



Matt West  
Township Manager

# TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania  
Founded: 1723

BOARD OF SUPERVISORS

Helen B. Haun  
William B. Jones, III  
Gregory T. Hood  
Cynthia M. Jones  
Mary Beth McCabe

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**Board of Supervisors  
Work Session Meeting Agenda  
May 17, 2021**

**8:30 a.m. Executive Session  
9:00 a.m. Regular Meeting**

**Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Announcements from the Chair: The Board met in Executive Session prior to this meeting to discuss personnel issues and litigation
4. Public Comment on Non-Agenda Items
5. Approval of Minutes of Meeting of May 3, 2021
6. Departmental Reports
  - 6.1. Code Department Report for April 2021
  - 6.2. Police Department Report for April 2021
  - 6.3. Public Works Department Report for April 2021
7. Consideration of Old Business
8. Consideration of New Business
  - 8.1. 84 & 114 Curley Mill Road/Trozzi Lot Line Change; Waiver of Land Development
9. Consent Agenda
  - 9.1. Hallmark Homes-Mill Ridge LLC has executed Escrow Release #6 for the Mill Ridge Subdivision for \$28,391.85, leaving \$442,116.50 remaining.

9.2. Michael and Julie Duffey have executed a Professional Services Agreement for 522 Ferry Road, TMP #26-014-017, with corresponding legal and engineering escrow of \$5,000.00.

10. Board of Supervisors Comments

11. Administration Comments

11.1. 2021 Road Program Authorization for Advertisement

11.2. July 4<sup>th</sup> Tri-Municipal Parade Update

12. Solicitor and Engineer Comments

13. Public Comment

14. Other Business

14.1. Current Commercial Climate Presentation – Michael Borski, Jr.

15. Payment of Bills

15.1. Bills List dated May 10, 2021 for \$2,163.26.

15.2. Bills List dated May 12, 2021 for \$130,566.43.

16. Adjournment:

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, June 7, 2021 at 7:00 p.m.**, at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda are posted to the Township website prior to the meeting date at [www.newbritaintownship.org](http://www.newbritaintownship.org).*

**BOARD OF SUPERVISORS  
MEETING MINUTES  
May 3, 2021**

A Regular Meeting of the New Britain Township Board of Supervisors was held on Monday, May 3, 2021, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 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 Interim Township 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:** Mr. Adam Learner requested that the Board consider reinstalling the adult fitness stations at Veterans Park.

Mr. Walsh stated that there was no further public comment at this time.

**5. Approval of Minutes:**

**5.1. Minutes of Meeting of April 26, 2021:**

**MOTION: A motion was made by Mrs. Haun, seconded by Ms. McCabe, and unanimously approved to accept the April 26, 2021 Minutes as written.**

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

**7. Consideration of Old Business:**

**7.1 Township Manager Employment Contract Execution:** Mr. Walsh stated he received zero feedback or changes following the Board reviewing the employment contract. Mr. Walsh asked the Board to approve the Township Manager Employment Contract Execution, conditioned upon Mr. Matt West signing the agreement reviewed by the Board.

**MOTION: Upon motion by Mr. Jones, seconded by Mrs. Jones and unanimously carried, the Board approved to accept the Township Manager Employment Contract Execution, conditioned upon Mr. Matt West signing the agreement reviewed by the Board.**

**7.2 Resolution 2021-11: Appointments Resolution Amendment:** Mr. Walsh stated Resolution #2021-11 reflects the appropriate amendment appointing Mr. Matt West as the Manager and Official Secretary of the New Britain Township and may sign and seal all documents as such.

**MOTION: Upon motion by Mrs. Jones, seconded by Mr. Jones, the Board unanimously approved Resolution #2021-11, Appointments Resolution Amendment.**

**7.3 Resolution 2021-12: TCC Delegate Appointment:** Mr. Walsh stated Resolution #2021-12 requires the appointment of one voting delegate and one or more alternate delegates to be their Tax Collection Committee (TCC) representatives. Mr. Matt West has been appointed as Delegate and Mrs. Susan Federsel and Mr. William Jones, III as alternate delegates.

**MOTION: Upon motion by Mrs. Haun, seconded by Ms. McCabe, the Board unanimously approved, Resolution #2021-12, TCC Delegate/Alternate Appointment.**

**7.4 JAMP 98 Railroad Plan:** Appearing on behalf of the applicant was: Ms. Kellie McGowan, Esq. and Ms. Kristin Holmes, P.E. The Applicant requested to discuss a modification of the conditions of the final approved plan to facilitate private water service for Lot 1 in the proposed development.

**MOTION: Upon motion by Mrs. Haun, seconded by Mrs. Jones, the Board unanimously approved, to facilitate private water service for Lot 1 in the proposed development.**

**7.5 Keller Road Bridge Update:** Mr. Walsh spoke with Mr. Ryan Cressman of Public Works and there is no structural damage to the Bridge. Therefore, Public Works will be able to do the repairs, keeping in mind these repairs are not permanent fixes. Mr. Kennard stated if there were any issues, he would have an engineer come out.

**7.6 66 Sellersville Road – Milk House Market:** Mr. Peter Nelson, Township Solicitor, provided his legal opinion to the proposed brewery and taproom operation at 66 Sellersville Road as it pertained to the Conservation Easement owned by the Township and to Township ordinances. He stated the proposal would not comply with zoning, subdivision and land development, parking requirements, nor was the proposal compliant with the Conservation Easement. Mr. Nelson stated his recommendation would be not to allow the proposed use because it was not pure agricultural use.

Mr. Hood called for Board of Supervisor comments.

The Board stated they had several concerns with the proposal as it pertained to the use itself and whether the use was allowable under the Conservation Easement. The Board was opposed to the proposal.

## **8. Consideration of New Business:**

**8.1 Benner Property Road & Stormwater Discussion:** Appearing on behalf of the applicant was: Ms. Kellie McGowan, Esq. and Ms. Kristin Holmes, P.E. The applicant was coming before the Board to discuss eliminating the cul-de-sac for the project and constructing a shared driveway instead. The driveway maintenance and stormwater would be maintained by a Homeowners Association (HOA). Ms. McGowan stated this proposal was being made to aid with controlling stormwater on the property and reduce the total impervious surface of the property.

Mr. Kennard stated Gilmore supports the applicant's proposal and advised the applicant to present the proposal to Board. He stated the applicant would be able to over-design their stormwater facilities if the Board was amenable to the proposed changes.

Mr. Hood called for Board of Supervisor comments. The Board discussed the proposal.

Mr. Hood called for Public Comment on the shared driveway proposal only. Mrs. Marianne Lynch of Cornwall Drive asked who would be responsible for snow plowing and maintenance of the proposed culverts on the property. Ms. McGowan stated the landowners would be responsible through the established HOA.

The Board approved the shared driveway proposal by the applicant.

Mr. Hood opened the floor to additional public comment.

Mr. Jim Lynch, Mrs. Marianne Lynch, Mr. James Mirales, Mr. Jeff Carpenter of Cornwall Drive, Mr. Dave Abbot of Dolly Lane, Mr. Russ Chalmer and Mrs. Mary Chalmers of Valley Drive raised multiple concerns about existing conditions and the effect of the proposed development. These issues included stormwater, well water contamination, property maintenance, dangerous trees, and several other issues.

Mr. Hood and the Board thanked the residents for their comments.

## **9. Consent Agenda:**

**MOTION:** Upon motion by Mr. Jones, seconded by Mrs. Haun, the Board unanimously approved the following Consent Agenda items: Execution of a Stormwater Operation and Maintenance Agreement with Joseph Pileggi for 122 Upper State Road, TMP #26-005-047-001 and 26-005-047-002, for expansion of the existing driveway and parking area, with a Stormwater BMP maintenance fee of \$497.25; Execution of a Stormwater Easement Agreement with Richard and Carrie Deperro for 513 Lexington Avenue, TMP #26-006-010, for the repair of a stormwater sewer pipe located on their property; Execution of a Temporary Construction Easement Agreement with Samuel, Jacqueline, and Lisa Newsham for 511 Lexington Avenue, TMP #26-006-011, for the repair of a stormwater sewer pipe located on 513 Lexington Avenue; Execution of a Professional Services Agreement with Edward and Susan Moser for a property on Schoolhouse Road and Railroad Avenue, TMP #26-001-105-004, with corresponding legal and engineering escrow of \$5,000.00.

**10. Board of Supervisors' Comments:** Mrs. Haun shared on a personal note, a 75 ft tree that was located on her property that had fallen.

Mr. Jones thanked Mr. Walsh for a job well done regarding the Bingo and E-Recycling Waste/Paper Shred Event. Mr. Hood thanked Mr. Walsh for the last ten weeks standing in as Interim Township Manager, fantastic job!

## **11. Township Administration Comments:**

**11.1. On Thursday, May 20 at 7:00 p.m., the Zoning Hearing Board will consider two applications. Interested parties are encouraged to attend.**

**a. Tate and Mannherz, 1 & 2 Naomi Lane, TMP #26-010-009 and TMP #26-010-010, the applicant is requesting variances from lot area and lot width to complete a lot line change between the two properties.**

**b. Katherine Brown/Karaszkiwicz, 1 Ferry Road, TMP #26-001-067, a B1 Use in the WS District requests a variance for height and opaqueness for a fence located in the front yard setback.**

The Board to leave the decisions up to the Zoning Hearing Board.

**12. Solicitor and Engineer Comments:** Mr. Kennard thanked the Board for their support.

Mr. Nelson stated he had no solicitor comments at this time.

**13. Public Comment:** Mr. Bill Muzika of 66 Sellersville Road expressed his concern about the Stormwater Management in the Township and the flooding that is being caused by the subdivision dumping onto his property.

**14. Other Business:** There was no Other Business at this time.

**15. Payment of Bills:**

**15.1. Bills List dated April 28, 2021 for \$575.00:**

**MOTION: Upon motion by Mrs. Haun, seconded by Ms. McCabe, the Board unanimously approved the Bills List dated April 28, 2021 for \$575.00.**

**16. Adjournment:**

**MOTION: There being no further business or comment, a motion was made by Mrs. Jones, seconded by Mr. Jones, and unanimously carried, to adjourn the meeting at 8:40 p.m.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
Gregory T. Hood, Chair

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Helen B. Haun, Vice Chair

\_\_\_\_\_  
William B. Jones, III, Member

\_\_\_\_\_  
Cynthia Jones, Member

\_\_\_\_\_  
MaryBeth McCabe, Esq., Member

Attest: \_\_\_\_\_

Michael Walsh  
Secretary/Interim Manager



## Township of New Britain

Office of Code Enforcement

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April 2021

PERMITS ISSUED	58
ZONING	23
BUILDING INSPECTION	85
United electrical	20
OCCUPANCY INSPECTIONS	17
RE-INSPECTION	10
COMMERCIAL FIRE INSPECTIONS	0
FIRE CALLS	7
CHALFONT	6
DOYLESTOWN	0
DUBLIN	0
HILLTOWN	1 No Report

All the above Fire Companys responded to 635 Skunk Hollow Rd. Dwelling Fire

CHALFONT FIRE COMPANY  
CHIEFS REPORT - April 2021

Total # of Incidents - : 20

Types of Calls

1. Fire	10
2. Rescue and Medical assist	3
3. Hazardous Conditions	1
4. Service calls	
5. Good Intent Call	3
6. Alarm System Calls	3
7. Special Incident	
8. Severe Weather	

Total Staff Hours for Calls 333:46:00

Alarms per Municipality's

Chalfont Borough	3
Doylestown Borough	1
Doylestown Twp.	
Colmar/Hatfield Twp	
Hilltown Twp.	1
Montgomery Twp.	4
New Britain Boro	3
New Britain Twp.	7
Warwick Twp	
Warrington Twp.	
Buckingham Twp.	1
Lansdale	
Dublin Boro	

