



New Britain Township Board of Supervisors

Business Meeting

Monday, June 20, 2022

6:00 p.m. Executive Session

7:00 p.m. Regular Meeting

Agenda

1. Call to Order

2. Pledge of Allegiance

3. Chair Comments

- A. Executive Session
- B. Motion to promote Patrol Officer First Class to Corporal

4. Public Comment

5. Action Items

- A. Motion to approve meeting minutes of the Board of Supervisors meeting
- B. Motion to approve schedule of bills
- C. Motion to approve consent agenda
 - i. 101 Independence Lane Associates, LLC has executed a Professional Services Agreement for 141 Independence Lane, TMP #26-001-100-011, with corresponding legal and engineering escrow of \$25,000.00.
 - ii. Mario Giannini and Ann Laughlin have executed a Professional Services Agreement for 1737 Upper Stump Road, TMP #26-004-016-002, with corresponding legal and engineering escrow of \$5,000.00.
 - iii. Casadonti Homes, Inc. has executed a Professional Services Agreement for 396 King Road, TMP #26-004-030, with corresponding legal and engineering escrow of \$5,000.00.
 - iv. 84 Schoolhouse LP has executed a Professional Services Agreement for 84 Schoolhouse Road, TMP #26-005-003, with corresponding legal and engineering escrow of \$10,000.00.
 - v. Ray King has executed a Professional Services Agreement for 91 Barry Road, TMP #26-001-108, with corresponding legal and engineering escrow of \$5,000.00.
 - vi. Holly Properties, LLC has executed Escrow Release #1 for the 324 Schoolhouse Road for \$38,866.50, leaving \$135,910.50 remaining.
- D. Motion to approve Resolution #2022-11: 180 New Britain Boulevard Prelim/Final Approval

- E. Motion to approve Resolution #2022-12: Records Dissolution
- F. Motion to approve 409 West Butler Avenue Waiver Request
- G. Motion to cancel the July 25th & August 1st Board of Supervisors meetings
- H. Motion to approve Parks & Recreation Commissions recommendation for food & beverages at the July 4th Parade
- I. Motion to approve the waiver of fees for the Gilmore Property conservation easement
- J. Motion to authorize advertisement for bid of the 2022 Road Program

6. Information Items

- A. Township Manager's report
- B. Departmental Reports
- C. Solicitor's Report
- D. Engineer's Report
- E. Board of Supervisors' Comments

7. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, July 11, 2022, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at www.newbritaintownship.org.*



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board approve the promotion of Patrol Officer Michael Sandt to the rank of Corporal, per the attachments.

Presented By: _____

Seconded By: _____



MEMO

TO: Board of Supervisors
FROM: Chief Clowser
DATE: June 20, 2022
RE: Appointment and Administration of Oath of Office for Corporal

The police department has an existing vacancy for Corporal.

The promotion process included a written examination and oral interview to rank the candidates. A follow up interview was conducted by the Township Manager and the Chief of Police to assess the candidates. From this process it is recommended that Michael Sandt be appointed to the rank of Corporal.

STAFF RECOMMENDATION:

Approve a motion to appoint Michael Sandt as Corporal and have Judge Charles W. Baum administer the Oath of Office.

OATH OF OFFICE

CORPORAL

COMMONWEALTH OF PENNSYLVANIA COUNTY OF BUCKS TOWNSHIP OF NEW BRITAIN

I, **MICHAEL SANDT**, do solemnly swear (or affirm) that I will support, obey, and defend the Constitution of the United States of America, the Constitution of the Commonwealth of Pennsylvania, and that I will enforce the laws of this Commonwealth and the ordinances of New Britain Township, and that I will discharge my duties of my office as Corporal for New Britain Township with honor and fidelity. I do further swear (or affirm) that I will uphold, obey, and enforce the law without consideration to a person's race, color, sex, religious creed, sexual orientation, age, national origin, ancestry, handicap, or disability.

MICHAEL SANDT

Affirmed and subscribed
Before me this 20th day of
June, A.D., 2022

Attest:

Honorable Charles W. Baum
District Justice (Retired)

Mathew West
Township Manager



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board approve the minutes of the May 16, 2022 Business Meeting and the June 6, 2022 Workshop Meeting of the New Britain Township Board of Supervisors.

Presented By: _____

Seconded By: _____



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board approve the Schedule of Bills dated May 27, 2022 (medical reimbursements), and June 13, 2022, in the amount of \$258,569.49, and authorize the Township Manager to pay all bills, per the attachment.

Presented By: _____

Seconded By: _____

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

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
DANIE050	DANIEL A. GONZALEZ	22000475	05/27/22	2022 MEDICAL REIMBURSEMENT	Open	759.42	0.00		
DANIE055	DANIEL SACKS	22000478	05/04/22	2022 MEDICAL REIMBURSEMENT	Open	570.00	0.00		
JOHNB045	JOHN BATES	22000473	05/27/22	2022 MEDICAL REIMBURSEMENT	Open	131.19	0.00		
JOSEP050	JOSEPH KARPOVICH	22000474	05/11/22	2022 MEDICAL REIMBURSEMENT	Open	1,207.25	0.00		
LOUIS005	LOUIS GENTNER	22000476	05/20/22	2022 MEDICAL REIMBURSEMENT	Open	662.10	0.00		
MARIA015	MARIA CLANCY	22000477	05/12/22	2022 MEDICAL REIMBURSEMENT	Open	53.30	0.00		
Total Purchase Orders:		6	Total P.O. Line Items:		0	Total List Amount:	3,383.26	Total Void Amount:	0.00

P.O. Type: All
 Range: First to Last
 Format: Condensed
 Include Non-Budgeted: Y
 Open: N
 Rcvd: N
 Bid: Y
 Paid: Y
 Held: N
 State: Y
 Void: N
 Aprv: N
 Other: Y
 Exempt: Y
 Paid Date Range: 05/01/22 to 12/31/22
 Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ACTION	ACTION FLAG CO.	22000408	05/04/22	FOURTH OF JULY FLAGS	Open	549.64	0.00		
AQUAP010	AQUA PENNSYLVANIA	22000413	05/02/22	FIRE HYDRANT RENTAL	Open	1,704.00	0.00		
ARMOU010	ARMOUR & SONS ELECTRIC I	22000417	05/01/22	TRAFFIC SIGNAL REPAIR	Open	5,311.21	0.00		
		22000444	05/12/22	TRAFFIC SIGNAL REPAIR	Open	842.50	0.00		
		22000448	05/17/22	TRAFFIC SIGNAL REPAIR	Open	402.50	0.00		
						6,556.21			
ASPIR005	ASPIRANT CONSULTING GROUP LLC	22000491	06/01/22	POLICY DEV AND ACCRED	Open	2,908.33	0.00		
ATTMO010	AT&T MOBILITY	22000463	05/13/22	MOBILE PHONE SERVICE	Open	369.93	0.00		
AUTOZ005	AutoZone, Inc.	22000472	05/11/22	PARTS	Open	6.50	0.00		
BEGLE005	BEGLEY CARLIN & MANDIO LLP	22000430	05/01/22	LEGAL EXPENSES	Open	11,741.75	0.00		
BERGE010	BERGEY'S INC.	22000418	05/05/22	PARTS/REPAIRS	Open	312.95	0.00		
		22000423	05/01/22	PARTS/REPAIRS	Open	71.50	0.00		
		22000424	05/01/22	PARTS/REPAIRS	Open	69.95	0.00		
						454.40			
BILLM010	BILL MITCHELL'S AUTO SERVICE I	22000468	05/24/22	EMISSION INSPECTION	Open	65.14	0.00		
		22000493	05/31/22	VEHICLE REPAIR 48-01	Open	135.57	0.00		
						200.71			
BKS CT	BKS CTY COURT REPORTERS, LLC	22000487	05/24/22	4/21/22 ZONING HEARING	Open	175.00	0.00		
COMCA010	COMCAST	22000445	05/09/22	CABLE/INTERNET	Open	795.16	0.00		
		22000484	05/24/22	CABLE/INTERNET	Open	18.04	0.00		
						813.20			
COURI010	COURIER TIMES INC.	22000426	05/01/22	ADVERTISING	Open	1,572.78	0.00		
CYNCO010	CYNCON EQUIPMENT INC.	22000415	05/05/22	GUTTER BROOM 30599	Open	150.32	0.00		

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NEW BRITAIN TOWNSHIP
Purchase Order Listing By Vendor Name

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DANIE050	DANIEL A. GONZALEZ	22000479	06/01/22	EIP REISSUE	Open	1,272.59	0.00		
DELA020	DEL VALL PROP & LIABILITY TRST	22000400	05/01/22	PROPERTY & LIABILITY INSURANCE	Open	25,412.75	0.00		
DELA040	DELAWARE VALLEY WORKERS' COMP	22000401	05/01/22	WORKERS COMP INSURANCE	Open	24,708.25	0.00		
DISPL010	DISPLAY AND SIGN CENTER	22000425	05/01/22	SIGNS/DECALS	Open	114.00	0.00		
DUNLA010	dunlapSLK	22000429	05/01/22	2021 AUDIT	Open	13,000.00	0.00		
		22000451	05/18/22	2021 AUDIT	Open	1,000.00	0.00		
						14,000.00			
DVHIT010	DVHT	22000402	05/01/22	HEALTH INSURANCE	Open	62,757.05	0.00		
EASTE010	EASTERN AUTOPARTS WAREHOU	22000432	05/01/22	AUTO PARTS	Open	321.45	0.00		
ECKER010	ECKERT SEAMANS CHERIN&MELLOTT	22000452	05/20/22	GENERAL LABOR	Open	1,430.00	0.00		
FEDEX010	FEDEX	22000446	05/10/22	POLICE EXAM SHIPPING	Open	90.04	0.00		
GALLS010	GALLS, LLC	22000410	05/01/22	UNIFORM	Open	206.54	0.00		
GEORG040	GEORGE ALLEN PORTABLE TOILETS	22000449	05/13/22	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
HABER010	H.A. BERKHEIMER INC.	22000420	05/01/22	COMMISSION FEE APR 2022	Open	23.18	0.00		
HIRSC005	HIRSCHBERG MECHANICAL LLC	22000454	05/24/22	SPRING MAINTENANCE 2022	Open	3,340.00	0.00		
HOMED010	HOME DEPOT CREDIT SERVICES	22000431	05/01/22	SUPPLIES	Open	708.74	0.00		
INTEG010	INTEGRATED TURF MANAGEMENT INC	22000406	05/01/22	SPRING IPM APPLICATION	Open	4,867.00	0.00		
JAMES140	JAMES & CAROL ANN ROBERTS	22000471	05/27/22	TAX REFUND 26-003-043	Open	179.29	0.00		
KJDOO010	K.J. DOOR SERVICES INC.	22000416	05/06/22	PW DOOR REPAIR	Open	1,612.46	0.00		

