

**BOARD OF SUPERVISORS
MEETING MINUTES
March 4, 2024**

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:04 pm. She stated that the Board met in Executive Session prior to the Board meeting to discuss litigation and personnel matters.

She stated that the Board would entertain public comments on agenda items prior to the Board taking any action.

2. **Pledge of Allegiance** - Cynthia Jones led the Board in the Pledge of Allegiance.

3. **Presentation**

Nick Marino, Chief of the Chalfont Fire Company, briefed the Board on operations of the Fire Company.

He said that the Fire Company responded to 312 incidents and responded to 63 fire calls in the township in 2023. Staff hours for these calls totaled 2,181. In addition, the staff totaled 2,964 hours of training during the year.

They are increasing their training for watercraft rescues and are researching the feasibility of acquiring a boat that could be used on the Delaware River.

He said that they recently gained ten (10) new members.

Myra Parker asked if the Company received any support from the telemarketers who call asking for support.

The Chief said they have not received any of that type of support. They do an annual mailer to their residents in the service area.

The Board thanked the Chief and the members of the fire company for their service.

4. **Chair Comments:**

Cynthia Jones stated item F for the Consent Agenda will be moved to item J on the Action Item agenda.

5. Public Hearing

Proposed Amendment to Zoning Ordinance establishing the number of members to the Zoning Hearing Board.

Scott Holbert opened the hearing and asked those who wished to comment state their name and address.

Ann Henshaw, Inverness Road, stated that she supports the change, feeling that the ZHB needed additional viewpoints.

Deb Rendon, 70 Keller Road, made the following statement:

Good evening members of the Board, Staff, Consultants. I'm Deborah Rendon. I live at 70 Keller Road in New Britain Township. I support the expansion of the Zoning Hearing Board from three members to five for the following reasons:

- 1) In purely democratic terms, a five-member board is, by definition, more likely than the current size to represent a greater range of opinions and desires of the entire community.
- 2) A five-member board is still able to work effectively as one unit. This modest increase in size will not affect the ability of the board to respond in a timely manner to community needs.
- 3) With a five-member board, it will be less likely that undue influence can occur should a single board member have a very strong opinion on a given application and can convince just one other member to make a majority opinion.
- 4) Because the Zoning Hearing Board can have a significant impact on land use, and land use has a huge impact on the quality of life in New Britain Township, decisions will carry more weight if the community knows that five people considered the issue carefully, as opposed to just three. And, finally,
- 5) Determinations based on hardship are an important, and often complex, aspect of the Board's work, and again, a five-member board will be much more likely to arrive at a reasoned, impartial analysis.

There is a normal human tendency to resist any change in the status quo, but there are no substantive reasons to decide against a move to a five-member Board, and there are these positive advantages. Thank you. Deb Rendon

Jim Moreno asked if there was any additional cost.

William Jones stated that the members are paid \$35 per meeting.

Mr. Moreno stated that he was in favor of expanding the Zoning Hearing Board.

Robert Bryon, 245 Forest Park, stated his support.

Barb Young, 77 Walter Road, read the following statement:

I am Barbara Young. The primary purpose of the Zoning Hearing Board is to quote "help assure the fair and equitable application and administration of the zoning ordinance". The Pennsylvania Municipalities Planning Code (MPC) dictates that Zoning Hearing Boards can be either 3 or 5 members.

Why 3 or 5? Because assuring the fair and equitable application and administration of the zoning ordinance should represent views from more than say, a singular domineering opinion, or one set of shared experiences, or one political viewpoint or philosophy. Periodic infusions of fresh perspectives are constructive while still maintaining a workable number for efficiency.

The arguments against enlarging the board can well be construed as merely a political move to maintain some element of control rather than the best interest of the township as a whole.

Enlarging the Zoning Hearing Board allows for a board that might better represent the population of New Britain Township now and in the future.

Kathy Davis, 32 Clearview, stated her support.

Scott Holbert asked the Board if they had hard copy statements.

Cynthia Jones stated: The proposal regarding this matter has not been made lightly. We all want to have a functional and thriving township which represents the varied interests of our residents. We believe increasing the membership of our Zoning Hearing Board will bring broader viewpoint to the board. We hope these changes will better serve our residents and varied community needs.

Stephanie Shortall felt that many of the changes were a concern and does not see a need to expand the membership.

Mr. Holbert closed the hearing at 7:29

Cynthia Jones stated that Consent Agenda Item F would be considered as Action Items.

William Jones moved, seconded by MaryBeth McCabe to approve the Consent Agenda.

Stephanie Shortall stated that there should be a Board member on the committee to consider the Neshaminy Watershed Consortium. She felt that there should be one member of the EAC appointed rather than the entire committee.

Following a brief conversation, it was the consensus of the Board that Stephanie Shortall be the Board representative and that one member of the EAC participate in the investigation.

MaryBeth McCabe moved, seconded by Stephanie Shortall to table this item and directed the administrator to revise the resolution to reflect the consensus of the Board.

The Board unanimously voted to table Resolution 2024-5.

The Board had no further comments on the Consent Agenda.

There were no public comments.

The Board unanimously approved the removal of the Consent Agenda.

The Board approved minutes of the January 22 Board of Supervisors Meeting.

The Board approved minutes of the February 5 Board of Supervisors Meeting.