Training and Maintenance Drills 6

Total training hours 661

Total Available Points 26

TOTAL STAFF HRS FIRES AND TRAINING 994.46



# Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 5/5/2021 9:14:10 PM

## Incidents per Zone for Date Range

Start Date: 04/01/2021 | End Date: 04/30/2021

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
<b>ZONE: 26 - Buckingham Township</b>				
2021-06209	140 - Natural vegetation fire, other	04/30/2021	5279 Ridge RD	34/74
Total # Incidents for 26:				1
<b>ZONE: 27 - Chalfont Boro</b>				
2021-05711	700 - False alarm or false call, other	04/21/2021	160 Moyer RD	34/74
2021-06089	700 - False alarm or false call, other	04/28/2021	308 N Main ST	34/74
2021-06188	311 - Medical assist, assist EMS crew	04/30/2021	63 Deerpath RD	34/74
Total # Incidents for 27:				3
<b>ZONE: 28 - Doylestown Boro</b>				
2021-04665	111 - Building fire	04/01/2021	375 W Court ST	34/74
Total # Incidents for 28:				1
<b>ZONE: 36 - Hilltown Twp.</b>				
2021-06109	112 - Fires in structure other than in a building	04/28/2021	118 Maron RD	34/74
Total # Incidents for 36:				1
<b>ZONE: 47 - New Britian Boro</b>				
2021-04710	600 - Good intent call, other	04/02/2021	24 Unami TRL	34/74
2021-05993	600 - Good intent call, other	04/26/2021	64 Beulah RD	34/74
2021-06032	120 - Fire in mobile prop. used as a fixed struc., other	04/27/2021	271 Evergreen DR	34/74
Total # Incidents for 47:				3
<b>ZONE: 47-MT - Montgomery Twp.</b>				
2021-05119	111 - Building fire	04/09/2021	1091 Horsham RD	34/74
2021-05230	111 - Building fire	04/11/2021	89 Schreiner DR	34/74
2021-05972	412 - Gas leak (natural gas or LPG)	04/25/2021	223 Polo DR	34/74
2021-06117	111 - Building fire	04/28/2021	717 Bethlehem PIKE	34/74
Total # Incidents for 47-MT:				4
<b>ZONE: 48 - New Britian Twp.</b>				
2021-04968	700 - False alarm or false call, other	04/07/2021	4275 County Line RD	34/74
2021-05078	118 - Trash or rubbish fire, contained	04/09/2021	291 W Butler AVE	34/74
2021-05138	111 - Building fire	04/10/2021	308 Wyndale Dr	34/74
2021-05202	311 - Medical assist, assist EMS crew	04/11/2021	33 Citadel CIR	34/74
2021-05372	311 - Medical assist, assist EMS crew	04/14/2021	800 Manor DR	34/74
2021-05893	600 - Good intent call, other	04/24/2021	229 E Fairwood DR	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPEARANCES
2021-06242	111 - Building fire	04/30/2021	635 Skunk Hollow RD	34/74

Total # Incidents for 48: 7

**TOTAL # INCIDENTS: 20**

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



DOYLESTOWNFRA

Incidents For New Britian Township

Alarm Date Between {04/01/2021} And {04/30/2021}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
21-0006246-000	04/30/2021	22:50:00	635 SKUNK HOLLOW RD	551 Assist police or other
21-0006242-000	04/30/2021	23:00:00	635 SKUNK HOLLOW RD	1111 Dwelling

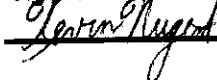
Total Incident Count 2

# Dublin Volunter Fire Company

Month: **April 2021**

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Apartment			
Assists			
Engine	2	Time in Service	16 Hrs 57 Min
Field	1	Total Man Hours	98 Hrs 13 Min
Full Company		Average Call Length	56 Min
Ladder	1		
Rescue			
Squad	1		
Tanker	2	Total Personnel	107
Air Medical Evacuation		Average Personnel per Call	6
Alarm System	3		
Auto Extrication			
Auto Response	3	Borough/Township	
Barn			
Brush		Bedminister Township	6
Building		Dublin Borough	1
Chimney		East Rockhill Township	
CO Alarm		Hilltown Township	2
Control Burn		New Britain Township	1
Cover/Up	1	Perkasie Borough	1
Cover/Up Assist		Plumstead Township	1
Dumpster		Buckingham Township	1
Dwelling		Doylestown Township	1
Electrial Wires outside		Haycock Township	1
Fumes outside		Richland Township	1
Fumes in a Dwelling	1	Springfield Township	1
Garage		Tinicum Township	1
Med-A-Vac			
Investigation	1		
Oil Burner			
Rubish	1		
Special Assignment			
Stand by Accident	1		
Fuel Leak			
Wires			
Vehicle Fire			
Wires			
Total Number of Calls	18	Total Numbe of Calls	18

Signature of Chief





## New Britain Township

207 Park Avenue  
Chalfont, PA 18914  
Phone: (215) 822-1391  
Fax: (215) 822-6051  
nbt@newbritaintownship.org

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2020-10797-B2	04/12/2021	103 ECKERTS PLACE	Building	Residential	Approved
2020-10984-B1	04/22/2021	525 W BUTLER AVENUE	Building	Commercial	Approved
2020-10984-B8	04/22/2021	525 W BUTLER AVENUE	Building	Commercial	Approved
2021-11291-B2	04/06/2021	221 HAMPSHIRE DRIVE	Building	Residential	Approved
2021-11296-B2	04/15/2021	2115 UPPER STUMP ROAD	Building	Residential	Approved
2021-11297-B2	04/05/2021	541 MIDTOWN ROAD	Building	Residential	Approved
2021-11350-B3	04/13/2021	103 SHADY HILL DRIVE	Building	Residential	Approved
2021-11359-B1	04/01/2021	207 WILLOW WOOD DRIVE	Building	Residential	Approved
2021-11373-B1	04/08/2021	11 LIMEKILN ROAD	Building	Residential	Approved
2021-11376-B1	04/08/2021	57 APPLECROSS CIRCLE	Building	Residential	Approved
2021-11383-B2	04/29/2021	112 GERTRUDE DRIVE	Building	Residential	Approved
2021-11401-B1	04/23/2021	213 SURREY ROAD	Building	Residential	Approved
2021-11421-B1	04/29/2021	246 WILLOW WOOD DRIVE	Building	Residential	Approved
2021-11427-B1	04/29/2021	246 INVERNESS CIRCLE	Building	Residential	Approved
2020-10984-E2	04/22/2021	525 W BUTLER AVENUE	Electrical	Commercial	Approved
2021-11291-E3	04/06/2021	221 HAMPSHIRE DRIVE	Electrical	Residential	Approved
2021-11296-E5	04/15/2021	2115 UPPER STUMP ROAD	Electrical	Residential	Approved
2021-11297-E3	04/05/2021	541 MIDTOWN ROAD	Electrical	Residential	Approved
2021-11366-E1	04/12/2021	313 HAMLET DRIVE	Electrical	Residential	Approved
2021-11367-E1	04/06/2021	250 CAMBRIDGE PLACE	Electrical	Residential	Approved
2021-11373-E3	04/08/2021	11 LIMEKILN ROAD	Electrical	Residential	Approved



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2021-11379-E3	04/29/2021	306 MILL RIDGE DRIVE	Electrical	Residential	Approved
2021-11383-E3	04/29/2021	112 GERTRUDE DRIVE	Electrical	Residential	Approved
2021-11384-E1	04/15/2021	44 PASTURE LANE	Electrical	Residential	Approved
2021-11401-E2	04/23/2021	213 SURREY ROAD	Electrical	Residential	Approved
2020-10984-P3	04/22/2021	525 W BUTLER AVENUE	Plumbing	Commercial	Approved
2021-11296-P3	04/15/2021	2115 UPPER STUMP ROAD	Plumbing	Residential	Approved
2021-11373-P2	04/08/2021	11 LIMEKILN ROAD	Plumbing	Residential	Approved
2021-11379-P4	04/29/2021	306 MILL RIDGE DRIVE	Plumbing	Residential	Approved
2021-11398-P1	04/19/2021	86 CEDAR HILL ROAD	Plumbing	Residential	Approved
2021-11360-R02	04/22/2021	118 DOLLY LANE	Road Occupancy	Residential	Approved
2021-11368-R01	04/06/2021	2 HICKORY LANE	Road Occupancy	Residential	Approved
2021-11385-R01	04/13/2021	201 CAYUGA CIR	Road Occupancy	Residential	Approved
2021-11409-R01	04/21/2021	NEW JERSEY AVENUE	Road Occupancy	Residential	Approved
2021-11416-R01	04/23/2021	102 HARDWOOD COURT	Road Occupancy	Residential	Approved
2021-11418-R01	04/23/2021	201 JULIE ROAD	Road Occupancy	Residential	Approved
2021-11419-R01	04/27/2021	105 TEAL DRIVE	Road Occupancy	Residential	Approved
2020-11028-S1	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved
2020-11028-S2	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved
2020-11028-S3	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved
2020-11028-S4	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved
2020-11028-S5	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved



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2020-11028-S6	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved
2020-11028-S7	04/22/2021	525 W BUTLER AVENUE	Sign	Commercial	Approved
2021-11306-A2	04/19/2021	11 KELLER ROAD	Accessory Structure	Residential	Approved
2021-11314-U01	04/13/2021	94 PALACE COURT	Use & Occupancy	Residential	Closed
2021-11338-U01	04/21/2021	324 VILLAGE WAY	Use & Occupancy	Residential	Closed
2021-11340-U01	04/13/2021	77 PEACE VALLEY ROAD	Use & Occupancy	Residential	Closed
2021-11356-U01	04/05/2021	114 KELSO COURT	Use & Occupancy	Residential	Closed
2021-11372-U01	04/13/2021	706 STAFFORD COURT	Use & Occupancy	Residential	Closed
2021-11380-U01	04/19/2021	86 OLD LIMEKILN ROAD	Use & Occupancy	Residential	Closed
2021-11381-U01	04/20/2021	111 TEAL DRIVE	Use & Occupancy	Residential	Closed
2021-11390-U01	04/19/2021	1910 SWAMP ROAD	Use & Occupancy	Residential	Approved
2021-11394-U01	04/21/2021	224 VILLAGE WAY	Use & Occupancy	Residential	Closed
2021-11395-U01	04/30/2021	111 SUFFIELD COURT	Use & Occupancy	Residential	Approved
2021-11403-U01	04/26/2021	114 HAMPSHIRE DRIVE	Use & Occupancy	Residential	Closed
2021-11413-U01	04/27/2021	100 PASTURE LANE	Use & Occupancy	Residential	Closed
2020-11159-Z1	04/21/2021	314 DOROTHY LANE	Zoning	Residential	Approved
2021-11296-Z1	04/08/2021	2115 UPPER STUMP ROAD	Zoning	Residential	Approved
2021-11327-Z1	04/21/2021	1121 UPPER STUMP ROAD	Zoning	Residential	Approved
2021-11331-Z1	04/08/2021	213 SURREY ROAD	Zoning	Residential	Approved
2021-11339-Z1	04/05/2021	312 PARK AVENUE	Zoning	Residential	Approved
2021-11341-Z2	04/05/2021	352 OLD LIMEKILN ROAD	Zoning	Residential	Approved



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2021-11350-Z2	04/12/2021	103 SHADY HILL DRIVE	Zoning	Residential	Approved
2021-11351-Z1	04/09/2021	102 MADIGAN WAY	Zoning	Residential	Approved
2021-11355-Z1	04/29/2021	62 CALLOWHILL ROAD	Zoning	Residential	Approved
2021-11360-Z1	04/12/2021	118 DOLLY LANE	Zoning	Residential	Approved
2021-11362-Z1	04/13/2021	303 DOROTHY LANE	Zoning	Residential	Approved
2021-11363-Z1	04/21/2021	302 MILL RIDGE DRIVE	Zoning	Residential	Approved
2021-11369-Z1	04/13/2021	113 GLEN DRIVE	Zoning	Residential	Approved
2021-11377-Z1	04/19/2021	225 SCHOOLHOUSE ROAD (WEST BRANCH PARK)	Zoning	Commercial	Approved
2021-11379-Z1	04/21/2021	306 MILL RIDGE DRIVE	Zoning	Residential	Approved
2021-11383-Z1	04/19/2021	112 GERTRUDE DRIVE	Zoning	Residential	Approved
2021-11386-Z1	04/21/2021	307 DOROTHY LANE	Zoning	Residential	Approved
2021-11387-Z1	04/20/2021	316 ROCKY COURT WEST	Zoning	Residential	Approved
2021-11388-Z1	04/21/2021	288 PRINCE WILLIAM WAY	Zoning	Residential	Approved
2021-11393-Z1	04/29/2021	202 POPLAR ROAD	Zoning	Residential	Approved
2021-11402-Z1	04/28/2021	112 SHADY HILL DRIVE	Zoning	Residential	Approved
2021-11414-Z1	04/30/2021	5 E PEACE VALLEY ROAD	Zoning	Residential	Approved
2021-11423-Z1	04/26/2021	122 UPPER STATE ROAD	Zoning	Residential	Approved
2020-10984-F5	04/22/2021	525 W BUTLER AVENUE	Fire	Commercial	Approved
2020-10984-F7	04/22/2021	525 W BUTLER AVENUE	Fire	Commercial	Approved
2021-11379-F6	04/29/2021	306 MILL RIDGE DRIVE	Fire	Residential	Approved
2020-10984-M4	04/22/2021	525 W BUTLER AVENUE	Mechanical	Commercial	Approved