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NEW BRITAIN TOWNSHIP
Purchase Order Listing By Vendor Name

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
KEYBU005	KEY BUSINESS SOLUTIONS	22000435	06/01/22	POSTAGE METER	Open	15.00	0.00		
LMGFA010	LMG FAMILY PRACTICE	22000412	05/02/22	PRE-EMPLOYMENT SCREENING	Open	310.00	0.00		
MWPRE005	M&W PRECAST, LLC	22000470	05/18/22	DRAINAGE SUPPLIES	Open	921.48	0.00		
MARTI035	MARTIN STONE QUARRIES, INC.	22000490	05/23/22	INFIELD MIX NORTH BRANCH PARK	Open	1,179.80	0.00		
MARYB005	MaryBeth McCabe	22000434	05/12/22	2022 MILEAGE REIMBURSEMENT	Open	139.05	0.00		
MCDON010	MCDONALD UNIFORM COMPANY	22000409	05/01/22	UNIFORM	Open	350.96	0.00		
METRO035	METRO STORAGE LLC	22000428	05/11/22	REFUND OF ESCROW	Open	11,859.23	0.00		
MICHA165	MICHAEL BAKER INTERNATIONAL	22000453	05/23/22	COLEMAN TRAIL FINAL DESIGN	Open	3,948.94	0.00		
MICHA110	MICHAEL SANDT	22000433	05/01/22	UNIFORM REIMBURSEMENT	Open	86.50	0.00		
		22000436	05/19/22	UNIFORM REIMBURSEMENT	Open	250.00	0.00		
						336.50			
MUNIL005	MUNILOGIC	22000462	05/15/22	MONTHLY HOSTING FEE	Open	265.00	0.00		
NORTH050	NORTH PENN WATER AUTHORIT	22000486	05/20/22	WATER	Open	169.44	0.00		
PAPCO005	PAPCO	22000403	05/02/22	PW HEATING OIL	Open	4,730.41	0.00		
		22000450	05/06/22	PW FUEL	Open	1,162.42	0.00		
		22000458	05/17/22	PW FUEL	Open	2,733.35	0.00		
		22000469	05/06/22	POLICE FUEL	Open	2,489.89	0.00		
		22000485	05/26/22	PW DIESEL	Open	3,079.64	0.00		
						14,195.71			
PECOE020	PECO ENERGY-PAYMENT PROCESSING	22000404	05/03/22	ELECTRIC	Open	461.05	0.00		
		22000442	05/10/22	ELECTRIC	Open	479.13	0.00		
		22000455	05/20/22	ELECTRIC	Open	1,609.41	0.00		
		22000464	05/19/22	ELECTRIC	Open	94.29	0.00		
		22000482	05/27/22	ELECTRIC	Open	184.15	0.00		
						2,828.03			
READY005	READY REFRESH BY NESTLE	22000438	05/06/22	BOTTLED WATER	Open	47.97	0.00		

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NEW BRITAIN TOWNSHIP
Purchase Order Listing By Vendor Name

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
REPUB005	REPUBLIC SERVICES #320	22000456	05/15/22	TRASH SERVICES	Open	2,163.37	0.00		
ROBER270	ROBERT E. LITTLE, INC.	22000422	05/03/22	EQUIPMENT REPAIR	Open	96.48	0.00		
SAFEC005	SAFE CITY SOLUTIONS, LLC	22000466	05/21/22	CORPORAL EXAM PROCESS	Open	1,000.00	0.00		
SERVI010	SERVICE TIRE TRUCK CENTERS	22000492	05/25/22	TIRES 48-09	Open	476.00	0.00		
STAND015	STANDARD DIGITAL LEASING	22000459	05/21/22	ADMIN COPIER	Open	489.02	0.00		
STAND010	STANDARD INSURANCE COMPANY	22000457	05/16/22	LIFE/DISABILITY INSURANCE	Open	3,049.78	0.00		
TDAME010	TD AMERITRADE INSTITUTIONAL	22000447	05/20/22	EMPLOYEE PENSION CONTRIBUTIONS	Open	12,282.69	0.00		
THOMA120	THOMAS & MARIE PERAZELLA	22000427	05/11/22	REFUND OF ESCROW	Open	9,918.18	0.00		
THOMA090	THOMAS J. WALSH III, ESQ.	22000437	05/16/22	ZONING LEGAL SERVICES	Open	4,256.00	0.00		
THOMP010	THOMPSON NETWORKS	22000461	05/24/22	MONTHLY HELP DESK SERVICES	Open	1,341.00	0.00		
TILLE010	TILLEY FIRE SOLUTIONS	22000483	05/31/22	ANNUAL FIRE EXTINGUISH INSPECT	Open	275.00	0.00		
TUSTI005	TUSTIN WATER SOLUTIONS	22000467	05/01/22	WATER TREATMENT MAINT	Open	256.00	0.00		
UNITE010	UNITED INSPECTION AGENCY INC.	22000405	05/04/22	OUTSIDE INSPECTIONS	Open	590.00	0.00		
		22000443	05/11/22	OUTSIDE INSPECTIONS	Open	1,625.00	0.00		
		22000460	05/18/22	OUTSIDE INSPECTIONS	Open	1,525.00	0.00		
		22000481	05/25/22	OUTSIDE INSPECTIONS	Open	225.00	0.00		
						<u>3,965.00</u>			
UNIVE010	UNIVERSAL ELECTRIC LLC	22000489	05/27/22	1606 UPPER STATE RD	Open	1,800.00	0.00		
UNIVE015	UNIVEST BANK	22000414	05/01/22	PRINCIPAL	Open	2,163.26	0.00		
		22000480	05/30/22	PRINCIPAL	Open	2,163.26	0.00		
						<u>4,326.52</u>			
VERIZ010	VERIZON	22000421	05/01/22	INTERNET	Open	110.99	0.00		

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NEW BRITAIN TOWNSHIP
Purchase Order Listing By Vendor Name

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Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type	
VERIZ010	VERIZON				Continued					
		22000440	05/05/22	POLICE INTERNET	Open	160.58	0.00			
		22000441	05/12/22	FIOS SERVICES/EQUIP	Open	22.30	0.00			
						<u>293.87</u>				
VERIZ050	VERIZON WIRELESS									
		22000488	05/19/22	POLICE WIRELESS SERVICE	Open	606.13	0.00			
WITME010	WITMER PUBLIC SAFETY GROUP, INC									
		22000407	05/03/22	UNIFORM	Open	121.84	0.00			
		22000411	05/01/22	UNIFORM	Open	620.63	0.00			
		22000494	05/26/22	UNIFORM	Open	559.55	0.00			
						<u>1,302.02</u>				
NEWT0020	WORKPLACE CENTRAL									
		22000439	05/11/22	OFFICE SUPPLIES	Open	395.95	0.00			
Y-PER010	Y-PERS									
		22000419	05/01/22	PW SHOP SUPPLIES	Open	504.00	0.00			
YCGIN005	YCG, INC.									
		22000465	05/13/22	TRAFFIC COUNTER	Open	912.00	0.00			
Total Purchase Orders:		89	Total P.O. Line Items:		0	Total List Amount:		255,186.23	Total Void Amount:	0.00

**EXPENDITURES PREVIEW
APPROVAL**

NBT BOARD OF SUPERVISORS

**APPROVED BY THE BOARD OF
SUPERVISORS**

Attest: _____

Date: _____



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board approve all items on the consent agenda, dated June 20, 2022, per the attachment.

Presented By: _____

Seconded By: _____

Consent Agenda Items for the Next Meeting (06/20/2022)

1. 101 Independence Lane Associates, LLC has executed a Professional Services Agreement for 141 Independence Lane, TMP #26-001-100-011, with corresponding legal and engineering escrow of \$25,000.00.
2. Mario Giannini and Ann Laughlin have executed a Professional Services Agreement for 1737 Upper Stump Road, TMP #26-004-016-002, with corresponding legal and engineering escrow of \$5,000.00.
3. Casadonti Homes, Inc. has executed a Professional Services Agreement for 396 King Road, TMP #26-004-030, with corresponding legal and engineering escrow of \$5,000.00.
4. 84 Schoolhouse LP has executed a Professional Services Agreement for 84 Schoolhouse Road, TMP #26-005-003, with corresponding legal and engineering escrow of \$10,000.00.
5. Ray King has executed a Professional Services Agreement for 91 Barry Road, TMP #26-001-108, with corresponding legal and engineering escrow of \$5,000.00.
6. Holly Properties, LLC has executed Escrow Release #1 for the 324 Schoolhouse Road for \$38,866.50, leaving \$135,910.50 remaining.

NEW BRITAIN TOWNSHIP
CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT made this ___ day of _____, A.D., 2022, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as “**Township**”) and **101 INDEPENDENCE LANE ASSOCIATES, LLC** of One Tower Bridge, 100 Front Street, Suite 560 West Conshohocken, PA 19428 (hereafter referred to as “**Developer**”).

