Hearing Board decision and the Mortimer appeal for 55 Curley Mill Road was continuing forward in the appeals process.

Mr. Kennard stated he had no engineering 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: There were no Bills Lists at this time.

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 8:10 p.m.

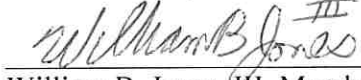
NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS




Gregory T. Hood, III, Chair




Helen B. Haun, Vice Chair




William B. Jones, III, Member



Cynthia Jones, Member



MaryBeth McCabe, Esq., Member

Attest: 

Michael Walsh
Secretary/Interim Manager