## New Britain Township

207 Park Avenue  
Chalfont, PA 18914  
Phone: (215) 822-1391  
Fax: (215) 822-6051  
nbt@newbritaintownship.org

## Permit List

<b>Permit Number</b>	<b>Issued Date</b>	<b>Site Address</b>	<b>Permit Type</b>	<b>Application Type</b>	<b>Status</b>
2021-11296-M4	04/15/2021	2115 UPPER STUMP ROAD	Mechanical	Residential	Approved
2021-11374-M1	04/08/2021	179 CALLOWHILL ROAD	Mechanical	Residential	Approved
2021-11375-M1	04/08/2021	79 QUEENS CIRCLE	Mechanical	Residential	Approved
2021-11382-M2	04/12/2021	120 BUXMONT WAY	Mechanical		Approved
2021-11397-M1	04/23/2021	316 ROCKY COURT WEST	Mechanical	Residential	Approved
2021-11400-M1	04/19/2021	2 VALLEY DRIVE	Mechanical	Residential	Closed
2021-11404-M1	04/19/2021	213 CAMBRIDGE PLACE	Mechanical	Residential	Approved
2021-11420-M1	04/28/2021	237 E FAIRWOOD DRIVE	Mechanical	Residential	Approved
2020-10984-9	04/22/2021	525 W BUTLER AVENUE	Accessibility Permit	Commercial	Approved

**April 2021 MONTHLY REPORT  
NEW BRITAIN TOWNSHIP POLICE DEPARTMENT**

	<u>Apr-21</u>	<u>YTD-21</u>	<u>Apr-20</u>	<u>YTD-20</u>
<b>HOMICIDE</b>	0	0	0	0
<b>RAPE</b>	0	2	0	0
<b>ROBBERY</b>	0	0	0	0
<b>ASSAULT</b>	0	2	0	7
AGGRAVATED	0	0	0	0
SIMPLE	0	2	0	7
<b>DOMESTIC VIOLENCE</b>	0	0	0	0
<b>BURGLARIES</b>	0	0	1	1
COMMERICAL	0	0	0	0
RESIDENTIAL	0	0	1	1
<b>FRAUD</b>	3	11	2	7
<b>THEFT</b>	1	9	9	21
COMMERCIAL	0	0	1	1
RESIDENTIAL	0	3	0	3
FROM VEHICLE	0	0	0	2
BICYCLE	0	0	0	0
RETAIL	1	5	5	9
OTHER	0	1	3	6
<b>DISTURBANCE</b>	17	60	14	43
<b>HARASSMENT /DISORDERLY</b>	0	5	0	2
<b>SEXUAL ASSAULT</b>	0	1	0	1
<b>STOLEN VEHICLE</b>	0	1	2	2
VEHICLES RECOVERED:	0	0	2	2
BY OUR DEPT	0	0	2	2
BY ANOTHER DEPT	0	0	0	0
<b>ARSON</b>	1	1	0	0
<b>VANDALISM/CRIM MISCHIEF</b>	3	9	0	3
<b>MOTOR VEH ACCIDENTS</b>	11	55	6	58
NON REPORTABLE	9	44	4	43
REPORTABLE	2	11	2	15
ACCIDENT INVOLVING INJURY	2	5	1	5
ACCIDENTS INV PROP DAMAGE	0	4	1	6
ACCIDENT INVOLVING DEATH	0	0	0	0
<b>MISSING PERSONS</b>	1	1	1	1
JUVENILES	0	0	1	1
ADULTS	1	1	0	0
<b>ALARMS</b>	17	97	31	122
FOUNDED	0	0	0	0
UNFOUNDED	16	80	29	100
FIRE	1	17	3	23

<b>ASSISTS</b>	<b>12</b>	<b>64</b>	<b>16</b>	<b>81</b>
<i>FIRE</i>	3	11	4	9
<i>OTHER POLICE</i>	9	53	12	72
<b>MEDICAL EMERGENCY</b>	<b>49</b>	<b>200</b>	<b>28</b>	<b>158</b>
<b>DEATH INVESTIGATION</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>2</b>
<b>DOMESTIC SITUATION</b>	<b>17</b>	<b>35</b>	<b>7</b>	<b>24</b>
<b>CITATIONS ISSUED</b>	<b>73</b>	<b>151</b>	<b>1</b>	<b>96</b>
<b>WARNING ISSUED</b>	<b>113</b>	<b>351</b>	<b>2</b>	<b>146</b>
<b>PARKING TICKETS</b>	<b>3</b>	<b>5</b>	<b>8</b>	<b>17</b>
<b>ASSIST DISABLED</b>	<b>5</b>	<b>32</b>	<b>2</b>	<b>19</b>
<b>ASSIST PUBLIC</b>	<b>8</b>	<b>29</b>	<b>11</b>	<b>47</b>
<b>ANIMAL COMPL</b>	<b>2</b>	<b>7</b>	<b>10</b>	<b>32</b>
<b>STRUCK DEER</b>	<b>2</b>	<b>23</b>	<b>0</b>	<b>10</b>
<b>SUSP PERSON/VEH</b>	<b>15</b>	<b>55</b>	<b>14</b>	<b>73</b>
<b>TOTAL INCIDENTS</b>	<b>557</b>	<b>1,888</b>	<b>305</b>	<b>1,580</b>
<b>TOTAL MILES</b>	<b>11,944</b>	<b>40,964</b>	<b>7,499</b>	<b>36,782</b>
<b>TOTAL GAS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b># PERSONS ARRESTED</b>	<b>5</b>	<b>25</b>	<b>4</b>	<b>19</b>
<i>ADULTS</i>	3	22	4	19
<i>JUVENILES</i>	2	3	0	1
<b>DUI ARREST</b>	<b>1</b>	<b>9</b>	<b>0</b>	<b>5</b>
<b>DRUG VIOLATION</b>	<b>2</b>	<b>6</b>	<b>0</b>	<b>4</b>
<b>PUBLIC DRUNKENESS</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>

**Drug Take Back Day Results**

NBTPD prior to 4/24/2021

7 boxes (105.27 lbs.)

NBTPD on 4/24/2021

2 boxes (27.5 lbs.)

Giant on 4/24/2021

3 boxes (76.8 lbs.)

## NEW BRITAIN TOWNSHIP PUBLIC WORKS DEPARTMENTAL REPORT

APRIL / 2021

- Drainage:** We finished installing the french drain down the middle of Old Limekiln Rd. between Creek Rd. and Ferry Rd. We replaced the damaged cross pipe at the intersection of Creek Rd. and Old Limekiln Rd. We replaced a deteriorating driveway pipe at 824 New Galena Rd.
- Patching:** We hot patched all pipes that were replaced (Walter/N. Galena, Curley Mill, Creek and the french drain down Old Limekiln)
- Equip. Maint:** All trucks were detailed and washed to remove any leftover salt residue from winter. The street sweeper was serviced prior to this years sweeping. We replaced 2 hydraulic cylinders on the belly broom.
- We repaired the fuel pump on the Gasoline tank at the shop.
- Tw. Prop. Maint:** We cleaned up dead ash trees in Brittany Farms Park. Cleaned up open road intersections in zones 1, 2, and 3 (removed cinders and stones). Started curblin blowing to prep for sweeping.
- Ballfields:** We removed a dugout roof from field 5 after it partially collapsed.
- Other:** All parks and open spaces are maintained daily.

**HOURS**

<b>Drainage:</b>	<b>180.5</b>	<b>HRS.</b>
<b>Patching:</b>	<b>151.5</b>	<b>HRS.</b>
<b>Street Signs:</b>	<b>5</b>	<b>HRS.</b>
<b>Equip. Maint:</b>	<b>117.5</b>	<b>HRS.</b>
<b>Twp. Prop. Maint:</b>	<b>313</b>	<b>HRS.</b>
<b>Ballfields:</b>	<b>40</b>	<b>HRS.</b>
<b>Brushing:</b>	<b>33.5</b>	<b>HRS.</b>
<b>Other:</b>	<b>102.5</b>	<b>HRS.</b>



May 11, 2021

File No. 21-01201

Matthew West, Township Manager  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

Reference: Trozzi-King Lot Line Change – Conditional Plan Approval  
84 Curley Mill Road, TMP #26-001-090 (King, 13.21 Acres)  
114 Curley Mill Road, TMP #'s 26-003-001 (Trozzi, 15.23 Acres)

Dear Mr. West:

Pursuant to your request, we completed a review of the revised Minor Subdivision Plan for the above-referenced project. We offer the following comments for consideration by New Britain Township:

I. SUBMISSION

- A. Plan of Lot Line Change Plan prepared by ProTract Engineering, Inc. for 84 and 114 Curley Mill Road, consisting of one (1) sheet dated December 30, 2020, last revised May 6, 2021.
- B. Plan review response letter prepared by ProTract Engineering, Inc. dated May 7, 2021.

II. GENERAL

The properties are located along the north side of Curley Mill Road at 84 and 114 Curley Mill Road (T-342) between Sellersville Road and Newville Road. The Applicant proposes a lot line change to convey 3.68 acres from TMP #26-001-090 (King, currently 13.21 acres) to TMP #26-003-001 (Trozzi, currently 15.23 acres). TMP# 26-001-090 (King) includes a nursery with several greenhouses and an existing building. TMP #26-003-001 (Trozzi) appears to include a single-family dwelling with a farm field along the frontage. Based on an aerial, there appear to be woodlands in the northeastern section of TMP #26-003-001 (Trozzi) and a pond along the frontage of TMP #26-001-090 (King). The Applicant is requesting a 'Waiver of Land Development' from the Board of Supervisors as no improvements are proposed.

III. REVIEW COMMENTS

A. Zoning Ordinance

- 1. §27-2301 – The owner of a nonconforming use or structure shall register the nonconforming use or structure with the Zoning Officer assuming that they were permitted at the time they were established.

B. Subdivision and Land Development Ordinance

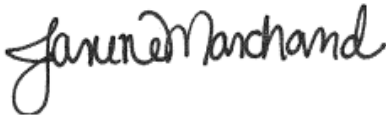
Due to the Applicant requesting a Waiver of Land Development with no physical improvements proposed, our office has not completed a review of the Subdivision and Land Development Ordinance. However, we recommend the following comments be addressed as conditions of a Waiver of Land Development and prior to recording:

1. §22-405 – The date of the Waiver of Land Development should be noted on the plan, if granted.
2. §22-406.I – Legal descriptions for the proposed parcel lines and the ultimate right-of-way for each property to be dedicated to the Township shall be submitted for review. The metes and bounds and easement areas noted on the plans should be reviewed in conjunction with the legal description review.
3. The Bucks County Planning Commission (BCPC) review letter has not been received to date. We recommend compliance with the BCPC letter as a condition of approval. In addition, the BCPC number is required to be noted on the plan (#12616). The signature line for the Executive Director can be removed from the plan as well.
4. The required concrete monuments/markers for the lot boundaries shall be installed. A certification letter from the Professional Land Surveyor shall be submitted to our office confirming the date of installation and referencing the final plan.

Upon review, we recommend a Waiver of Land Development. Should the waiver be granted, we recommend a Proof Set be submitted electronically for review prior to six (6) paper copies of the record plans being plotted for Township signature. In addition, the Applicant should submit one (1) electronic copy of all plans on CD ROM media in PC language, in DWG format. The information on the electronic plan should be the same in exact detail as the final record plans.

If you have any questions regarding the above, please contact this office.

Sincerely,



Janene Marchand, P.E.  
Project Engineer  
Gilmore & Associates, Inc.

JM/tw

cc: Michael Walsh, Assistant Manager  
Kelsey Harris, Zoning/Code Enforcement Officer  
Peter Nelson, Esquire, Grim, Biehn, & Thatcher  
Mark S. Cappuccio, Eastburn and Gray, PC  
Nicholas T. Rose, P.E., ProTract Engineering, Inc.  
Diomedea & Claudia Trozzi, Owner  
Edward K. King, Owner  
Craig D. Kennard, P.E., C.O.O., Gilmore & Associates, Inc.



OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

WE, DIOMEDE TROZZI AND CLAUDIA TROZZI, ACKNOWLEDGE THAT WE ARE THE REGISTERED OWNERS OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT WE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

DIOMEDE TROZZI DATE: \_\_\_\_\_

CLAUDIA TROZZI DATE: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED DIOMEDE TROZZI AND CLAUDIA TROZZI, WHO BEING DULY SWORN ACCORDING TO THE LAW, ACKNOWLEDGED THEMSELVES TO BE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

SEAL NOTARY PUBLIC

COMMISSION EXPIRATION DATE

OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

I, EDWARD K. KING, ACKNOWLEDGE THAT I AM THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT I DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

EDWARD K. KING DATE: \_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED EDWARD K. KING, WHO BEING DULY SWORN ACCORDING TO THE LAW, ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

SEAL NOTARY PUBLIC

COMMISSION EXPIRATION DATE

APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

CHAIRPERSON BOARD OF SUPERVISORS MEMBER BOARD OF SUPERVISORS

MEMBER BOARD OF SUPERVISORS MEMBER BOARD OF SUPERVISORS

MEMBER BOARD OF SUPERVISORS MEMBER BOARD OF SUPERVISORS

TOWNSHIP ENGINEER ACKNOWLEDGMENT

THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEER \_\_\_\_\_

PLANNING COMMISSION ACKNOWLEDGMENT

BUCKS COUNTY PLANNING COMMISSION NOTATION BOPC NO. \_\_\_\_\_ PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE \_\_\_\_\_

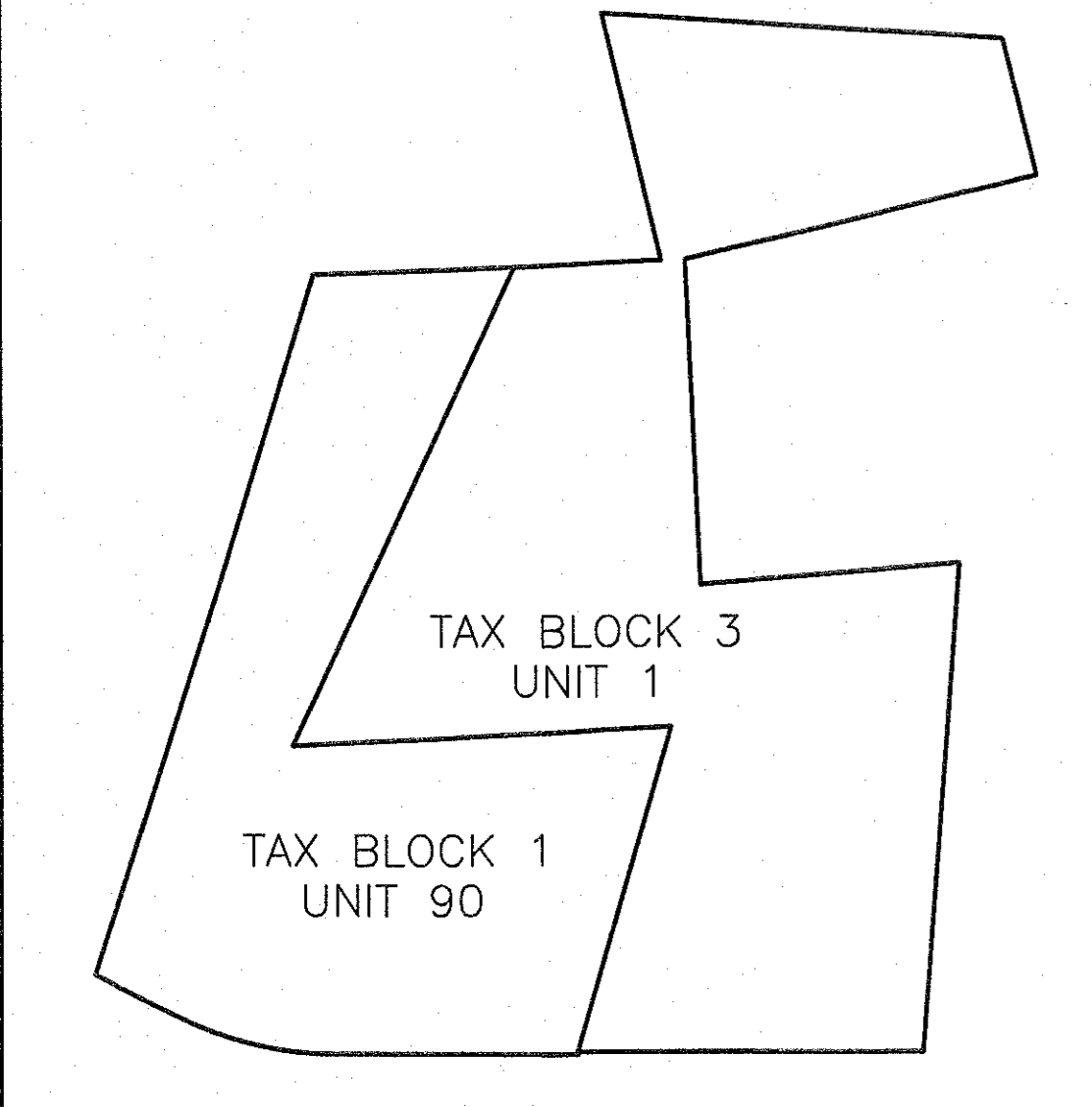
EXECUTIVE DIRECTOR BUCKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS ACKNOWLEDGMENT

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR THE COUNTY OF BUCKS, AT DOYLESTOWN, PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BUCKS COUNTY RECORDER OF DEEDS