WITNESSETH:

WHEREAS, the Developer is the applicant for Subdivision and/or Land Development of certain real estate bearing Bucks County Tax Map Parcel No. 26-001-100-011, located at 101 Independence Lane and

WHEREAS, the Developer has presented to the Township plans for subdivision and land development, building development or other plans for the use of their land to the Township, or has applied for a building permit to the Township;

WHEREAS, the Developer has filed with the Township such plans and has requested approval for permits to build or requested approval of any such plans to make use of its property, which plans are hereby incorporated by reference and made a part hereof;

WHEREAS, the Developer has requested and/or requires the Township approval and/or review of its proposed plans, and the Township is willing to authorize its professional staff to review said plans upon execution of the Agreement and upon deposit of an escrow account according to the current New Britain Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township’s consulting engineer or his designee(s) (hereinafter referred to as “**Engineer**”) to review the

engineering or site 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. The Developer and the Township acknowledge that the Township will incur additional engineering, legal and other costs and fees relating to the development of the subject site and review and approval of Developer's proposed plan or project.

3. The Developer shall pay: (a) the Engineer's charges and fees for review of and/or preparation of any Plans or development proposals and all subsequent inspections, monitoring or testing performed in order to insure compliance with all applicable ordinances of the Township or other rules, regulations and statutes; (b) legal fees for review by the Township Solicitor of any and all plans, documents, correspondence or other materials and matters or issues related to the Developer's Plan or proposal; and (c) a monthly 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 the 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. The Developer hereby agrees to deposit with the Township the sum of **Twenty-Five Thousand Dollars (\$25,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below the original deposit, the 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 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 reestablishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

Developer and Township agree that upon completion of the proposed development and/or upon completion of Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

(*Per Resolution No. 2019-12, as amended or modified from time to time.)

5. Developer and Township acknowledge that Section 902 of the New Britain Township Subdivision and Land Development Ordinance requires Developer to pay Township's professional services relating to this plan or project and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement and in violation of said Section of the Subdivision and Land Development Ordinance if Developer's plan or proposal constitutes a subdivision or land development as defined by the Municipalities Planning Code.

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.

6. The 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 Developer's final Plan or project. The 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.

7. The 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 development as set forth on the Plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

8. The Developer and the Township further agree that the Township shall have the right and privilege to sue the 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 on deposit with the Township in accordance with this Agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if

the project constitutes a subdivision or land development under Township ordinances. Any such Development and Financial Security Agreements may incorporate or replace the party's agreement and Escrow Fund established under this contract.

10. 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 Contract for Professional Services.

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.

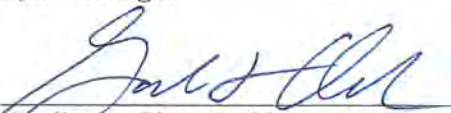
FOR NEW BRITAIN TOWNSHIP:

ATTEST:

Matthew West, Township Manager

101 Independence Lane Associates, LLC

**By: 101 Independence Lane Manager,
LLC, its Manager**

By: 

(Applicant - Signature(s))



(Applicant - Print Name)

(Applicant - Print Name)

By: _____
(Applicant - Signature(s))

NEW BRITAIN TOWNSHIP
PROFESSIONAL SERVICES AGREEMENT
(PERMITS)

THIS AGREEMENT made this 23 day of May, A.D., 2022, 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 **Mario Giannini and Ann Laughlin** of **7 ANDORRA HILL ROAD, LAFAYETTE HILL, PA 19444** (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 **1737 Upper Stump Road**, also known as Bucks County Tax Map Parcel No(s). **26-004-016-002** (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:

Matt West, Township Manager

FOR APPLICANT:

MARIO GIANDINI
(Applicant - Print Name)

ALAVOHEIN
(Applicant - Print Name)

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

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

NEW BRITAIN TOWNSHIP
CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT made this 23RD day of May, A.D., 2022, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as “**Township**”) **CASADONTI HOMES, INC**, P.O. Box 5, Chalfont, PA 18914 (hereafter referred to as “**Developer**”).

WITNESSETH:

WHEREAS, the Developer is the applicant for Subdivision and/or Land Development of certain real estate bearing Bucks County Tax Map Parcel No. 26-004-030 located at 396 King Rd and

WHEREAS, the Developer has presented to the Township plans for subdivision and land development, building development or other plans for the use of their land to the Township, or has applied for a building permit to the Township;

WHEREAS, the Developer has filed with the Township such plans and has requested approval for permits to build or requested approval of any such plans to make use of its property, which plans are hereby incorporated by reference and made a part hereof;

WHEREAS, the Developer has requested and/or requires the Township approval and/or review of its proposed plans, and the Township is willing to authorize its professional staff to review said plans upon execution of the Agreement and upon deposit of an escrow account according to the current New Britain Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township’s consulting engineer or his designee(s) (hereinafter referred to as “**Engineer**”) to review the engineering or site 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. The Developer and the Township acknowledge that the Township will incur additional engineering, legal and other costs and fees relating to the development of the subject site and review and approval of Developer's proposed plan or project.

3. The Developer shall pay: (a) the Engineer's charges and fees for review of and/or preparation of any Plans or development proposals and all subsequent inspections, monitoring or testing performed in order to insure compliance with all applicable ordinances of the Township or other rules, regulations and statutes; (b) legal fees for review by the Township Solicitor of any and all plans, documents, correspondence or other materials and matters or issues related to the Developer's Plan or proposal; and (c) a monthly 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 the 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. The Developer hereby agrees to deposit 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 and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below the original deposit, the 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 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 reestablishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

Developer and Township agree that upon completion of the proposed development and/or upon completion of Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

(*Per Resolution No. 2019-12, as amended or modified from time to time.)

5. Developer and Township acknowledge that Section 902 of the New Britain Township Subdivision and Land Development Ordinance requires Developer to pay Township's professional services relating to this plan or project and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement and in violation of said Section of the Subdivision and Land Development Ordinance if Developer's plan or proposal constitutes a subdivision or land development as defined by the Municipalities Planning Code.

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.

6. The 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 Developer's final Plan or project. The 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.

7. The 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 development as set forth on the Plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

8. The Developer and the Township further agree that the Township shall have the right and privilege to sue the 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 on deposit with the Township in accordance with this Agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if the project constitutes a subdivision or land development under Township ordinances. Any such

Development and Financial Security Agreements may incorporate or replace the party's agreement and Escrow Fund established under this contract.

10. 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 Contract for Professional Services.

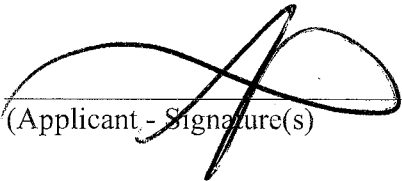
IN WITNESS WHEREOF, and intending to be legally bound, the parties have caused their signatures to be affixed and have affixed their hand and seals the day and year first above written.

FOR NEW BRITAIN TOWNSHIP:

ATTEST:

Matt West, Township Manager

JOE CASADANT, - Casadant Homes
(Applicant - Print Name)

By: 

(Applicant - Signature(s))

(Applicant - Print Name)

By: _____
(Applicant - Signature(s))

NEW BRITAIN TOWNSHIP
CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT made this _____ day of _____, A.D., 2022, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as “**Township**”) and **84 SCHOOLHOUSE LP**, P.O. Box 210 Spring House, PA 19477 (hereafter referred to as “**Developer**”).

WITNESSETH:

WHEREAS, the Developer is the applicant for Subdivision and/or Land Development of certain real estate bearing Bucks County Tax Map Parcel No. 26-005-003, located at 84 Schoolhouse Road, Chalfont, PA 18914; and

WHEREAS, the Developer has presented to the Township plans for subdivision and land development, building development or other plans for the use of their land to the Township, or has applied for a building permit to the Township;

WHEREAS, the Developer has filed with the Township such plans and has requested approval for permits to build or requested approval of any such plans to make use of its property, which plans are hereby incorporated by reference and made a part hereof;

WHEREAS, the Developer has requested and/or requires the Township approval and/or review of its proposed plans, and the Township is willing to authorize its professional staff to review said plans upon execution of the Agreement and upon deposit of an escrow account according to the current New Britain Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township’s consulting engineer or his designee(s) (hereinafter referred to as “**Engineer**”) to review the engineering or site 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. The Developer and the Township acknowledge that the Township will incur additional engineering, legal and other costs and fees relating to the development of the subject site and review and approval of Developer's proposed plan or project.

3. The Developer shall pay: (a) the Engineer's charges and fees for review of and/or preparation of any Plans or development proposals and all subsequent inspections, monitoring or testing performed in order to insure compliance with all applicable ordinances of the Township or other rules, regulations and statutes; (b) legal fees for review by the Township Solicitor of any and all plans, documents, correspondence or other materials and matters or issues related to the Developer's Plan or proposal; and (c) a monthly 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 the 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. The Developer hereby agrees to deposit with the Township the sum of **Ten-Thousand Dollars (\$10,000.00)** payable as cash in U.S. Dollars or check drawn on a Pennsylvania bank as security for the payment of all costs and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below the original deposit, the 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 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 reestablishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

Developer and Township agree that upon completion of the proposed development and/or upon completion of Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

(*Per Resolution No. 2019-12, as amended or modified from time to time.)

5. Developer and Township acknowledge that Section 902 of the New Britain Township Subdivision and Land Development Ordinance requires Developer to pay Township's professional services relating to this plan or project and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement and in violation of said Section of the Subdivision and Land Development Ordinance if Developer's plan or proposal constitutes a subdivision or land development as defined by the Municipalities Planning Code.

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.

6. The 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 Developer's final Plan or project. The 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.

7. The 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 development as set forth on the Plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

8. The Developer and the Township further agree that the Township shall have the right and privilege to sue the 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 on deposit with the Township in accordance with this Agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if the project constitutes a subdivision or land development under Township ordinances. Any such Development and Financial Security Agreements may incorporate or replace the party's agreement and Escrow Fund established under this contract.

10. 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 Contract for Professional Services.