The Board agreed to engage the Pennsylvania Environmental Council to undertake an ordinance review with a goal to eliminate policy barriers to Green Stormwater Infrastructure.

The Board adopted Resolution 2024-06 granting revised Final Plan approval for 123 Creek Road.

6. Action Items

MaryBeth McCabe moved, seconded by William Jones, to approve the prepaid bills dated February 8, 2024 in the amount of \$455,375.07.

There were no Board comments.

There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

William Jones moved, seconded by Bridget Kunakorn, to approve the prepaid bill list dated February 15, 2024 in the amount of \$22,090.76.

There were no Board comments.

There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

Bridget Kunakorn moved, seconded by MaryBeth McCabe, to approve the prepaid bill list dated February 22, 2024 in the amount of \$91,981.26.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

MaryBeth McCabe moved, seconded by Stephanie Shortall, to approve the prepaid bills dated February 27, 2024 in the amount of \$64,260.16.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

MaryBeth McCabe moved, seconded by William Jones, to approve the bill list dated February 22, 2024 in the amount of \$121,721.48.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the bill list dated February 22, 2024.

William Jones moved, seconded by Bridget Kunakorn, to approve the bill list dated February 27, 2024 in the amount of \$151,062.19.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the bill list dated February 27, 2024.

Bridget Kunakorn moved, seconded by Stephanie Shortall to appoint Brian Dutil to the Veteran's Committee.

The Board unanimously appointed Brian Dutil to the Veteran's Committee.

MaryBeth McCabe moved, seconded by Bridget Kunakorn, to adopt Ordinance 2024-01 amending the zoning ordinance establishing the number of members on the Zoning Hearing Board.

There were no Board comments.
There were no public comments.

The Board adopted the Ordinance by a vote of 3-2. Voting Yes: MaryBeth McCabe, Bridget Kunakorn and Cynthia Jones. Voting No: William Jones and Stephanie Shortall.

MaryBeth moved, seconded by Stephanie Shortall, to set interviews for the appointment to Parks and Recreation Committee at the March 18, 2024 Board Meeting.

There were no Board comments.
There were no public comments.

The Board unanimously set March 18, 2024 as the date to interview candidates for the Parks and Recreation Committee.

MaryBeth moved, seconded by William Jones, to advertise for sale on Municibid, the following surplus township equipment:

- Code Vehicles – 2010 Ford Escape
- Public Works:
 - 2009 GMC Sierra 3500 Pickup Truck
 - 2007 John Deere 410G Backhoe
 - 2004 GMC Sierra 3500 Pickup Truck
- Police:
 - 2014 Dodge Charger RWD
 - 2017 Dodge Charger Pursuit AWD
 - 2008 Ford Crown Victoria

There were no Board comments.
There were no public comments.

The Board unanimously authorized the sale of surplus equipment.

MaryBeth McCabe moved, seconded by Stephanie Shortall, to hire Susan Gelb as Event Coordinator.

Cynthia Jones asked when she would start.

Mr. Granger stated that she would start in mid-April.

There were no public comments.

The Board unanimously approved the hiring of Susan Gelb as Event Coordinator.

Stephanie moved, seconded by William Jones, to authorize the use of North Branch Park for a fundraising tournament for the Lenape Valley Baseball organization on March 23 and 24 and April 6 & 7.

MaryBeth McCabe asked that there be no conflict with the Easter Egg Hunt. William Jones stated that the Lenape Valley event would not start until after the egg hunt.

There were no public comments.

The Board unanimously approved the fundraising event as requested.

MaryBeth McCabe moved, seconded by Bridget Kunakorn, to approve Resolution 2024-07 granting Revised Final Plan approval for 324 Schoolhouse Road.

Ed Murphy, representing the applicant, stated that they have received and reviewed the engineer's letter and will comply with all of the comments.

Craig Kennard recommended that the Board grant revised final plan of approval as the applicant will comply with the comments in the review letter.

Mr. Murphy stated that the existing storm water management system was designed to accommodate the additional storm water.

There were no comments from the Board.

The Board unanimously approved Resolution 2024-07 granting revised final plan approved for 325 Schoolhouse Road.

7. Information Items

Police Department Chief reported that the car cameras are scheduled to be installed in April. The corporals are developing plans for additional community events.

Engineers Report

Craig Kennard stated that the Toll Brothers project will be on the next meeting for review. The plan is for preliminary consideration only.

He stated that he has received a draft Act 537 and is currently reviewing it and will present it to the Board in the near future.

8. Board of Supervisors Comments

Bridget Kunakorn stated that the Veterans Committee has several ideas that they are exploring.

MaryBeth McCabe stated that the EAC is working well.

William Jones had no comments.

Stephanie Shortall complimented the Parks and Recreation employees on their work on the park system.

Cynthia Jones had no comments.

9. Public Comment

Ann Henshaw stated that she had the opportunity to take a trip in a hybrid vehicle and said that the township should consider purchasing one.

Cynthia Jones stated that it is difficult for the township to purchase one as most are sold to larger communities.

Kathy Davis said that there should be a representative from the Board on the Neshaminy Watershed study group as well as members from the EAC.

10. Announcements

Cynthia Jones received the March meeting schedule.

11. Adjournment

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

The Board unanimously adjourned the meeting at 8:14 pm.

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:



John A. Granger,

Interim Township Manager/Secretary