LOT CONFIGURATION BEFORE LOT LINE CHANGE SCALE: 1" = 300 FT



LOT CONFIGURATION AFTER LOT LINE CHANGE SCALE: 1" = 300 FT

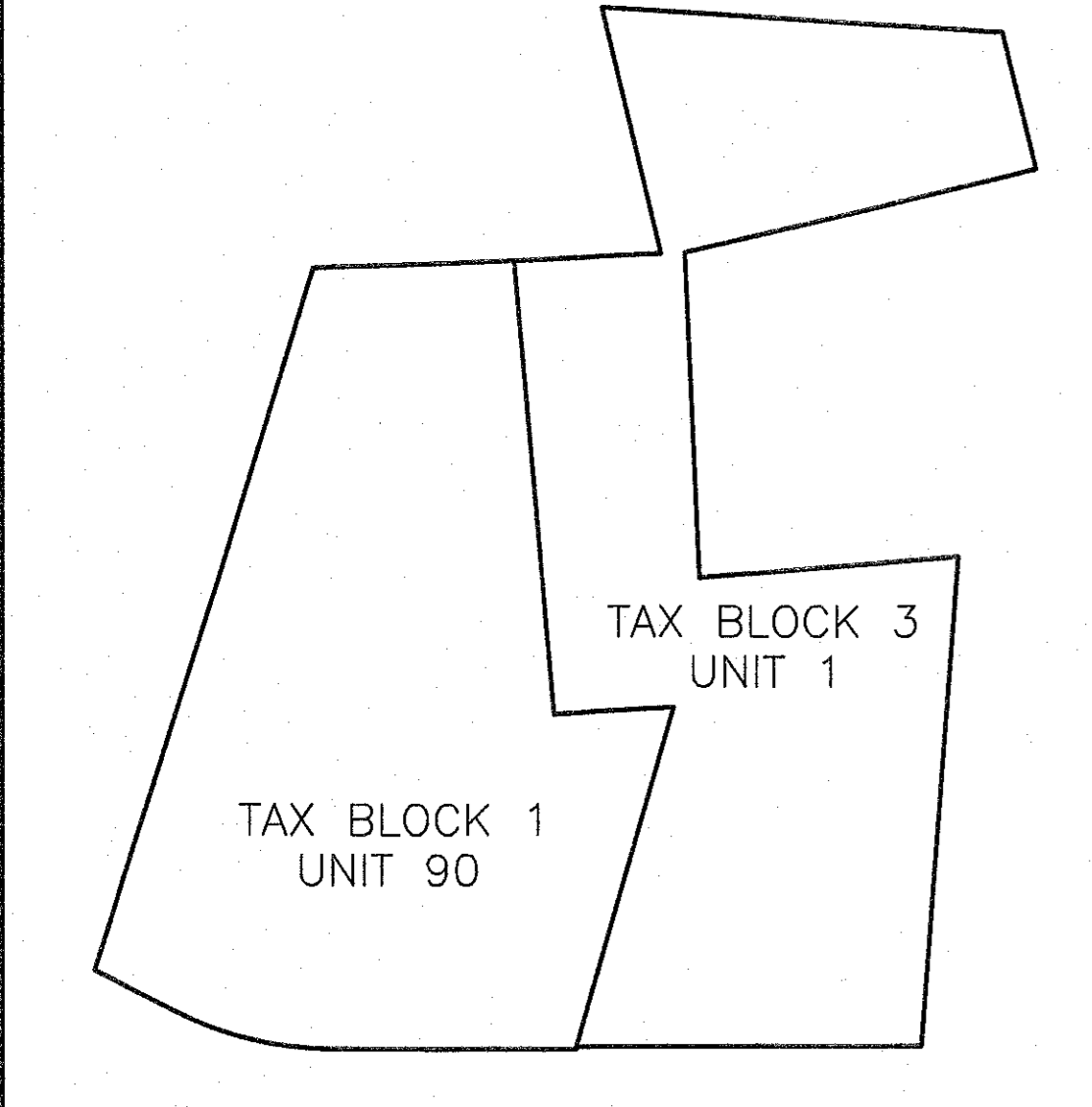
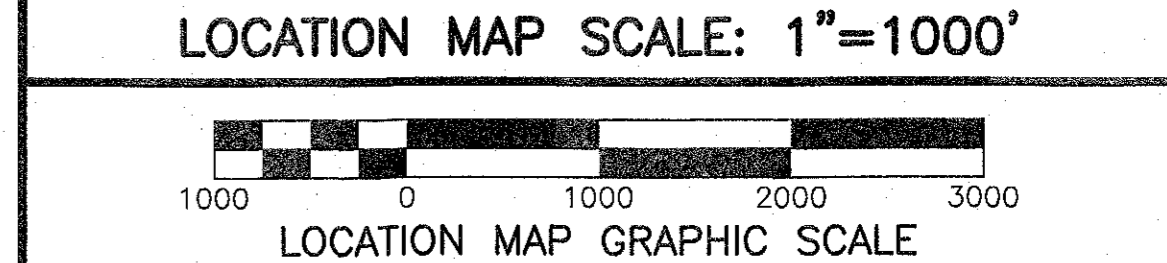
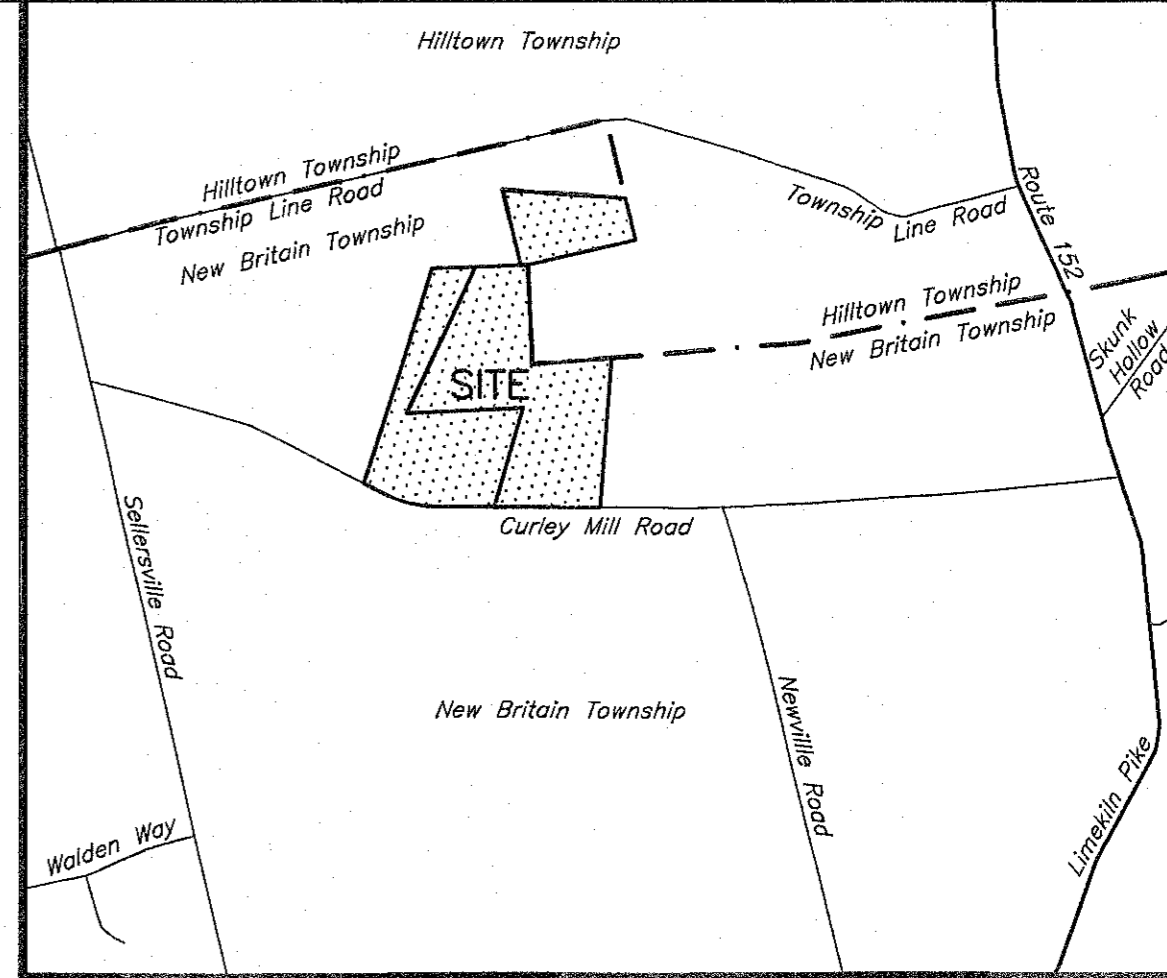
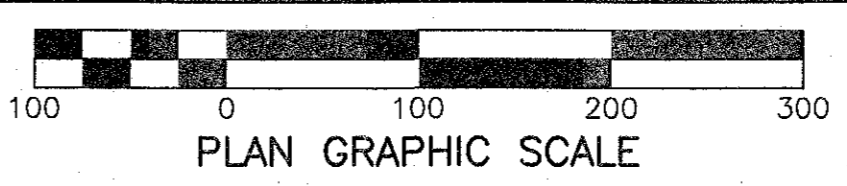
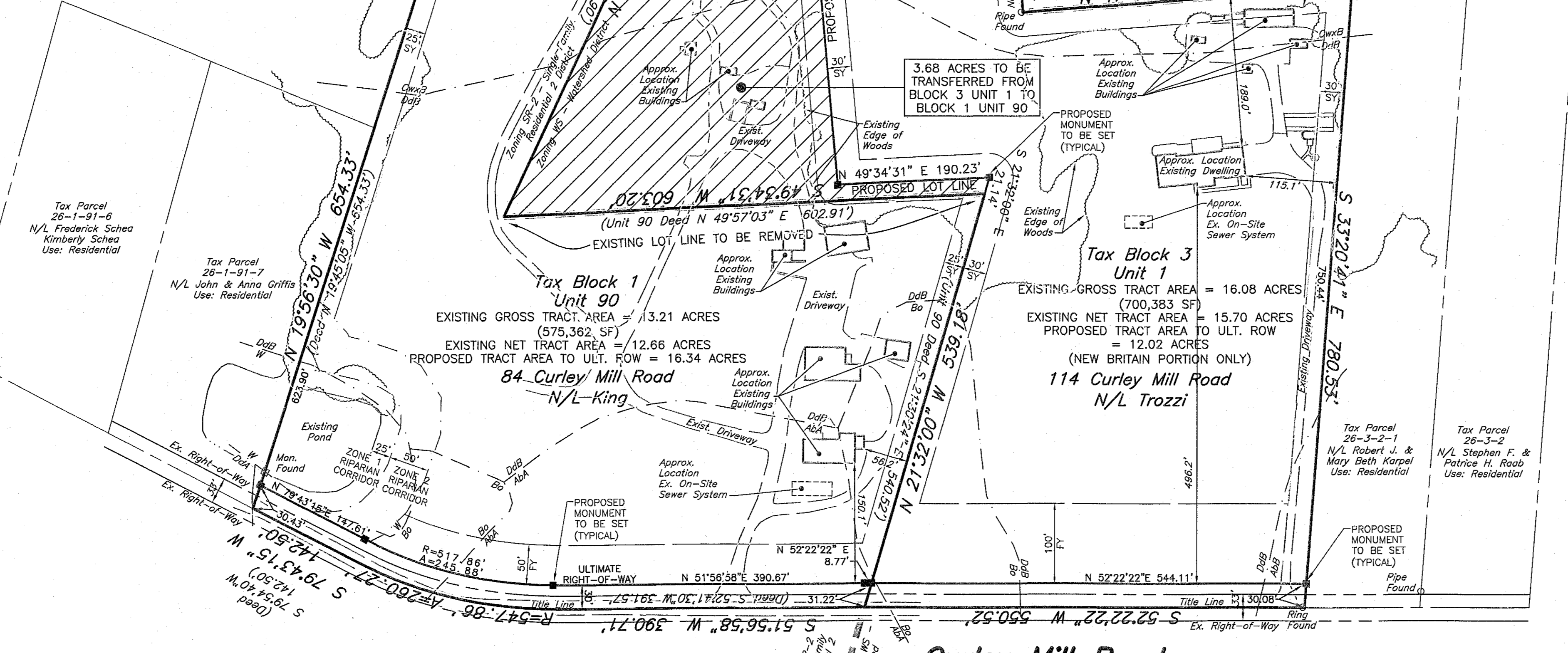
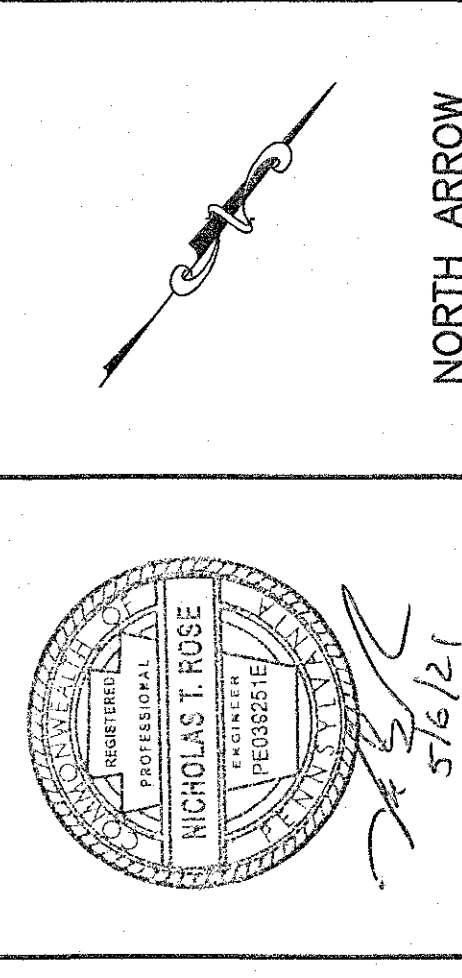


Table with 5 columns: Natural Resources, Protection Ratio, Acres of Land in Resources, Acres of Land to be Disturbed, and Acres of Land to be Protected. Includes rows for Wetlands, Riparian Buffer, Floodplain, Soils, etc.

Table with 5 columns: Natural Resources, Protection Ratio, Acres of Land in Resources, Acres of Land to be Disturbed, and Acres of Land to be Protected. Includes rows for Wetlands, Riparian Buffer, Floodplain, Soils, etc.



- GENERAL NOTES: 1. OWNER: DIOMEDE TROZZI, CLAUDIA TROZZI... 2. PROPERTY INFORMATION: TAX PARCEL NO. 26-1-90... 3. BOUNDARY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD... 4. TOPOGRAPHY AS SHOWN TAKEN FROM A SURVEY BY PROTRACT ENGINEERING, INC. IN OCTOBER 2020...



PROCESSED AND REVIEWED. A report has been prepared by the Bucks County Planning Commission in accordance with the Municipalities Planning Code. Certified this date \_\_\_\_\_ For the Director Bucks County Planning Commission

Table with 4 columns: Category, Required, Existing, Proposed. Includes sections for 'NEW BRITAIN TOWNSHIP PORTION ONLY' and 'NEW BRITAIN TOWNSHIP PORTION ONLY' with various zoning and impervious area details.

PLAN OF LOT LINE CHANGE PREPARED FOR 84 AND 114 CURLEY MILL ROAD. Includes ProTract Engineering, Inc. logo and contact information: 64 East Moreland Avenue, P.O. Box 68, Harborside, Pennsylvania 19040.



## **Consent Agenda Items for the Next Meeting (05/17/21)**

1. Hallmark Homes-Mill Ridge LLC has executed Escrow Release #6 for the Mill Ridge Subdivision for \$28,391.85, leaving \$442,116.50 remaining.
2. Michael and Julie Duffey have executed a Professional Services Agreement for 522 Ferry Road, TMP #26-014-017, with corresponding legal and engineering escrow of \$5,000.00.



May 5, 2021

File No. 17-12046

Michael Walsh, Interim Township Manager  
207 Park Avenue  
Chalfont, PA 18914

Reference: Hallmark Homes-Mill Ridge LLC, Escrow Release #6  
Mill Ridge Major Subdivision (Assal Tract)  
TMP #26-003-003 (New Britain Township)

Dear Mike:

In response to the Applicant's request for the sixth escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements. We have prepared Certificate of Completion #6 in the amount of **\$28,391.85** including retainage for consideration at an upcoming public meeting.

By copy of this letter to New Britain Township, we recommend the release of the funds as delineated on the attached breakdown and which equal Twenty-Eight Thousand Three Hundred Ninety-One Dollars and Eighty-Five Cents (\$28,391.85) to Hallmark Homes-Mill Ridge LLC. This leaves \$442,116.50 remaining in the escrow fund for work within New Britain Township. The escrowed site improvements are approximately 65% completed.

If you have any questions regarding the above, please contact this office.

Sincerely,

Janene Marchand, P.E.  
Township Engineer  
Gilmore & Associates, Inc.

JM/tw/sl

Enclosures: as referenced

cc: Kelsey Harris, Zoning Officer  
Peter Nelson, Esquire, Grim, Biehn & Thatcher  
Richard R. Carroll, III, President, Hallmark Homes Group, Inc.  
Craig D. Kennard, P.E., Chief Operating Officer, Gilmore & Associates, Inc.  
Timothy Wallace, E.I.T., Gilmore & Associates, Inc.  
Brian Dusault, Construction Manager, Gilmore & Associates, Inc.



May 4, 2021  
Project No.: G&A #17-12046

**CERTIFICATE OF COMPLETION NO. 6  
HALLMARK HOMES-MILL RIDGE LLC  
NEW BRITAIN TOWNSHIP**

Original Financial Security:      \$ 832,223.00 (Total Construction)  
  \$ 83,222.30 (Total Contingency)  
  \$ 41,611.15 (Total Eng/Insp/Legal)  
  \$ 957,056.45 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Hallmark Homes-Mill Ridge LLC relative to the construction and installation of certain improvements to the Mill Ridge Subdivision have been completed to the extent of Twenty-Eight Thousand Three Hundred Ninety-One Dollars and Eighty-Five Cents (\$28,391.85). This certificate authorizes the Financial Security be reduced to the extent of **\$28,391.85** held by Meridian Bank pursuant to the Financial Security Agreement between the Township, the Bank, and Hallmark Homes-Mill Ridge LLC.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Hallmark Homes-Mill Ridge LLC may have an interest. It is payable in an amount not to exceed \$28,391.85 to Hallmark Homes-Mill Ridge LLC or such other persons or parties as they shall designate.