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:

ATTEST:


(Applicant - Print Name)

(Applicant - Print Name)

Matt West, Township Manager

By: 
(Applicant - Signature(s))

By: _____
(Applicant - Signature(s))

NEW BRITAIN TOWNSHIP
CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT made this 10th day of June, A.D., 2022, by and between **NEW BRITAIN TOWNSHIP**, Bucks County, Pennsylvania, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as “**Township**”) and **RAY KING** of 91 Barry Rd, Chalfont, PA. 18914 (hereafter referred to as “**Developer**”).

WITNESSETH:

WHEREAS, the Developer is the applicant for Subdivision and/or Land Development of certain real estate bearing Bucks County Tax Map Parcel No. 26-001-108, located at 91 Barry Rd and

WHEREAS, the Developer has presented to the Township plans for subdivision and land development, building development or other plans for the use of their land to the Township, or has applied for a building permit to the Township;

WHEREAS, the Developer has filed with the Township such plans and has requested approval for permits to build or requested approval of any such plans to make use of its property, which plans are hereby incorporated by reference and made a part hereof;

WHEREAS, the Developer has requested and/or requires the Township approval and/or review of its proposed plans, and the Township is willing to authorize its professional staff to review said plans upon execution of the Agreement and upon deposit of an escrow account according to the current New Britain Township Fee Schedule.

NOW, THEREFORE, the parties agree as follows:

1. The Developer and Township hereby authorize and direct the Township’s consulting engineer or his designee(s) (hereinafter referred to as “**Engineer**”) to review the engineering or site 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. The Developer and the Township acknowledge that the Township will incur additional engineering, legal and other costs and fees relating to the development of the subject site and review and approval of Developer's proposed plan or project.

3. The Developer shall pay: (a) the Engineer's charges and fees for review of and/or preparation of any Plans or development proposals and all subsequent inspections, monitoring or testing performed in order to insure compliance with all applicable ordinances of the Township or other rules, regulations and statutes; (b) legal fees for review by the Township Solicitor of any and all plans, documents, correspondence or other materials and matters or issues related to the Developer's Plan or proposal; and (c) a monthly 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 the 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. The Developer hereby agrees to deposit 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 and expenses, charges and fees as set forth in Paragraph 3 above, upon execution of this Agreement, which shall be held in a non-interest-bearing account by the Township.

In the event that the above deposited escrow fund shall fall below the original deposit, the 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 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 reestablishing the base escrow account balance. The Township will use its best efforts to advise the Developer of the impending likelihood that its costs have exceeded the required escrow account sums as described above.

Developer and Township agree that upon completion of the proposed development and/or upon completion of Township's review of Developer's plan or proposal, all unused portions of the escrow account as described above shall be returned to the applicant upon written request to the Township Manager and in accordance with the instructions, if any, with said written request.

(*Per Resolution No. 2019-12, as amended or modified from time to time.)

5. Developer and Township acknowledge that Section 902 of the New Britain Township Subdivision and Land Development Ordinance requires Developer to pay Township's professional services relating to this plan or project and in the event that Developer fails to provide sufficient funds in the above-described revolving escrow account upon fifteen (15) days written notice to the Developer or make initial deposit payment described above within five (5) days of the date of this Agreement, Developer shall be in default of this Agreement and in violation of said Section of the Subdivision and Land Development Ordinance if Developer's plan or proposal constitutes a subdivision or land development as defined by the Municipalities Planning Code.

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.

6. The 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 Developer's final Plan or project. The 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.

7. The 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 development as set forth on the Plan and upon receipt of such written notice by the Developer to the Township, the Developer shall be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice, plus the applicable administrative costs and expenses as outlined in Paragraph 3 above.

8. The Developer and the Township further agree that the Township shall have the right and privilege to sue the 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 on deposit with the Township in accordance with this Agreement incurred by the Township by reason of any review, supervision and inspection of Developer's project by its professionals including, but not limited to, the Township Engineer and Solicitor. The Township's election of its remedies under this paragraph shall not constitute a waiver of any other remedies the Township may have.

9. The Developer and the Township acknowledge that this Agreement represents their full understanding as to the Township's reimbursement for professional or consultant services and that the parties intend to execute Development and Financial Security Agreements if the project constitutes a subdivision or land development under Township ordinances. Any such

Development and Financial Security Agreements may incorporate or replace the party's agreement and Escrow Fund established under this contract.

10. 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 Contract for Professional Services.

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:

ATTEST:

Matthew West, Township Manager

Raymond J King
(Applicant - Print Name)

By: Raymond J King
(Applicant - Signature(s))

(Applicant - Print Name)

By: _____
(Applicant - Signature(s))



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

June 15, 2022

File No. 15-12097

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

Reference: 324 Schoolhouse Road – Holly Properties, LLC
Escrow Release #1

Dear Matt:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on May 26, 2022. We have prepared Certificate of Completion #1 in the amount of \$38,866.50 for consideration at an upcoming public meeting.

We recommend the release of the funds as delineated on the attached breakdown and which equal Thirty-Eight Thousand Eight Hundred Sixty-Six Dollars and Fifty Cents (\$38,866.50) to Holy Properties, LLC. This leaves \$135,910.50 remaining in the escrow fund for work within New Britain Township. The escrowed site improvements are approximately 28% completed.

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

Sincerely,

A handwritten signature in black ink that reads "Janene Marchand".

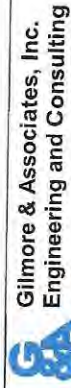
Janene Marchand, P.E.
Township Engineer
Gilmore & Associates, Inc.

JM/tw/sl

Enclosures: as referenced

cc: Michael Walsh, Assistant Manager
Jeffrey P. Garton, Esquire, Begley, Carlin and Mandio, LLP
Debra Clauser, Holy Properties, LLC
Craig D. Kennard, P.E., S.E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: 324 Schoolhouse Road
 PROJECT NO.: 15-12097
 PROJECT OWNER: Hely Properties, LLC
 MUNICIPALITY: New Britain Township, Bucks County, PA
 ESCROW AGENT: Cash Escrow
 TYPE OF SECURITY: November 8, 2021
 AGREEMENT DATE: November 8, 2021

TOTAL CONSTRUCTION: \$151,980.00
 TOTAL CONSTRUCTION CONTINGENCY: \$ 15,198.00
 TOTAL ENGINEERING: \$ 7,599.00
 TOTAL ESCROW POSTED: \$ 174,777.00

AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 43,185.00
 REQUIRED RETAINAGE THIS RELEASE (10%): \$ 4,318.50
 AMOUNT OF THIS RELEASE: \$ 38,866.50

TOTAL ESCROW RELEASED TO DATE: \$ 38,866.50
 TOTAL ESCROW REMAINING: \$ 135,910.50
 TOTAL CONSTRUCTION CONTINGENCY: \$ 15,198.00
 TOTAL ENGINEERING: \$ 7,599.00
 TOTAL RETAINAGE TO DATE: \$ 4,318.50
 TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 108,795.00

RELEASE NO.: 1
 RELEASE DATE: June 2, 2022

ESCROW TABULATION

CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 2	
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT		QUANTITY
A. SCHOOLHOUSE ROAD & PAVEMENT AREAS												
1. Schoolhouse Road SB Lane - 6" 3A Mod Stone Subbase	SY	730	\$6.00	\$4,380.00	730	\$4,380.00	730	\$4,380.00				
2. Schoolhouse Road SB Lane - 5" Superpave Base Course	SY	730	\$15.00	\$10,950.00	730	\$10,950.00	730	\$10,950.00				
3. Schoolhouse Road SB Lane - 2" Superpave Binder Course	SY	730	\$5.00	\$3,650.00	730	\$3,650.00	730	\$3,650.00				
4. Schoolhouse Road SB Lane - 1.5" Superpave Wearing Course	SY	730	\$6.00	\$4,380.00	730	\$4,380.00	730	\$4,380.00				
5. Milling & Removal of Schoolhouse Road Pavement	SY	1130	\$5.00	\$5,650.00	1130	\$5,650.00	1130	\$5,650.00				
6. Schoolhouse Road NB Lane - 1.5" SP Wearing Course, Joint & Seal	SY	400	\$6.00	\$2,400.00	400	\$2,400.00	400	\$2,400.00				
7. Proposed 6' Walkway - 6" 2A Mod Stone Subbase	SY	175	\$7.00	\$1,225.00	175	\$1,225.00	175	\$1,225.00				
8. Proposed 6' Walkway - 2" Superpave Wearing Course	SY	175	\$6.00	\$1,050.00	175	\$1,050.00	175	\$1,050.00				
9. Proposed Parking and Storage - 6" Mod Stone Subbase	SY	3900	\$6.00	\$23,400.00					3900	\$23,400.00		
10. Parking Area - 4.5" Superpave Base Course	SY	1370	\$15.00	\$20,550.00					1370	\$20,550.00		
11. Parking Area - 1.5" Superpave Wearing Course	SY	1370	\$6.00	\$8,220.00					1370	\$8,220.00		
12. Concrete Curb	LF	300	\$14.00	\$4,200.00	300	\$4,200.00	300	\$4,200.00				
13. Type 4A ADA Ramp	EA	2	\$2,500.00	\$5,000.00	2	\$5,000.00	2	\$5,000.00				
14. Signage	EA	3	\$100.00	\$300.00	3	\$300.00	3	\$300.00				
B. LIGHTING IMPROVEMENTS												
1. Pole Mounted Lights	EA	11	\$2,000.00	\$22,000.00							11	\$22,000.00
2. Walk-Mounted Lights	EA	4	\$750.00	\$3,000.00							4	\$3,000.00
C. LANDSCAPE IMPROVEMENTS												
1. Deciduous Shade Trees, 2.5" Caliper	EA	35	\$250.00	\$8,750.00							35	\$8,750.00
2. Evergreen Trees, 6' Min Height	EA	30	\$300.00	\$9,000.00							30	\$9,000.00
3. Deciduous Ornamental Trees, 1.5"-2" Min Caliper	EA	5	\$300.00	\$1,500.00							5	\$1,500.00
4. Shrubs, Deciduous & Evergreen	EA	160	\$35.00	\$5,600.00							160	\$5,600.00
5. Topsoil, Seeding & Mulching	Ac	3	\$1,500.00	\$4,275.00							3	\$4,275.00
D. MISCELLANEOUS												
1. As-Built Plans	LS	1	\$2,500.00	\$2,500.00							1	\$2,500.00



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board adopt Resolution #2022-11: 180 New Britain Boulevard Prelim/Final Approval, per the attachments.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2022-11

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO 180 NEW BRITAIN BLVD. ASSOCIATES, LLC, FOR THE LAND DEVELOPMENT PLANS FOR 180 NEW BRITAIN BLVD. ASSOCIATES, LLC, PREPARED BY RETTEW ASSOCIATES, INC., DATED JANUARY 11, 2022, AND LAST REVISED _____, CONSISTING OF 13 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF ADDITIONAL PARKING FOR COMMERCIAL PURPOSES.

