

**BOARD OF SUPERVISORS  
MEETING MINUTES  
May 1, 2023**

A Special Meeting of the New Britain Township Board of Supervisors was held on Monday, May 1, 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 T. Hood, Cynthia M. Jones, and MaryBeth McCabe, Esq. Also present were Township Manager Matt West, Assistant Manager Michael Walsh, Director of Planning & Zoning David Conroy, Township Engineer Craig Kennard, P.E., and Township Solicitor Jeff Garton, 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. **Chair Comments:** Mr. Jones announced that the Board had met in Executive Session before the Meeting to discuss litigation.

**4. Public Hearing**

**A. Conditional Use:** County Line Road & West Butler Avenue – Toll Brothers – Birch Run

Mr. Garton opened the conditional use hearing at 7:03 PM.

Appearing on behalf of the applicant was Nate Fox, Esq. of Obermayer, Rebmann, Maxwell, & Hipple LLP, Jeff Madden and Justin Barnett of ESE Consultants, and Brian Theierrin of Toll Brothers to discuss a B5 use on the property. A stenographic record was kept of this portion of the meeting.

Mr. Garton closed the conditional use hearing at 7:50 PM.


5. **Public Comment:** Theresa Grimes of Township Line Road asked if the Toll Brothers townhomes would be restricted to three bedrooms.

6. **Announcements:** Mr. Jones announced that the Board's next meeting was on Monday, April 17, 2023, at 7:00 p.m. and called for a motion to adjourn.

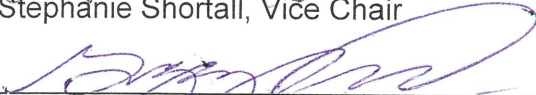
**7. Adjournment:**

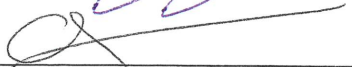
**MOTION:** There being no further business or comment, a motion was made by Ms. Jones, seconded by Mrs. Shortall, and unanimously carried to adjourn the meeting at 9:13 pm.


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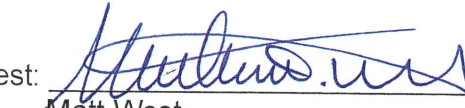
  
 William B. Jones, III, Chair

  
 Stephanie Shortall, Vice Chair

  
 Gregory T. Hood, Member

  
 Cynthia M. Jones, Member

  
 MaryBeth McCabe, Esq., Member

Attest:   
 Matt West  
 Secretary/Township Manager

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