**ESCROW SUMMARY**

Total Financial Security:	\$ 957,056.45
Amount of Previous Releases:	\$ 486,548.10
Amount of this Request:	\$ 28,391.85
Amount of Construction Available:	\$ 260,067.50
Total Escrow Remaining:	\$ 442,116.50

**NEW BRITAIN TOWNSHIP ENGINEER:**

 05/04/2021  
Date  
Janene Marchand, P.E.  
Gilmore & Associates, Inc  
Township Engineers

**DESIGNATED DRAFT RECIPIENT:**

Name (print) Richard R. Carroll, III  
Title President  
Signature 

**NEW BRITAIN TOWNSHIP MANAGER:**

Michael Walsh, Interim Manager



**ESCROW STATUS REPORT**

PROJECT NAME: Mill Ridge Subdivision-New Britain Township	TOTAL CONSTRUCTION: \$832,223.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 31,546.50
PROJECT NO.: 17-12046	TOTAL CONSTRUCTION CONTINGENCY: \$83,222.30	RETAINAGE THIS RELEASE: \$ 3,154.65
PROJECT OWNER: Hallmark Homes-Mill Ridge LLC	TOTAL ENG/INSP/LEGAL: \$41,611.15	AMOUNT OF THIS RELEASE: \$ <b>28,391.85</b>
MUNICIPALITY: New Britain Township	TOTAL ESCROW POSTED: \$957,056.45	TOTAL ESCROW RELEASED TO DATE: \$ 514,939.95
ESCROW AGENT: Meridian Bank	RELEASE NO.: 6	TOTAL ESCROW REMAINING: \$ 442,116.50
TYPE OF SECURITY: Acquisition Development and Construction Loan	RELEASE DATE: May 4, 2021	TOTAL CONSTRUCTION CONTINGENCY: \$ 83,222.30
AGREEMENT DATE: 9/16/2020		TOTAL ENG/INSP/LEGAL: \$ 41,611.15
		TOTAL RETAINAGE TO DATE: \$ 57,215.55
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 260,067.50

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 7
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
<b>I. EROSION CONTROL</b>											
1. Rock Construction Entrance	EA	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
2. Silt Sock - 8" (D,E,F,G,H)	LF	1,740	\$2.85	\$4,959.00			1,740	\$4,959.00			
3. Silt Sock - 12" (O,O,R)	LF	475	\$3.45	\$1,638.75			475	\$1,638.75			
4. Silt Sock - 18" (A,B,C,L,N,Q)	LF	1,210	\$5.50	\$6,655.00			1,210	\$6,655.00			
5. Silt Sock - 24" (I,J,K,P)	LF	520	\$10.00	\$5,200.00			520	\$5,200.00			
6. Silt Sock - 32" (M)	LF	385	\$12.00	\$4,620.00			385	\$4,620.00			
7. Clearing & Grubbing	LS	1	\$6,000.00	\$6,000.00			1	\$6,000.00			
8. Orange Tree Protection Fence	LF	3,435	\$1.80	\$6,183.00			3,435	\$6,183.00			
9. Temporary Seeding (Topsoil Pile Only)	LS	1	\$700.00	\$700.00			0.75	\$525.00	0.25	\$175.00	
10. R5 Rip Rap Lining	SY	80	\$50.00	\$4,000.00			80	\$4,000.00			
11. Rip Rap Lining	SY	40	\$60.00	\$2,400.00			40	\$2,400.00			
12. R7 Rip Rap Lining	SY	4	\$100.00	\$400.00	4	\$400.00	4	\$400.00			
13. Inlet Filters	EA	12	\$120.00	\$1,440.00	12	\$1,440.00	12	\$1,440.00			
14. S75 Matting	SF	190,500	\$0.15	\$28,575.00	33,350	\$5,002.50	90,500	\$13,575.00	100,000	\$15,000.00	
15. Filter Bag	EA	1	\$500.00	\$500.00			1	\$500.00			
16. E&S Maintenance	LS	1	\$2,500.00	\$2,500.00					1	\$2,500.00	
17. E&S Removal	LS	1	\$2,000.00	\$2,000.00					1	\$2,000.00	
<b>II. BASIN #1</b>											
1. Topsoil 8" Strip/Stockpile	CY	1,490	\$3.00	\$4,470.00			1,490	\$4,470.00			
2. Keyway Excavation	LF	350	\$5.00	\$1,750.00			350	\$1,750.00			
3. Basin Cut/Fill	CY	3,185	\$2.90	\$9,236.50			3,185	\$9,236.50			
4. Site Cut/Basin Fill	CY	2,000	\$2.90	\$5,800.00			2,000	\$5,800.00			
5. RCP O-Ring, CL III - 18"	LF	123	\$32.00	\$3,936.00			123	\$3,936.00			
6. DW Headwalls - 6"	EA	1	\$1,500.00	\$1,500.00			1	\$1,500.00			
7. SDR - 26 PVC - 6"	LF	11	\$26.00	\$286.00			11	\$286.00			
8. Outlet Structure	EA	1	\$2,500.00	\$2,500.00			1	\$2,500.00			
9. Anti-Seep Collars	EA	2	\$750.00	\$1,500.00			2	\$1,500.00			
10. Respread Topsoil - 9"	CY	1,070	\$3.50	\$3,745.00					1,070	\$3,745.00	
11. Emergency Spillway	SF	900	\$1.50	\$1,350.00					900	\$1,350.00	
12. Conversion (Udrain & Amended Soil)	LS	1	\$30,000.00	\$30,000.00					1	\$30,000.00	
<b>III. BASIN #2</b>											
1. Topsoil 8" Strip/Stockpile	CY	760	\$3.00	\$2,280.00			760	\$2,280.00			
2. Keyway Excavation	LF	225	\$5.00	\$1,125.00			225	\$1,125.00			
3. Basin Cut/Fill	CY	890	\$2.90	\$2,581.00			890	\$2,581.00			
4. Basin Cut/Site Fill	CY	2,025	\$2.65	\$5,366.25			2,025	\$5,366.25			
5. Outlet Structure	EA	1	\$2,500.00	\$2,500.00			1	\$2,500.00			
6. RCP O-Ring, CL III - 24"	LF	50	\$45.00	\$2,250.00			50	\$2,250.00			
7. Anti-Seep Collars	EA	2	\$750.00	\$1,500.00			2	\$1,500.00			
8. Respread Topsoil - 9"	CY	515	\$3.50	\$1,802.50			515	\$1,802.50			
9. Emergency Spillway	SF	900	\$1.50	\$1,350.00	900	\$1,350.00	900	\$1,350.00			
10. Conversion (Udrain & Amended Soil)	LS	1	\$15,000.00	\$15,000.00	1	\$15,000.00	1	\$15,000.00			



**ESCROW STATUS REPORT**

PROJECT NAME: Mill Ridge Subdivision-New Britain Township	TOTAL CONSTRUCTION: \$832,223.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 31,546.50
PROJECT NO.: 17-12046	TOTAL CONSTRUCTION CONTINGENCY: \$83,222.30	RETAINAGE THIS RELEASE: \$ 3,154.65
PROJECT OWNER: Hallmark Homes-Mill Ridge LLC	TOTAL ENG/INSP/LEGAL: \$41,611.15	AMOUNT OF THIS RELEASE: \$ <b>28,391.85</b>
	TOTAL ESCROW POSTED: \$957,056.45	
MUNICIPALITY: New Britain Township	RELEASE NO.: 6	TOTAL ESCROW RELEASED TO DATE: \$ 514,939.95
ESCROW AGENT: Meridian Bank	RELEASE DATE: May 4, 2021	TOTAL ESCROW REMAINING: \$ 442,116.65
TYPE OF SECURITY: Acquisition Development and Construction Loan		TOTAL CONSTRUCTION CONTINGENCY: \$ 83,222.30
AGREEMENT DATE: 9/16/2020		TOTAL ENG/INSP/LEGAL: \$ 41,611.15
		TOTAL RETAINAGE TO DATE: \$ 57,215.55
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 260,067.50

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 7
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	TOTAL		TOTAL		TOTAL		QUANTITY
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
<b>IV. BASIN #3</b>											
1. Topsoil 8" Strip/Stockpile	CY	1,540	\$3.00	\$4,620.00			1,540	\$4,620.00			
2. Keyway Excavation	LF	550	\$5.00	\$2,750.00			550	\$2,750.00			
3. Basin Cut/Fill	CY	1,990	\$2.90	\$5,771.00			1,990	\$5,771.00			
4. Basin Cut/Site Fill	CY	3,050	\$2.90	\$8,845.00			3,050	\$8,845.00			
5. Outlet Structure	EA	1	\$2,500.00	\$2,500.00			1	\$2,500.00			
6. DW Headwalls - 30"	EA	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
7. RCP O-Ring, CL III - 30"	LF	45	\$65.00	\$2,925.00			45	\$2,925.00			
8. Anti-Seep Collars	EA	2	\$750.00	\$1,500.00			2	\$1,500.00			
9. Respread Topsoil - 9"	CY	880	\$3.50	\$3,080.00			880	\$3,080.00			
10. Emergency Spillway	SF	900	\$1.50	\$1,350.00					900	\$1,350.00	
11. Conversion (Udrain & Amended Soil)	LS	1	\$35,000.00	\$35,000.00					1	\$35,000.00	
<b>V. EARTHWORK</b>											
1. Topsoil 8" Strip/Stockpile	CY	10,800	\$2.90	\$31,320.00			10,800	\$31,320.00			
2. Diversion Swale Grading	LF	815	\$2.00	\$1,630.00	407	\$814.00	815	\$1,630.00			
3. Site Cut/Fill	CY	13,000	\$2.90	\$37,700.00	2,600	\$7,540.00	13,000	\$37,700.00			
4. Road Excavation for Widening	CY	200	\$15.00	\$3,000.00			200	\$3,000.00			
<b>VI. STORM SEWER</b>											
1. Saw Cutting	LF	140	\$1.00	\$140.00			140	\$140.00			
2. DW Headwalls - Double 29"x45"	EA	2	\$5,000.00	\$10,000.00			2	\$10,000.00			
3. RCP Elliptical CL III - Double 29"x45" Crossing Road	LF	35	\$180.00	\$6,300.00			35	\$6,300.00			
4. DW Headwalls - 24" x 38"	EA	2	\$2,800.00	\$5,600.00			2	\$5,600.00			
5. RCP O-Ring, CL III - 24"x38" Crossing Road	LF	35	\$120.00	\$4,200.00			35	\$4,200.00			
6. RCP O-Ring, CL III - 18"	LF	2,000	\$40.00	\$80,000.00			2,000	\$80,000.00			
7. RCP O-Ring, CL III - 21"	LF	117	\$95.00	\$11,115.00			117	\$11,115.00			
8. RCP Elliptical, CL III - 24"x38"	LF	72	\$110.00	\$7,920.00			72	\$7,920.00			
9. RCP Elliptical, CL III - 29"x45"	LF	50	\$120.00	\$6,000.00			50	\$6,000.00			
10. DW Headwalls - 18"	EA	6	\$1,500.00	\$9,000.00			6	\$9,000.00			
11. DW Headwalls - 24"x38"	EA	2	\$3,200.00	\$6,400.00			2	\$6,400.00			
12. DW Headwalls - 29"x45"	EA	1	\$3,500.00	\$3,500.00			1	\$3,500.00			
13. Type C Inlet - 4'	EA	13	\$2,200.00	\$28,600.00			13	\$28,600.00			
<b>VII. CONCRETE</b>											
1. Sidewalk	SF	4,610	\$4.00	\$18,440.00					4,610	\$18,440.00	
2. Aprons	SF	480	\$5.00	\$2,400.00					480	\$2,400.00	
3. Belgian Block Curb	LF	1,950	\$19.00	\$37,050.00			1,950	\$37,050.00			



**ESCROW STATUS REPORT**

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		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 260,067.50

ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE	RELEASE REQ # 7
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL
			PRICE	AMOUNT				
<b>VIII. MILL RIDGE ROAD PAVING</b>								
1. Fine Grade for Paving	SY	3,200	\$0.80	\$2,560.00		3,200	\$2,560.00	
2. 2A Mod Subbase - 6"	SY	3,200	\$4.80	\$15,360.00		3,200	\$15,360.00	
3. 25mm Superpave Base - 4-1/2"	SY	3,200	\$17.00	\$54,400.00		3,200	\$54,400.00	
4. Sweep & Tack Seal	SY	3,200	\$0.50	\$1,600.00				3,200 \$1,600.00
5. 9.5mm Superpave - 1-1/2"	SY	3,200	\$8.00	\$25,600.00				3,200 \$25,600.00
6. Pavement Markings - Hot Thermoplastic	LS	1	\$545.00	\$545.00				1 \$545.00
7. Signs	EA	8	\$220.00	\$1,760.00				8 \$1,760.00
8. Stamped Asphalt Crosswalk	EA	1	\$1,000.00	\$1,000.00				1 \$1,000.00
<b>IX. CURLEY MILL ROAD PAVING</b>								
1. Mill Curley Mill Road	SY	2,000	\$5.00	\$10,000.00				2,000 \$10,000.00
2. Base Repair	CY	50	\$20.00	\$1,000.00		50	\$1,000.00	
3. Fine Grade Widening	SY	635	\$1.00	\$635.00		635	\$635.00	
4. 2A Mod Subbase - 6"	SY	635	\$4.80	\$3,048.00		635	\$3,048.00	
5. 25mm Superpave Base - 5"	SY	635	\$17.50	\$11,112.50		635	\$11,112.50	
6. 19mm Superpave Binder - 2"	SY	635	\$12.00	\$7,620.00		635	\$7,620.00	
7. Sweep & Tack Seal	SY	635	\$0.50	\$317.50				635 \$317.50
8. 9.5mm Superpave Wearing - 1-1/2" (Full Cartway and Wider	SY	2,635	\$8.00	\$21,080.00				2,635 \$21,080.00
<b>X. SURVEY AND ASBUILTS</b>								
1. Survey and Asbuilts	LS	1	\$12,500.00	\$12,500.00		0.75	\$9,375.00	0.25 \$3,125.00
2. Pins and Monuments	LS	1	\$5,000.00	\$5,000.00				1 \$5,000.00
<b>XI. LANDSCAPING</b>								
1. Shade/Street Trees	EA	101	\$400.00	\$40,400.00		30	\$12,000.00	71 \$28,400.00
2. Evergreen Trees	EA	62	\$300.00	\$18,600.00				62 \$18,600.00
3. Ornamental Trees	EA	70	\$250.00	\$17,500.00				70 \$17,500.00
4. Shrubs	EA	261	\$30.00	\$7,830.00				261 \$7,830.00
5. Meadow Mix -Rear Yards	LS	1	\$2,000.00	\$2,000.00				1 \$2,000.00
<b>XII. MISCELLANEOUS</b>								
1. Traffic Control	LS	1	\$5,000.00	\$5,000.00		0.75	\$3,750.00	0.25 \$1,250.00
2. Lighting	EA	1	\$1,500.00	\$1,500.00				1 \$1,500.00
3. Community Mailbox	EA	1	\$1,000.00	\$1,000.00				1 \$1,000.00
4. R/M Woody Growth/Place 8" Topsoil/Seed (Limekiln Pike RC	LS	1	\$1,000.00	\$1,000.00		1	\$1,000.00	

**NEW BRITAIN TOWNSHIP**  
**PROFESSIONAL SERVICES AGREEMENT**  
(PERMITS)

THIS AGREEMENT made this 3<sup>rd</sup> day of April, A.D., 2021 by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the “**Township**”) and **Michael & Julie Duffey**, of 522 Ferry Road, Doylestown, PA 18901 (hereinafter referred to as “**Developer**”).

**WITNESSETH:**

**WHEREAS**, Developer is the applicant for zoning, building, and/or use & occupancy permits concerning certain real estate located at **522 Ferry Road**, also known as Bucks County Tax Map Parcel No(s). **26-014-017** (hereinafter referred to as the “**Property**”); and

**WHEREAS**, Developer has presented to the Township plans for the use, development, improvement, construction, and/or occupancy of the Property or structures located thereon (hereinafter referred to as the “**Project**”) in conjunction with the application for this/these permit(s) from the Township (hereinafter referred to as the “**Plans**”), which Plans are hereby incorporated by reference and made a part hereof; and

**WHEREAS**, Developer has requested and/or requires the Township’s review and/or approval of the Plans in conjunction with the permit application(s); and

**WHEREAS**, in conjunction with the Project, Developer needs to execute Township forms and documents required by the Township’s review and/or approval of the Plans and/or permit application(s); and

**WHEREAS**, Developer has requested and/or requires the Township’s inspection and/or approval of the work undertaken on the Property in conjunction with the requested permit(s); and

**WHEREAS**, the Township is willing to authorize its professional staff to undertake such review, preparation, inspection, and/or approval upon execution of this Agreement and the deposit of escrow funds in accordance with the current New Britain Township Fee Schedule.

**NOW, THEREFORE**, the parties agree as follows:

1. Developer and the Township hereby authorize and direct the Township's consulting engineer or his/her designee(s) (hereinafter referred to as "**Engineer**") to review the Plans and to make such recommendations and specifications as may be necessary with respect to such Plans and to make any and all engineering inspections as required by the Township pursuant to its ordinances or codes which in the Engineer's opinion are required in accordance with good engineering practices.

2. Developer and the Township acknowledge that the Township will incur additional engineering, legal, and other costs and fees relating to the review, approval, and inspection of the Plans and Project.

3. Developer shall pay: (a) any and all engineering charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Engineer; (b) any and all charges and fees for the inspection, monitoring, and/or testing concerning the Project performed in order to insure compliance with all applicable ordinances of the Township or other applicable rules, regulations and statutes; (c) any and all legal charges and fees for the review and/or preparation of any and all plans, documents, correspondence, or other materials and matters or issues related to the Plans and/or Project by the Township Solicitor; and (d) a monthly administrative charge of 10% of billed expenses that are incurred by the Township by reason of this Contract. All charges and fees shall be paid by Developer as required by the Township and



in accordance with Paragraph 4 below. It is understood by its executing this Agreement that the Developer specifically accepts the fee schedules currently in effect.

4. Developer hereby agrees to establish an Escrow Account with the Township by depositing with the Township the sum of **Five Thousand Dollars (\$5,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs, expenses, charges, and fees as set forth in Paragraph 3 above. This Escrow Account shall be established concurrently with the execution of this Agreement and shall be held in a non-interest-bearing account by the Township.

5. In the event that the balance of the Escrow Account falls below 50% of the original deposit amount, Developer shall immediately, upon receipt of written notice from the Township or its agent(s), deposit sums with the Township necessary to replenish the Account to its original balance. In the event that this replenishment is insufficient to pay current Township-incurred expenses, Developer agrees to pay the total amount currently due for Township-incurred expenses without delay in addition to replenishing the Escrow Account to its original balance. The Township will use its best efforts to advise Developer of the impending likelihood that its costs have exceeded the required Escrow Account balance described above.

6. Developer and the Township agree that upon completion or cancellation of the Project, all unused portions of the Escrow Account shall be returned to Developer upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

7. In the event Developer fails to provide sufficient funds for the Escrow Account as required under this Agreement upon fifteen (15) days written notice to Developer or fails make the initial deposit payment described above within five (5) days of the date of this Agreement,

Developer shall be in default of this Agreement.

8. In the event of Developer's default as described above, the Township may refuse to issue any permit or grant any approval necessary to further improve or develop the subject site until such time as the terms of this Agreement are strictly met by Developer.

9. Developer and the Township further agree that all fees or costs arising out of this Agreement shall be paid prior to the issuance of any permit, occupancy or otherwise, for the use, improvement, or construction of the buildings as proposed on the Plan or for the Project. Developer agrees and acknowledges that no permit, occupancy or otherwise, shall be issued until all outstanding fees and costs due the Township as of the date of the requested Occupancy Permit have been paid and Developer is not in default under this Agreement.

10. Developer may at any time terminate all further obligations under this Agreement by giving fifteen (15) days written notice to the Township that it does not desire to proceed with the Project and/or Plan. Developer shall be liable to the Township for its costs and expenses incurred to the date and time of the Township's receipt of this cancellation notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

11. Developer and the Township further agree that the Township shall have the right and privilege to sue Developer or then property owner in assumpsit for reimbursement or to lien the property or both in its sole discretion for any expense in excess of the then current balance of funds in the Escrow Account incurred by the Township and payable by Developer under this Agreement. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

12. Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services.

13. This Agreement shall be binding on and inure to the benefit of the successors and assigns of Developer. The Township shall receive thirty (30) days advance written notice from Developer of any proposed assignment of Developer's rights and responsibilities under this Professional Services Agreement.

**IN WITNESS WHEREOF**, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hand and seals the day and year first above written.

**FOR NEW BRITAIN TOWNSHIP:**

\_\_\_\_\_  
Eileen Bradley, Township Manager

**FOR APPLICANT:**

JULIE R. DUFFEY

(Applicant - Print Name)

Michael J. Duffey

(Applicant - Print Name)

By: Julie Duffey  
(Applicant - Signature(s))

By: [Signature]  
(Applicant - Signature(s))



## 2021 ROAD PROGRAM

<b>Contract A</b>	<b>Mill and Overlay</b>	<b>SQ.YD.</b>
T-340	Old Iron Hill Road	
	<i>Ferry to Sunnybrook</i>	8,444.00
	<i>Sunnybrook to Bridge</i>	<u>1,333.00</u>
		9,777.00
T-343	Brittany Drive	
	<i>202 to Hampshire</i>	2,040.00
	<i>Hampshire to School Border</i>	<u>4,620.00</u>
		6,660.00
		<u><u>16,437.00</u></u>
<b>Contract A</b>	<b>Add Alternate</b>	
T-591	Green Valley Way	3,756.00
T-592	Michaels Court	2,276.00
T-593	Nicholus Court	1,424.00
T-569	Teal Drive	4,269.00
T-570	Goldeneye Court	<u>2,963.00</u>
		14,688.00

<b>Contract B</b>	<b>Oil &amp; Chip - Single Chip</b>	<b>SQ.YD.</b>
T-405	Creek Road	
	<i>Callowhill to Old Limekiln</i>	20,500.00
T-340	Old Iron Hill Road	
	<i>Creek to Ferry</i>	4,950.00
T-324	Cheese Factory Road	
	<i>Creek to Layle</i>	5,200.00
T-328	Layle Lane	
	<i>Cheese Factory to Ferry</i>	<u>3,750.00</u>
		34,400.00
<b>Contract B</b>	<b>Add Alternate - Double Chip &amp; Type II Slurry Seal</b>	
T-591	Green Valley Way	3,756.00
T-592	Michaels Court	2,276.00
T-593	Nicholus Court	1,424.00
T-569	Teal Drive	4,269.00
T-570	Goldeneye Court	<u>2,963.00</u>
		14,688.00

# New Britain Township

207 Park Avenue  
Chalfont, PA 18914

Ph. 215-822-1391 Fax 215-822-6051

## MEMORANDUM

TO: Board of Supervisors, Matt West, & Michael Walsh  
FROM: Chelle Clancy  
DATE: May 10, 2021  
RE: Parks & Recreation Board Recommendations

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The Parks and Recreation Advisory Board recommend the following names for the 2021 July 4<sup>th</sup> Parade Marshals:

### **Parade Marshal**

**Louis C. Vitola** has been presented as a deserving Parade Marshall for the 2021 Tri-Municipal Parade. Louis is a member of Chalfont VFW Post 3258 and a World War II veteran, and his bio is attached.

### **Junior Parade Marshal**

**Ashton Bender**, Parks and Recreation Advisory Board Junior Member since 2017. Ashton has been a great addition to our Board, attending meetings, helping at events, giving great input.

### **Additional Band**

The New Galena Brass Band will be at the parade this year as in previous years, for the same amount of \$900.

Since there will be no gathering after the parade due to the pandemic, the Parks and Recreation Advisory Board would like to hire the Aqua String Band, a Mumpers Style Band with approximately 25-30 members at a cost of **\$2,250**.

Elimination of the Food & Refreshments budget would still leave a deficit of **\$1,375.50**.

This deficit is a **minimum and could increase** depending on how the reallocation of the Food & Refreshments budget is handled and would be unknown until costs are finalized.

Thank you.

## **Tri-Municipal Independence Day**

### **Parade Marshall**

#### **Louis C. Vitola**

Born in 1926, Lou Vitola hails from South Philadelphia. As a teenager, he attended South Philadelphia High School, however, due to his father's illness, obtained employment in Eddystone, PA with Heppenstall Steel Co. and later with Baldwin Locomotive milling ship shafts and propellers as part of the war effort.

Drafted into the Army in February 1945, Lou completed boot camp, was stationed for a month in the Philippines and joined elements of the 77<sup>th</sup> Infantry Division (shoulder patch with an image of the Statue of Liberty) while on the Island of Cebu. That division was deployed to Yokohama and Tokyo, where the 77<sup>th</sup> served as the first occupational forces stationed on the Japan mainland. Lou obtained the rank of Technician 4<sup>th</sup> grade as part of the 306<sup>th</sup> Infantry Regiment's medical unit and was discharged from the Army in September 1946 after being awarded the WWII Victory, the Philippines Liberation, the Army Occupational, and the Asiatic Pacific medals plus the WWII Combat Infantry Badge.