WHEREAS, 180 New Britain Blvd. Associates, LLC (the "**Applicant**") has submitted an application for preliminary/final plan land development approval for the construction of additional parking on Bucks County Tax Map Parcel #26-001-100, consisting of 8.51 acres (the "Property"); and

WHEREAS, the proposal is reflected on a plan entitled "Minor Land Development Plan for 180 New Britain Blvd.", prepared by Rettew Associates, Inc., dated January 11, 2022, and last revised _____, consisting of 13 sheets (the "**Plan**"); and

WHEREAS, the New Britain Township Planning Commission at its March 8, 2022, meeting, recommended approval of the Preliminary/Final Land Development Plan, subject to conditions.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township hereby grants preliminary/final plan approval to the Project subject to Applicant's compliance with the following conditions:

1. Applicant shall comply with all recommendations of the Gilmore and Associates Review Letter dated February 23, 2022, unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit "A."** (Township Code §22-403, §22-502)
2. Applicant shall comply with all recommendations of the Bucks County Planning Commission Review Letter dated February 16, 2022, except to the extent it recommends that the Applicant study two (2) additional intersections. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit "B."** (Township Code §22-403, §22-502)
3. Applicant shall comply with all recommendations of the New Britain Township Fire Marshal review letter dated January 19, 2022, unless herein

modified. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit "C."** (Township Code §22-403, §22-502)

4. If applicable, Applicant shall provide natural resource protection easements across the Property in accordance with the Township Zoning Ordinance. (Township Code §27-502.3, §27-505 & §27-2401.c)
5. By this approval, the Board of Supervisors herein grant a waiver from the Subdivision and Land Development Ordinance requirements at §22-705.3.A so as to not be required to improve existing streets to Township standards which said waiver is conditioned upon installing the two (2) curb ramps, upgrading the one (1) existing curb ramp, and installing approximately 235 lineal feet of sidewalk and installing two (2) crosswalks along New Britain Boulevard, as set forth as noted in the Plan attached to Condition #21.
6. By this approval, the Board of Supervisors herein grant a waiver from the Subdivision and Land Development Ordinance requirements at §22-708.5.B so as to not be required to widen the existing service drive to a width of 20 feet which cannot be accomplished because of site constraints.
7. Applicant shall construct all public improvements shown on the Plan at its sole cost and expense, which may include but not be limited to, public water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay.
8. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee of \$3,100.00 (\$2.50 per linear foot of existing and proposed roads within the development), which shall be paid at the time of the execution of Development and Financial Security Agreements. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
9. Applicant shall pay the Stormwater BMP Maintenance Guarantee fee applied to all proposed BMPs installed within the Township for the timely installation, proper construction, and continued maintenance of such facilities by the owner of the subject property. The fee is 5% of the construction costs of all the BMPs proposed as a part of the Project, with a minimum fee of \$100.00, but not to exceed \$10,000.00. This fee will be determined by the Township Engineer once Applicant's Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
10. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP

Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

11. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements. (Township Code §22-406.1, §22-903, §22-904)
12. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township. (Township Code §22-406.1)
13. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. Descriptions for those areas of land specified on the Plans for dedication to the Township shall be submitted to the Township Engineer in a form suitable to the Engineer. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes. (Township Code §22-406.1)
14. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants. (Township Code §22-406.1)
15. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
16. Applicant and its professionals shall execute, notarize, and seal the Final Record Plan. (Township Code §22-406.2)
17. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes, except to the extent any Township rules, regulations, codes, or ordinances are modified in accordance with this approval. (Township Code §22-905)
18. Plans and project shall be ADA compliant.

19. Applicant shall contribute to the Township as of the execution of Development and Financial Security Agreements, the amount of \$25,000.00 as a fee in lieu of road and other improvements in accordance with the Township Resolution No. 2007-12.
20. Applicant, at its sole cost and expense, shall construct a sidewalk along portions of its frontage in accordance with the attached sketch.
21. The Plans shall provide a note that in the event the Applicant, during construction, damages any public streets and/or other public improvements, Applicant shall repair any damage done to the satisfaction of the Township Engineer.

BE IT FURTHER RESOLVED, in response to Applicant's written request, the Board of Supervisors hereby grants waivers to the following sections of Chapter 22 of the Township Code (Subdivision and Land Development). The grant of these waivers is conditioned upon the Applicant meeting the following requirements, where noted:

- a. Section 22-502.1.D.10.a – From the requirement to use the Chalfont-New Britain Township Joint Sewage Authority Vertical datum for surveying purposes, subject however to the approval of the Township Engineer.
- b. Section 22-705.3.G – From the requirement to mill and overlay the entire width of the roadway to a depth of 1 ½ inches.
- c. Section 22-706.1.B & 2.B – From the requirement to install curbing and sidewalk along the public right-of-way.

BE IT FINALLY RESOLVED, that the conditions of approval have been made known to Applicant, and this preliminary/final plan approval is to be deemed expressly contingent upon Applicant's affirmative written acceptance of the said conditions on a form prescribed by the Township within 30 days of the approval of this Resolution. If an unconditional acceptance of the conditions is not received in writing by that date, the application for preliminary/final plan approval shall be deemed denied based upon Applicant's failure to agree to and/or fulfill the said conditions.

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NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2022-11

DULY ADOPTED this 20th day of June, 2022, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

Matt West, Township Manager

Gregory T. Hood, Chairman

William B. Jones, III, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esquire, Member

Stephanie Shortall, Member

EXHIBIT “A”



February 23, 2022

File No. 21-07036

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

Reference: 180 New Britain Blvd Associates, LLC – Minor Land Development Plan Review 1
180 New Britain Boulevard
TMP # 26-001-100

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the preliminary plan submission for the above-referenced project. Upon review by our office, we offer the following comments for consideration:

I. Submission

- A. Minor Land Development Plan for 180 New Briatin Blvd, as prepared by Rettew Associates, Inc., consisting of thirteen (13) Sheets, dated January 11, 2022.
- B. Post Construction Stormwater Management Plan prepared for Catalyst Commercial Development, LLC, as prepared by Rettew Associates, Inc., dated January 2022.
- C. Traffic Impact Assessment for 180 New Britain Boulevard Site, as prepared by Rettew Associates, Inc., dated October 21, 2021.

II. General Information

The 8.51 acre site is located at 180 New Briatin Boulevard, within the the Industrial/ Office Zoning District and consists of an existing non-residential building with associated driveways and parking areas. The Applicant, 180 New Britain Blvd Associates, LLC, proposes to convert the existing non-residential building from its existing warehouse use (K3) to a flex space use (K18) which is permitted by right in the IO zoning district. To support the change in use, the Applicant proposes to expand the existing on-site parking lot around the southern corner of the building to provide an additional fifty-five (55) parking spaces and widen an existing building driveway access point. Stormwater management will be provided through a subsurface infiltration basin. The building will continue to be serviced by public water and sewer.

III. Review Comments

A. Zoning Hearing Board Decision

On January 21, 2021, the New Britain Township Zoning Hearing Board granted the Applicant's request for the following variance from the Zoning Ordinance:

- 1. §27-2901.K – To provide less than the required minimum number of off-street parking spaces in connection with a flex space use (K18) on the property subject to the Applicant providing a minimum of 137 off-street parking spaces on the premises and the building's occupant limiting the number of employees, staff, etc. to 65 while conducting flex space use until the expanded parking lot is constructed.

B. Zoning Ordinance

We offer the following comments with respect to the New Britain Township Zoning Ordinance:

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

1. §27-305.K18 – Each flex space area shall have no less than 20%, or more than 50%, of the area devoted to an office use. Warehousing, light manufacturing or assembly shall occupy no more than 80% or less than 50% of the flex space area. 19.7% of office area is proposed (20,077 SF) where 80.2% (81,623 SF) of warehouse is proposed. The areas shall be adjusted to comply.
2. §27-1802.h – The maximum building coverage ratio and maximum impervious surface ratio are required to be based on the Ratio Base Site Area. The building and impervious ratios listed in the Zoning Data table appear to be based on the gross site area and shall be revised. A table listing the area of the existing and proposed impervious surfaces shall be provided to confirm the ratios listed in the table.
3. §27-2301 – Per the Township’s August 25, 2021 Zoning Determination letter, the Applicant shall register the Existing and extensions of Non-Conformities with the Township.
4. §27-2402.c – A table for land with resource restrictions and resource protection land should be provided on the plan. Deed restrictions should be placed over any natural resources required to be protected to prevent future disturbance of these areas in accordance with §27-2401.c. Attached an aerial of the private property along the state highway. Ryan previously asked that we respond to his request, and didn’t meet with the property owner because the Township didn’t have any jurisdiction, so we will follow up. Ryan G. reviewed the file and found no references to any easements on the property that may benefit the Township.
5. §27-2500 – The traffic study was conducted generally in accordance with required standards. However, the following information is required:
 - a. The professional engineer responsible for overseeing the preparation of the traffic impact study must seal and sign the study.
 - b. A brief section shall be provided in the study discussing the anticipated trip generation for trucks and the anticipated truck route. We recommend all trucks be directed to travel to/from the site from the intersection of County Line Road and New Britain Boulevard. A truck generation table shall be added to the study along with a figure showing the site related truck distribution traffic during the AM and PM peak hours.
 - c. The TIA indicates the largest truck that will use the site will be a WB-67. A truck turning template plan shall be provided, showing the circulation a WB-67 onsite. The turning template plan shall also include trash truck circulation showing adequate access to the trash storage area.
6. §27-2904.h.1 – Any lot that would include more than 30 parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of 5% of the total paved area. Calculations of the proposed parking area landscaping shall be provided to demonstrate compliance with this requirement for the expanded parking area of 53 spaces.
7. §27-2904.h.2 – One deciduous tree shall be required for every 4,000 square feet of new paved area. This number of trees shall be in addition to any trees required by any other section or by the Subdivision and Land Development Ordinance. Calculations and required plantings shall be provided to demonstrate compliance with this requirement.
8. §27-2905.b.1 – It appears the off-street loading spaces are provided at the rear of the building, as required. They shall be noted on the plan to demonstrate compliance with this requirement.

C. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current New Britain Township Subdivision and Land Development Ordinance:

1. §22-502.1.B The deed and easements agreements for the subject property shall be submitted to the Township and our office for review.
2. The following information required per §22-502.1.B and D(10) shall be provided:
 - a. B.(8) – The zoning classifications of the surrounding properties noted on the Record Plan.
 - b. B.(11) – Bearings and distances provided for the existing sanitary sewer easement.
 - c. B.(21) –The BCPC number and certification added to the plan.
 - d. D.(10) – The benchmark elevation is based on NAVD88 and shall be revised to be based on the Chalfont-New Britain Township Joint Sewage Authority vertical datum.

3. §22-502.1.J.(1) – The following comments related to the construction details shall be addressed:
 - a. Details shall be provided for Type 'C' inlets, Type 'M' inlets, and a bicycle safe grate.
 - b. The location of the Type 1 curb ramp shall be denoted on the plans.
 - c. The elevation of the perforated pipe within the infiltration bed shall be noted on Sheet 13.
 - d. Specifications for the Engineered Soil in the Infiltration Bed shall be provided.
 - e. Details shall be provided for the sign poles including mounting height.
 - f. A penalty/fine plaque sign shall be provided for the accessible parking sign assembly.
 - g. Faded signs throughout the site shall be replaced.
4. §22-704.4 – Sheet 2 of 13 notes an Encroachment Agreement (R.B. 931, Pg. 1686) within an area of the Texas Eastern Gas Line Right-of-Way. The Applicant shall verify the proposed improvements are not violating any agreements.
5. §22-705.3., 705.4, & 706 – Where a land development abuts or contains an existing street, the applicant is required to improve the street to the Township standards. We offer the following comments related to the required road improvements which shall be discussed with the Township Planning Commission and Board of Supervisors:
 - a. §22-705.3.A. – While New Britain Boulevard appears to be adequate, Trewigtown Road and Schoolhouse Road are less than the required 24' half-width for major collector roads. We note that the existing road widths may not be sufficient at the intersection. The radius at the the southernmost corner of the Trewigtown-Schoolhouse Road intersection is required to be 25 feet wide at a minimum. It appears that increasing the radius could better accommodate bus traffic but would require storm sewer improvements.
 - b. §22-705.3.C. – The portions of the property within the Trewigtown Road and Schoolhouse Road Ultimate rights-of-way shall be offered for dedication to the Township.
 - c. §22-705.3.G. – Where a land development abuts or contains an existing street, the applicant shall be required to mill and overlay the entire width of the roadway a depth of 1 1/2 inches.
 - d. §22-706.1.B. & 2.B – Curbs and sidewalk shall be installed along the property frontage of every existing street abutting a proposed land development. Curbs and sidewalk do not currently exist along the Trewigtown Road and Schoolhouse Road frontages and a portion of New Britain Boulevard. Existing curb ramps shall be upgraded and crosswalks installed as well along the frontage to complete pedestrian connectivity on the property to the sidewalk across New Britain Boulevard.
 - e. We note that Resolution 2007-12 established a policy for the Board of Supervisors to grant or deny ordinance waivers under the Township's Subdivision and Land Development Ordinance subject to a financial contribution. If waivers are required from installing road improvements, the estimated cost for installing the full width road widening, curb and sidewalk, shall be submitted to determine the fee in-lieu-of contribution. The Board may consider at their sole discretion whether to require the improvements, accept a fee in-lieu of the improvements in the amount of 50% of the construction costs, or grant waivers from these sections.
6. §22-706.3.B – All curbs and sidewalks shall provide access for persons with disabilities in accordance with ADA. The finished floor elevation for the building access point adjacent to the proposed accessible parking spaces shall be noted on the plan to demonstrate the sidewalk leading to this building entrance is in accordance with ADA guidelines.
7. §22-708.2.F. – Where parking stalls are proposed adjacent to a sidewalk, the minimum width of the sidewalk shall be increased to a minimum width of 6 feet. The proposed sidewalk along the parking lot shall be increased.
8. §22-708.5.B. – The minimum width for service drives shall be 20 feet and parking shall be prohibited along the service drive. Though the width appears to comply, the width shall be dimensioned on the plan and signs proposed.
9. §22-708.6.B. – The grade of parking areas shall be a minimum of 1%. Based on the proposed grading, the parking lot has a slope of less than 1% from the 341.96 spot elevation at the corner of the parking lot towards Inlet I-4, and from the 343 contour towards Inlet I-7.

10. §22-708.6.E – Based on 137 parking spaces, 5 accessible parking spaces are required. The plan proposes 4 accessible parking spaces to be added in the front lot and shows an existing accessible parking space in the western parking lot. Based on aerial photography, it does not appear that the accessible parking in the western lot exists. The number of accessible parking spaces shall be verified.
11. §22-708.6.H. – Parking aisle, access drive and service drive intersections shall be provided with stop signs and painted stop bars. A stop bar shall be provided at the southern parking lot access drive at its intersection with the service drive.
12. §22-710 - The plans shall be revised in accordance with the Fire Marshal's review letter dated January 19, 2022. Any changes to the plan shall be resubmitted to the Fire Marshal for review and approval.
13. §22-711 – The following comments related to the grading design/plan shall be addressed:
 - a. The existing drainage at the parking lot access from New Britain Boulevard appears to drain towards existing Inlet 4. The proposed grading appears to create a low spot at the entrance between the existing and proposed parking areas. Spot elevations shall be provided in this area and along the existing curb radius to clarify the drainage at this location.
 - b. Spot elevations shall be provided at the southern access drive to clarify the low point between the two proposed 343 contours.
 - c. Based on the storm sewer profile, the rim elevation of CO-1 is lower than the grate elevation of Inlet I-8 which will create a low spot at the cleanout. The elevation of these structures shall be revised to provide positive drainage to the inlet.
 - d. Based on the FFE of 343.96 and the proposed 343 contour at the driveway, the driveway has a slope of 5.6% to the contour and then a slope of less than 1% towards the inlet. The grading of the driveway shall be revised to provide a more gradual slope away from the building.
 - e. Top and bottom of curb elevations shall be provided for the curb along the driveway expansion, particularly adjacent to Inlet I-6.
 - f. Additional labels shall be provided for the existing contours on the southern side of the site to clarify the grading.
14. §22-711.2 – The following comments related to erosion controls shall be addressed:
 - a. Inlet protection shall be provided for the existing inlet at the eastern end of the site, behind the loading area.
 - b. A topsoil stockpile location shall be specified on the plan.
15. §§22-712.6 & 8 – The following comments related to the storm structures shall be addressed:
 - a. Note 14 of the sequence of construction specifies the installation of roof drains. Any roof drain connections shall be shown on the plan and the roof drainage area shall be included in the modeling of the stormwater management design.
 - b. The grate elevations listed in the profiles shall be revised as necessary for consistency with the bottom of curb elevations provided on the plans.
 - c. CO-2 is shown over the proposed curb and shall be relocated to eliminate the conflict.
 - d. Perforated pipe shall be clarified for the 15" SLCPP between Inlet I-7 and Outlet Structure OS-1 on the profiles.
 - e. The profiles list invert elevations of 335.70 for the pipes in the infiltration bed. This is the bottom of bed elevation. The clearance between the pipe invert and the bottom of the bed shall be clarified on the details and the profiles revised to specify the correct pipe invert elevations.
 - f. The invert out for OS-1 is listed as the sump elevation for this structure. The invert of the outlet pipe shall be listed on the detail and the profile. The pipe slope between OS-1 and SMH-2 should be revised as necessary.
 - g. The Subsurface Infiltration Bed and Outlet Structure Detail specifies a 2x4 inlet box for Outlet Structure OS-1. This does not appear to be consistent with the detail and would limit accessibility to the structure due to the weir wall. The size of the outlet structure should be clarified.

