

**BOARD OF SUPERVISORS
MEETING MINUTES
November 20, 2023**

A Regular Business Meeting of the New Britain Township Board of Supervisors was held on Monday, November 20, 2023, 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 Stephanie Shortall, Members Gregory Hood, Cynthia M. Jones, and Marybeth McCabe, Esq. Also, present were Township Interim Manager John Granger, Police Chief Richard Clowser, Township Engineer Craig Kennard, P.E., and Township Solicitor Sean Gresh.

1. **Call to Order:** Mr. Jones called the Meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** Mr. Jones led the Board and audience in the Pledge of Allegiance.
3. **Appointment of Police Officer**
 - A. Motion to approve the hiring of Connor Maloney as a Probationary Officer, effective November 13, 2023

MOTION: Upon motion by Cynthia M Jones, seconded by Stephanie Shortall, the Board of Supervisors unanimously approved the hiring of Connor Maloney as a Probationary Officer, effective November 13, 2023.

B. Oath of Office: Mr. Jones administered the oath of office to Connor Maloney. The Board congratulated Officer Maloney on his appointment and welcomed him to the Township.

3. **Chair Comments:**
 - A. Mr. Jones stated the Board met in Executive Session before the meeting to discuss personnel and litigation matters.
4. **Action Items:**
 - A. Motion to consider meeting minutes of the Board of Supervisors meeting

MOTION: Upon motion by Mrs. Jones, seconded by Ms. McCabe, the Board of Supervisors unanimously approved the October 16, 2023 Business meeting and November 6 Business meeting minutes.

B. Motion to consider the schedule of bills

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Shortall, the Board of Supervisors unanimously approved the schedule of bills dated November 15, 2023 in the amount of \$555,145.73 and authorized the proper officers to pay the bills per the attachment.

C. Motion to consider the Consent Agenda

- i. Naplin One Limited Partnership has executed Escrow Release #3 for 4371 County Line Road for \$674,383.20, leaving \$425,793.93 remaining.

- ii. New Britain Multi-Family Development, LP has executed a Stormwater Facilities Operation and Maintenance Agreement for 1500 Manor Drive, TMP #26-005-049-003, with a Stormwater BMP maintenance fee of \$392.75.

MOTION: Upon motion by Mrs. Jones, seconded by Ms. McCabe, the Board of Supervisors unanimously approved all items on the consent agenda dated November 20, 2023.

D. Motion to consider Resolution 2023-25: 1 Highpoint (Foxlane) Preliminary/Final Approval Amendment #1

Kelly McGowan, representing the applicant, stated that the request to modify the plans due to an underground Verizon Utility box that cannot be relocated. This resulted in the relocation of four (4) dwelling units to other locations on the sites. There are no changes to site improvements.

Mr. Kennard stated that this was the least impact on the site.

Ms. McGowan stated that the conservation district will treat this as a field change.

Mr. Hood asked if there was to be more blasting.

Ms. McGowan stated that the blasting has been completed.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2023-25: 1 Highpoint (Foxlane) Preliminary/Final Plan Approval Amendment #1.

E. Motion to consider Resolution 2023-22: 84 Curley Mill Road Preliminary/Final Approval Amendment #1

Kelly McGowan, representing the applicant, stated that this is a two (2) lot subdivision with all the improvements on Lot 1.

Mr. Kennard stated that this was reviewed by staff who provided recommendations contained in his review letter.

Rachel Bush, the applicants engineer, stated that lot 1 is on the SR2 zoning district, Lot 2 is partially in the SR2 district with a portion of the lot in the watershed district. Lot 2 contains a pond which is subject to a conservation easement.

Mr. Kennard stated that all road improvements are deferred until the development of lot 2.

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2023-22: 84 Curley Mill Road Preliminary/Final Approval Amendment #1.

F. Motion to consider Resolution 2023-23: 4359 County Line Road Preliminary/Final Approval

Rachel Bush, the applicants engineer, reviewed the proposed plan which is for an expansion to an existing commercial building.

Mr. Kennard stated that the township planning commission recommended approval without the applicant installing sidewalks.

The Board discussed the need to provide sidewalks and concluded that the sidewalks are to be installed as part of the project.

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2022-23: 4359 County Line Road Preliminary/Final Approval with the additional condition that applicant shall install a sidewalk.

G. Motion to consider Resolution 2023-24: 123 Creek Road Preliminary/Final Approval

Mr. Kennard briefly reviewed the plans which were before the Board earlier.

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2023-24: 123 Creek Road Preliminary/Final Approval.

H. Motion to consider Change Order #1: Neshaminy Greenway Trail – 1606 Upper State Road

Mr. Kennard stated that the change orders to provide the wearing course of asphalt on the previously constructed phase of the trail. That work was not done under the earlier contract due to funding.

MOTION: Upon motion by Mrs. Jones, seconded by Mr. Hood, the Board unanimously approved Change Order #1: Neshaminy Greenway Trail – 1606 Upper State Road.

6. Information Items

A. Township Manager's Report

- i. Mr. Granger stated that he had no documents.

B. Departmental Reports

- i. Mr. Jones stated that the department reports are on file at the township building.

C. Solicitor's Report

- i. Mr. Gresh stated that the solicitors' report has been provided to the Board.

D. Engineer's Report

- i. Mr. Kennard stated that the engineer's report has been provided to the Board.

E. Board of Supervisors' Comments

- i. The Board had no additional comments.

7. Public Comment:

1. There was no public comment at this time.

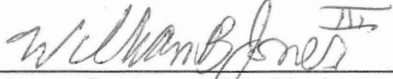
8. Announcements:

1. Mr. Jones stated that the Board of Supervisors' next meeting will take place on Monday, December 4, 2023, at 7:00 p.m.

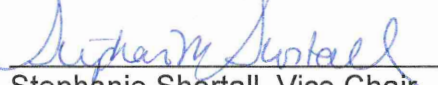
9. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Hood, seconded by Mrs. Jones, and unanimously carried to adjourn the meeting at 7:42 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

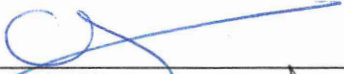


William B. Jones, III, Chair




Stephanie Shortall, Vice Chair

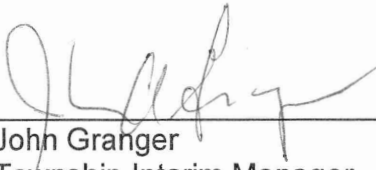
Gregory T. Hood, Member



Cynthia M. Jones, Member



MaryBeth McCabe, Esq., Member

Attest: 

John Granger
Township Interim Manager

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