In 1953, Lou married his wife of sixty-eight years, Mary, and are the proud parents of four daughters and two sons. Following in his father's vocation as a tailor, Lou engaged in a career as a men's clothing designer, retiring in 1993. He has been a member of Chalfont VFW Post 3258 since 2014 and a resident of North Wales for the past sixteen years.



**Michael Borski, Junior, SIOR**

Since April of 2005 Michael has specialized in both landlord and tenant representation in the Eastern Montgomery and Bucks County markets. Throughout his career with The Flynn Company Michael has successfully participated in the negotiation of more than \$198,000,000 of industrial and office leasing and sales transactions. In the last year alone, he has participated in the leasing and sale of more than \$45 Million of industrial properties.

Recent transactions include representing the buyer, Velocity Venture Partners, in the acquisition of a 667,000 SF industrial complex known as 2750 Morris Road in Lansdale, Pa and the sale of 66 acres of LIRC zoned industrial ground on Route 309 (Bethlehem Pike) in Hatfield from Line Lexington Management Corp to Nappen and Associates who plans on construction approximately 500,000 SF of new industrial buildings on site. Michael also brokered the sale of a 121,600 SF multi-tenant industrial complex near the Lansdale Interchange known as the Gehman Road Industrial Commons for \$10 Million and has been retained to lease the complex which is currently at 96% occupancy after only 14 months. Additionally, current listing assignments include but are not limited to leasing within the following properties;

2750 Morris Road	Lansdale	667,000 SF	Lease
1180 Church Road	Lansdale	450,000 SF	Lease
707 N Valley Forge Road	Lansdale	157,000 SF	Sale/Lease
451 N Cannon Ave	Lansdale	156,000 SF	Lease
59 Fretz Road (New Const)	Souderton	150,000 SF	Lease
2060 Detwiler Road	Harleysville	132,000 SF	Lease
Gehman Road Ind Complex	Harleysville	121,600 SF	Lease
31 Oak Ave	Chalfont	115,000 SF	Lease
730 Louis Drive	Warminster	52,000 SF	Lease

A graduate of Pennsylvania State University with degrees in advertising and business, Michael currently resides in New Britain Borough, Pa with his wife Lauren, daughter Madelyn and their boxers Finnegan and Abby. Michael is a member of the Society of Industrial and Office Realtors ([www.sior.com](http://www.sior.com)).



May 10, 2021  
10:47 AM

NEW BRITAIN TOWNSHIP  
Check Payment Batch Verification Listing

Page No: 1

Batch Id: SF      Batch Type: C      Batch Date: 05/10/21      Checking Account: 01-GENERAL      G/L Credit: Expenditure G/L Credit  
Generate Direct Deposit: N

Check No.	Check Date	Vendor #	Name	Payment Amt	Street 1 of Address to be printed on Check	Charge Account	Account Type	Status	Seq	Acct
PO #	Enc Date	Item	Description		Description					
21000164	05/10/21	1	UNIVE015 UNIVEST BANK PRINCIPAL PAYMENT	1,990.00	PO-BOX 285 20-475-100		Expenditure	Aprv	1	1
21000164	05/10/21	2	INTEREST PAYMENT	173.26	ST LT LOAN PRINCIPAL 20-476-102		Expenditure	Aprv	2	1
				<u>2,163.26</u>	STREET LIGHT LOAN INTEREST					

	<u>Count</u>	<u>Line Items</u>	<u>Amount</u>
checks:	1	2	2,163.26

There are NO errors or warnings in this listing.

MAY 17, 2021  
EXPENDITURES PREVIEW APPROVAL

NBT BOARD OF SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS

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ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_

P.O. Type: All  
Range: First  
Format: Condensed

to Last

Open: N    Paid: N    Void: N  
Rcvd: Y    Held: Y    Aprv: N  
Bid: Y    State: Y    Other: Y    Exempt: Y

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<del>1852P005</del>	<del>1852 PA OPCO LLC</del>								
		21000217	05/12/21	APRIL 2021 CAR WASHES	Open	79.20	0.00		
<del>AASALE</del>	<del>A&amp;A SALES ASSOCIATES, LLC</del>								
		21000216	05/12/21	PUBLIC WORKS UNIFORMS	Open	3,969.46	0.00		
<del>ADT0005</del>	<del>ADT COMMERCIAL</del>								
		21000219	05/12/21	SECURITY/POLICE DEPT	Open	421.77	0.00		
<del>AQUAP010</del>	<del>AQUA PENNSYLVANIA</del>								
		21000218	05/12/21	FIRE HYDRANTS RENTAL	Open	917.50	0.00		
<del>ARMOU010</del>	<del>ARMOUR &amp; SONS ELECTRIC I</del>								
		21000220	05/12/21	TRAFFIC SIGNAL REPAIR	Open	211.20	0.00		
<del>BERGE010</del>	<del>BERGEY'S INC.</del>								
		21000213	05/12/21	PARTS/REPAIRS	Open	22.91	0.00		
<del>BILLM010</del>	<del>BILL MITCHELL'S AUTO SERVICE I</del>								
		21000215	05/12/21	EMISSION INSPECTION/48-09	Open	39.57	0.00		
<del>BKSGT090</del>	<del>BKS CTY COURT REPORTERS, LLC</del>								
		21000214	05/12/21	4/15/21 ZONING HEARING	Open	175.00	0.00		
<del>CENTR060</del>	<del>CENTRAL BUCKS SPECIAL RESPONSE</del>								
		21000212	05/12/21	ANNUAL MEMBERSHIP	Open	3,000.00	0.00		
<del>COMCA010</del>	<del>COMCAST</del>								
		21000211	05/12/21	CABLE	Open	15.86	0.00		
<del>DELA020</del>	<del>DEL VALL PROP &amp; LIABILITY TRST</del>								
		21000207	05/12/21	LIABILITY & AUTO INSURANCE	Open	12,379.00	0.00		
<del>DELA040</del>	<del>DELAWARE VALLEY WORKERS' COMP</del>								
		21000208	05/12/21	WORKER COMP INSURANCE	Open	21,259.50	0.00		
<del>DUNLA010</del>	<del>dunlapSEK</del>								
		21000210	05/12/21	PAYROLL PREPARATION/APRIL	Open	330.00	0.00		
<del>DVHT010</del>	<del>DVHT</del>								
		21000209	05/12/21	MEDICAL/DENTAL INSURANCE	Open	57,029.02	0.00		
<del>EASTE010</del>	<del>EASTERN AUTOPARTS WAREHOU</del>								
		21000206	05/12/21	PARTS	Open	631.77	0.00		
<del>FINCH010</del>	<del>FINCH SERVICES INC.</del>								
		21000205	05/12/21	MOWER	Open	41.90	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
GALLS010	GALLS, LLC	21000203	05/12/21	POLICE UNIFORM	Open	153.44	0.00		
GARDE010	GARDEN STATE HIGHWAY PRODUCTS	21000202	05/12/21	NESHAMINY TRAIL SIGNS	Open	375.00	0.00		
GEORG040	GEORGE ALLEN PORTABLE TOILETS	21000204	05/12/21	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
GLASG010	GLASGOW INC.	21000201	05/12/21	DEBRIS REMOVAL	Open	360.00	0.00		
HKMAT010	H & K MATERIALS	21000198	05/12/21	PARK MAINTENANCE	Open	167.42	0.00		
HABER010	H.A. BERKHEIMER INC.	21000199	05/12/21	COMMISSON FEE	Open	10.70	0.00		
HAJOC010	HAJOGA CORPORATION	21000200	05/12/21	SHOP WATER LINE	Open	172.74	0.00		
HOMED010	HOME DEPOT CREDIT SERVICES	21000197	05/12/21	SUPPLIES	Open	46.93	0.00		
INTEG010	INTEGRATED TURF MANAGEMENT INC	21000194	05/12/21	SPRING IPM TURF APP/PARKS	Open	4,520.00	0.00		
JLAUT010	J. L. AUTO BODY	21000196	05/12/21	2009 GMC SIERRA TRUCK	Open	330.80	0.00		
JCEHR010	J. C. EHRLICH CO. INC.	21000195	05/12/21	113 DOLLY LANE	Open	150.00	0.00		
JWRME005	JWR MECHANICAL LLC	21000185	05/12/21	REPAIR WATER LINE/POLICE STATI	Open	144.80	0.00		
KJDOO010	K.J. DOOR SERVICES INC.	21000191	05/12/21	PUBLIC WORKS GARAGE DOORS	Open	1,336.50	0.00		
KENCO010	KENCO HYDRAULICS INC.	21000193	05/12/21	MACK DUMP TRUCK REPAIRS	Open	3,825.70	0.00		
KEYBU005	KEY BUSINESS SOLUTIONS	21000192	05/12/21	POSTAGE METER LEASE	Open	15.00	0.00		
LTRON005	L-TRON CORPORATION	21000190	05/12/21	COMPUTER SUPPLIES	Open	445.61	0.00		
MICHA200	MICHAEL & KIMBERLY BENSTING	21000189	05/12/21	ZONING HRG BD REFUND	Open	800.00	0.00		
MORTO005	MORTON SALT, INC.	21000188	05/12/21	SALT	Open	1,102.54	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MOTOR010	MOTOROLA SOLUTIONS INC.	21000187	05/12/21	POLICE	Open	464.98	0.00		
NORTH050	NORTH PENN WATER AUTHORIT	21000186	05/12/21	WATER SERVICE	Open	180.02	0.00		
PENNS020	PA ONE CALL SYSTEM, INC.	21000184	05/12/21	APRIL 2021 PA ONE CALLS	Open	112.24	0.00		
PAUL2010	PAUL ZIELINSKI	21000183	05/12/21	REIMBURSE GLASSES	Open	248.95	0.00		
PECOE020	PECO ENERGY PAYMENT PROCESSING	21000167	05/12/21	ELECTRIC EXPENSE	Open	2,569.15	0.00		
RIGGI010	RIGGINS INC.	21000168	05/12/21	FUEL	Open	4,584.28	0.00		
ROBER285	ROBERT BARILLA	21000182	05/12/21	REFUND POOL ESCROW	Open	645.58	0.00		
ROBER270	ROBERT E. LITTLE, INC.	21000181	05/12/21	MOWER REPAIR	Open	13.23	0.00		
SHAWN020	SHAWN P. KNIGHT	21000180	05/12/21	REIMBURSE UNIFORM EXPENSE	Open	77.96	0.00		
THOMP010	THOMPSON NETWORKS	21000176	05/12/21	MONTHLY FEE/HELP DESK	Open	1,309.00	0.00		
TIFCO005	TIFCO INDUSTRIES	21000179	05/12/21	SWEeper	Open	241.67	0.00		
TIGER010	TIGER PRINTING GROUP	21000177	05/12/21	SUMMER 2021 NEWSLETTER	Open	1,312.00	0.00		
TUSTI005	TUSTIN MECHANICAL SERVICES	21000178	05/12/21	MAINTENANCE/615 LIMEKILN PIKE	Open	400.00	0.00		
USMUN010	U.S. MUNICIPAL SUPPLY IN	21000175	05/12/21	CYLINDER-LIFT WSB ASSY	Open	1,118.96	0.00		
UNITIE010	UNITED INSPECTION AGENCY INC.	21000171	05/12/21	OUTSIDE BLDG INSPECTONS	Open	905.00	0.00		
VERIZ010	VERIZON	21000169	05/12/21	PHONE EXPENSE	Open	120.99	0.00		
VERIZ050	VERIZON WIRELESS	21000170	05/12/21	MOBILE PHONES	Open	753.57	0.00		
WEHRU010	WEHRUNG'S	21000174	05/12/21	PUBLIC WORKS SHOP SUPPLIES	Open	27.45	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	
<del>WITME010</del>	<del>WITMER PUBLIC SAFETY GROUP, INC</del>	21000172	05/12/21	POLICE UNIFORMS	Open	49.95	0.00			
<del>WORKP005</del>	<del>WORKPLACE CENTRAL</del>	21000173	05/12/21	ADMIN OFFICE SUPPLIES	Open	286.61	0.00			
Total Purchase Orders:		54	Total P.O. Line Items:		0	Total List Amount:		130,566.43	Total Void Amount:	0.00

**MAY 17, 2021**  
**EXPENDITURES PREVIEW APPROVAL**

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