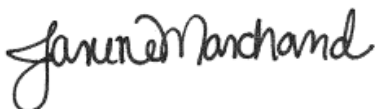
16. §22-712.13.C – When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. The Owner will be responsible for all stormwater management facilities onsite per a Stormwater Operations and Maintenance Agreement. The existing stormwater facilities shall be reviewed to determine if the facilities are functioning properly, in need of maintenance or repair, and being regularly maintained in accordance with the PA BMP Manual.
17. §22-713. – The following comments related to the Landscape Plan should be addressed:
 - a. A compliance chart stating all landscape and lighting requirements associated with the site shall be provided to demonstrate compliance with the same.
 - b. Appendix D, Required Plant Materials List specifies that shade trees shall be a minimum caliper size of 3 inches. The Shade Tree Plant Schedule on Sheet 5 lists a minimum size of 2 inch caliper.
 - c. The Shade Tree Plant schedule shall specify male trees only for the *Ginkgo biloba* trees.
 - d. A majority of the proposed parking area trees are in close proximity to underground utilities. A minimum distance of 10 feet shall be maintained between all utilities and plantings.
 - e. Details for the planting of all proposed landscape material shall be provided.
18. §22-713.5.B(1) – One deciduous or evergreen shrub shall be planted every five feet along the perimeter of off-street parking areas. The required shrubs shall be provided.
19. §27-713.6.D – The landscape plan shall contain plan notation stating that the applicant is required to maintain and guarantee all plant material until the end of the eighteen-month maintenance period.
20. §22-714.2. – The following comments on the Lighting Plan shall be addressed:
 - a. The proposed light fixture symbols shown on the Schedule on Sheet 5 Landscape and Lighting Plan shall correspond to the symbols on the plan. Further, the Schedule appears to propose two free standing light fixtures versus wall mount fixtures and free standing fixtures. Please clarify.
 - b. A note on the Proposed Light with Foot Candle Area detail states “Square, Mirrostar (See Detail Sheet)” but does not appear to coordinate with anything in the plan set. Please clarify.
 - c. A note requiring manufacturer cut sheets for all proposed lighting shall be added to the plan.
21. §22-714.4.B. – Light standards shall be a maximum of 20 feet in height, and have a concrete base raised 30 inches above finished grade. Details for the light foundation, pole and fixtures shall be provided on the plan. In addition, the light poles are shown directly adjacent to the parking areas and could be hit by a vehicle that extends over the curb. We recommend that adequate clearance be provided behind the curb for the light pole foundation.
22. §22-714.4.F(1) – The maximum light intensity measured at any point along the property line is 0.2 footcandles. Light intensities shall be extended to the property lines to demonstrate compliance.
23. §22-714.7 – Illumination levels shall have intensities and uniformity ratios in accordance with current recommended IESNA standards. Nonresidential parking, loading facilities and drives associated with industrial uses shall demonstrate maintained footcandles of 0.4 minimum and a 4:1 Avg.:Min ratio. An illumination grid and all pertinent calculations shall be provided to determine light intensities.
24. §22-718 – Correspondence shall be submitted from North Penn Water Authority indicating that they have adequate water supply to service the proposed change in use. In addition, approval and service agreements shall be provided for any additional required connections.
25. §22-720 – A Sewage Planning Module Application Mailer shall be submitted for the proposed change in use or correspondence from PADEP indicating that a Planning Module is not required.
26. §22-905.1.A - The Applicant is responsible for any other required reviews, approvals, permits, etc. (i.e., BCPC, BCCD, CNBTJSA, North Penn Water Authority, etc.) as applicable.

D. Stormwater Management Ordinance

1. §26-121.11 – The PCSM Long Term Operations and Maintenance Requirements shall include monitoring of the system dewatering time to ensure it meets the 72 hour requirement and provide direction to the owner regarding maintenance and/or replacement of the system if the dewatering time extends beyond the 72 hour requirement.
2. §26-121.14 – The BMP manual recommends limiting vehicular traffic over subsurface infiltration facilities to prevent compaction of the underlying soils and to prolong the life of the system. A portion of the proposed infiltration system is located beneath the expanded driveway which is expected to be used by trucks throughout the day. We recommend the infiltration bed be relocated to a location outside of the truck circulation path, if possible.
3. §26-132.2.B.(2)(c) – The Pond Report for Underground Infiltration Basin 1 models an 18-inch outlet pipe which is inconsistent with the 15-inch pipe shown in the details on Sheet 13. The size and elevation of the outlet pipe shall be verified.
4. §26-132.2.C.(9) & 10 – The signature blocks listed in these two sections shall be added to the Overall Post Construction Stormwater Management Plan.
5. §26-162.3.D – A statement, signed by the facility owner, acknowledging that the stormwater facilities and BMPs are fixtures that can be altered or removed only after approval by the municipality, shall be added to the plan.
6. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) agreement with the municipality covering all stormwater and storm sewer facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership and shall be prepared by the Township Solicitor.
7. §26-165.2 – The owner must provide the municipal easements to perform inspections and maintenance for stormwater runoff conveyance, detention, etc. We recommend a blanket easement be provided via a note on the plan and within the O&M Agreement.
8. Township Resolution #2022-03 – The Applicant will be required to pay a fee for the proposed onsite BMP to provide a financial guarantee for the timely installation, proper construction and continued maintenance by the owner of the subject property. The fee shall be 5% of the total construction cost of the proposed BMP. The Applicant's professional shall submit a cost estimate once the design is finalized.

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

Sincerely,



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

JM/tw

cc: Michael Walsh, Assistant Manager
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Fire Marshall
Peter Nelson, Esq., Grim, Biehn & Thatcher
Kim Fasnacht, P.E., Rettew Associates, Inc.
Craig Melograno, 180 New Britain Blvd Associates, LLC
John Schmidt, CNBTJSA
Daniel Preston, North Penn Water Authority
Craig D. Kennard, P.E., C.O.O, Gilmore & Associates, Inc.

EXHIBIT “B”



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:

Tom Tosti, *Chairman*
Richard Donovan, *Vice Chairman*
Thomas J. Jennings, Esq., *Secretary*

James J. Keenan
James E. Miller, Jr.
David R. Nyman
Judith J. Reiss
Edward J. Tokmajian
Walter S. Wydro

Evan J. Stone
Executive Director

MEMORANDUM

To: New Britain Township Board of Supervisors
New Britain Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: February 16, 2022

Subject: BCPC #12694
Preliminary Plan of Land Development for 180 New Britain Boulevard
TMP #26-1-100
Applicant: 180 New Britain Blvd Associates, LLC
Owner: Same
Plan Dated: January 11, 2022
Date Received: January 18, 2022

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

GENERAL INFORMATION

Proposal: To change the use designation for the existing building from warehouse/office to flex space and expand and enhance access and parking areas for an existing 101,793-square-foot industrial building. Stormwater BMPs are also proposed as a part of these improvements. The site is currently served by public water and sewer, which is proposed to remain.

Location: At the southeast intersection of Trewigtown Road and Schoolhouse Road and bound on the southwest by New Britain Boulevard.

Zoning: The IO Industrial Office District permits Use K18 Flex Space on lots of at least 3 acres. The maximum permitted building coverage ratio is 50 percent, while the maximum permitted impervious surface ratio is 65 percent. In addition, the minimum setbacks are 50 feet for front and rear yards and 25 feet for side yards.

The plan indicates an existing nonconformity with respect to the parking area's distance from the existing structure.

The plan also references a December 16, 2021, zoning hearing board decision, which granted a variance from the following zoning ordinance provision:

Section 27-2901.K.K18.
requiring 370 parking spaces, based on 101,700 square feet of floor space



Present Use: Warehouse

COMMENTS

1. **Flex space use**—Section 27-305.K18. of the zoning ordinance provides that flex space areas shall have no less than 20 percent, or more than 50 percent, of the area devoted to an office use. It further provides that warehousing, light manufacturing, or assembly shall occupy no more than 80 percent or less than 50 percent of the flex space area. Based on the square footage numbers provided, it appears the office portion of the structure falls slightly below the 20 percent threshold, while the manufacturing portion of the structure falls slightly above the 80 percent threshold.
2. **Sidewalks**—Section 385-23.A. of the subdivision and land development ordinance (SALDO) requires that sidewalks be provided along all new and existing streets. Currently, no sidewalks exist on the property along either New Britain Boulevard or Trewigtown Road. Construction of sidewalks along these roads would tie into and benefit the existing surrounding sidewalk network.
3. **Transportation impact statement**—According to the transportation impact statement (TIS), the conversion of the existing building will not have any negative effects to the intersections studied. However, the two intersections north of the site were not studied as a part of the TIS. Specifically, the effects to Schoolhouse Road/Trewigtown Road or Trewigtown Road/New Galena Road were not analyzed. This omission is notable as these intersections are much closer than the New Britain Boulevard/County Line Road intersection, which was included. Overall, it appears that the TIS only studied intersections that occurred along New Britain Boulevard; we recommend a broader approach be taken as it relates to impacts on surrounding intersections.
4. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

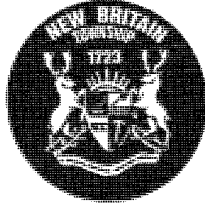
This review will be included in the Bucks County Planning Commission board materials for the March 2, 2022, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

JS:emh

cc: 180 New Britain Blvd Associates, LLC (via email)
Kim Fasnacht, Rettew Associates, Inc. (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)
Matt West, Township Manager (via email)

EXHIBIT “C”



Township of New Britain

Office of Fire Marshal

January 19, 2022

RE: Fire Marshal review of preliminary subdivision plans for 180 NEW BRITAIN BLVD ASSOCIATES, LLC

Review By: Randal J. Teschner Fire Marshal

The following is a list of items to be addressed:

1. EXCISTING FIRE HYDRANT LOCATED AT OF BUILDING MUST BE MANTAINED. NEW PROPOSED HYDRANT IS NOT APROVED AS IT DOESN'T PROVIDE AXCESS TO REAR OF BUILDING.



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board adopt Resolution #2022-12: Records Dissolution, per the attachments.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2022-12

**New Britain Township
Bucks County, PA**

A Resolution Declaring the Township of New Britain's Intent to Dispose of Records as Set Forth in the Municipal Records Manual Approved on June 18, 2012, and in Accordance with Resolution 1999-20

WHEREAS, by virtue of Resolution No. 1999-20, adopted June 28, 1999, New Britain Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on July 16, 1993, as amended; and,

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, in accordance with the above cited Municipal Records Manual, hereby authorizes the disposition of the following public records:

- Payroll Records older than 4 years old and/or those less than 4 years old that have been digitized
- Land Development plans, records, etc. that are no longer administratively relevant
- All Bids including successful bids older than 6 years old & unsuccessful bids older than 3 years old

DULY ADOPTED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, the lawful session duly assembled this 20th day of June, A.O. 2022.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Gregory T. Hood, Chair

William B. Jones, III, Vice Chair

Cynthia Jones, Member

MaryBeth McCabe, Esq., Member

Stephanie Shortall, Esq., Member

Attest: _____
Matt West
Secretary/Township Manager



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board approve the waiver request for 409 West Butler Avenue, per the attachments.

Presented By: _____

Seconded By: _____

Kellie A. McGowan, Esquire
Direct Dial: 215-606-0181
kellie.mcgowan@obermayer.com
www.obermayer.com

Obermayer Rebmann Maxwell & Hippel LLP
10 S. Clinton Street, Suite 300
Doylestown, PA 18901-4640
P: 215-606-0760
F: 215.348-1804

May 25, 2022

VIA ELECTRONIC CORRESPONDENCE

Matt West, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914
mwest@newbritaintownship.org

**Re: Butler Pike Properties, LP – Preliminary/Final Land Development
409 W. Butler Avenue, New Britain Township**

Dear Mr. West,

On behalf of Applicant, Butler Pike Properties, LP, please accept this letter as a request for amendment to New Britain Township Board Resolution 2022-07 granting Preliminary/Final Land Development Approval for the development of the above-referenced property. Applicant hereby requests that the Board of Supervisors grant two (2) additional waivers from the provisions of the New Britain Township Subdivision and Land Development Ordinance (SALDO), as follows:

- **§22-714.2, 22-714.7. & 722-4.E.(2)** – waiving the requirement to provide lighting on the entirety of the on-site walking trail. The proposed trail goes through the woodlands at the rear of the property in proximity to neighboring properties on Cedar Hill Road, and additional lighting would be unnecessarily closer to the neighboring residential properties. The lighting construction would also create added disturbance in an area where we are trying to preserve as much existing woodlands as possible. Neighbors expressed concern of light glare during Land Development Approval.

- **§22-714.7** – waiving the required lighting ratio to permit a ratio of greater than 4:1. Applicant proposes to provide a ratio of 4.8:1. Compliance is not feasible without providing more lighting fixtures along the rear of the parking lot, which lighting was an expressed concern of neighboring residential property owners. Parking lot lighting is sufficient as designed.

In coordination with Township staff and professionals, Applicant has determined that compliance with the foregoing SALDO sections is unreasonable as applied to the development and is not required for the efficient development of the property as approved.



We appreciate the Board's consideration of this request.

Very truly yours,

A handwritten signature in black ink that reads "Kellie A. McGowan".

Kellie A. McGowan

KAM/

cc: Butler Pike Properties, LP
Jeffrey Garton, Esquire, Township Solicitor - jgarton@begleycarlin.com
Craig Kennard, P.E., Township Engineer - ckennard@gilmore-assoc.com
Robert Cunningham, P.E., Holmes Cunningham - rob@hceengineering.net



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board cancel the July 25th and August 1st Board of Supervisors meetings.

Presented By: _____

Seconded By: _____



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board approve the Parks & Recreation Commissions recommendation for food & beverages at the July 4th Parade, per the attachments.

Presented By: _____

Seconded By: _____



MEMO

TO: Matt West, Township Manager
FROM: Chelle Clancy, Park & Recreation Coordinator
DATE: June 10, 2022
RE: Parade Recommendations from the Park & Recreation Advisory Board

1. **Food/Refreshments:**

- Same as last year, a refreshment table is placed at the parade staging area in front of McCabe and Brady Physical Therapy Office. Each participant gets one (1) pretzel distributed by township staff and Parks & Recreation Volunteers upon arrival. Pretzel Factory will provide the township with a discounted price of \$ 0.40 per pretzel. Bucks County Dairy would like to donate and hand out single packs of regular and chocolate milk refreshments. Volunteers of their own will help. Township received permission from the Physical Therapy office to set up a table.
- Parks & Recreation Advisory Board recommends refreshments no longer be provided after the parade. Mr. James Bender marched in the Doylestown Memorial Parade and can attest they also do not offer anything at the end either. We want to get people out of the park safely as soon as possible and have the Veterans Memorial Ceremony take place right after the parade.

MOTION: Refreshments will be available at parade staging area before the parade. Refreshments will no longer be provided after the parade.



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board waive the Subdivision & Land Development application fees for the Gilmore Property.

Presented By: _____

Seconded By: _____



**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: June 20, 2022

I MOVE THAT: The Board authorize advertisement of the 2022 Road Program for Public Bid, per the attachments.

Presented By: _____

Seconded By: _____



New Britain Township

Public Works

2022 Road Program

Liquid Fuels/Bid Portion:



T-334 Cedar Hill Rd. - Butler Ave. (Rt. 202) to Schoolhouse Rd. 12,313 sq. yds.

Mill 1 ½" @ \$2.15 per sq. yd. =	\$26,472.95
Scratch ½" (350 tons) @ \$90 per ton =	\$31,500.00
Pave 1 ½" (1,100 tons) @ \$8.00 per sq. yd. =	\$98,504.00
	\$156,476.95



New Britain Township

Public Works

2022 Road Program

Liquid Fuels/Bid Portion:



T-332 Schoolhouse Rd. -From curve at Cedar Hill Rd. to Bridge 5,854 sq. yds.

Mill 1 ½" @ \$2.15 per sq yd. =	\$12,586.10
Scratch ½" (175 ton) @ \$90 per ton =	\$15,750
Pave 1 ½" (500 tons) @ \$8.00 per sq. yd. =	\$46,832
	\$75,168.10



New Britain Township

Public Works

2022 Road Program

Liquid Fuels/Bid Portion:



T-420 Naomi Ln. - Limekiln Pike (Rt. 152) to Cul-de-sac

5,490 sq. yds.

Mill 1 ½" @ \$2.15 per sq. yd. =

\$11,803.50

Scratch ½" (150 tons) @ \$90 per ton =

\$13,500.00

Pave 1 ½" (460 tons) @ \$8.00 per sq. yd. =

\$43,920.00

\$69,223.50



New Britain Township

Public Works

2022 Road Program

Liquid Fuels/Bid Portion:

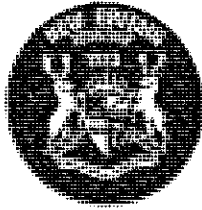


T-421 Farview Rd. – Naomi Ln to Farview Rd.

8,667 sq. yds.

Mill 1 ½" @ \$2.15 per sq. yd. =	\$18,634.05
Scratch ½" (250 tons) @ \$90 per ton =	\$22,500.00
Pave 1 ½" (725 tons) @ \$8.00 per sq. yd. =	\$69,336.00
	\$110,470.05

Total 2022 road program paid with Liquid Fuels Funds \$411,338.60



Township of New Britain

Office of Code Enforcement

May 2022

PERMITS ISSUED	55
ZONING	10
BUILDING INSPECTION	56
United electrical	13
OCCUPANCY INSPECTIONS	26
RE-INSPECTION	15
COMMERCIAL FIRE INSPECTIONS	4
FIRE CALLS	11
CHALFONT	10
DOYLESTOWN	0
DUBLIN	0
HILLTOWN	1 No Report

Chalfont Fire Company
 Chiefs Report - May 2022

Total # of Incidents - : 25

Types of Calls

1. Fire	6
2. Rescue and Medical assist	2
3. Hazardous Conditions	3
4. Service calls	1
5. Good Intent Call	6
6. Alarm System Calls	7
7. Special Incident	0
8. Severe Weather	0

Total Staff Hours for Calls 116:45:00

Alarms per Municipality

Chalfont Boro	3
Doylestown Twp	1
Hilltown Twp	1
Horsham Twp	1
New Britain Boro	1
Montgomery Twp	5
New Britain Twp	11
Warrington Twp	2

Training and Maintenance Drills 3

Total training hours 259 Total Available Points 28

TOTAL STAFF HRS FIRES AND TRAINING 375:45:00

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 6/2/2022 2:44:47 PM

Incidents per Zone for Date Range

Start Date: 05/01/2022 | End Date: 05/31/2022

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 27 - Chalfont Boro				
2022-8011	745 - Alarm system activation, no fire - unintentional	05/15/2022	46 N Main St	34/74
2022-8069	444 - Power line down	05/16/2022	123 Bristol Rd	34/74
2022-8879	651 - Smoke scare, odor of smoke	05/28/2022	E Butler Ave	34/74
Total # Incidents for 27:				3
ZONE: 29 - Doylestown Twp.				
2022-8596	121 - Fire in mobile home used as fixed residence	05/23/2022	432 Fordhook Rd	34/74
Total # Incidents for 29:				1
ZONE: 36 - Hilltown Twp.				
2022-7342	111 - Building fire	05/04/2022	830 Callowhill Rd	34/74
Total # Incidents for 36:				1
ZONE: 39 - Horsham Township				
2022-7451	600 - Good intent call, other	05/06/2022	1329 W Countyline Rd	34/74
Total # Incidents for 39:				1
ZONE: 47 - New Britian Boro				
2022-8382	311 - Medical assist, assist EMS crew	05/20/2022	210 E Butler Ave	34/74
Total # Incidents for 47:				1
ZONE: 47-MT - Montgomery Twp.				
2022-7137	111 - Building fire	05/01/2022	506 Stump Rd	34/74
2022-7593	111 - Building fire	05/08/2022	305 Richardson Rd	34/74
2022-7893	611 - Dispatched & cancelled en route	05/13/2022	221 Chatham Pl	34/74
2022-8545	111 - Building fire	05/23/2022	150 Corporate Dr	34/74
2022-8911	611 - Dispatched & cancelled en route	05/29/2022	161 Hillside Ct	34/74
Total # Incidents for 47-MT				5
ZONE: 48 - New Britian Twp.				
2022-7136	745 - Alarm system activation, no fire - unintentional	05/01/2022	145 Liberty Ln	34/74
2022-7146	360 - Water & ice-related rescue, other	05/01/2022	759 New Galena Rd	34/74
2022-7363	600 - Good intent call, other	05/04/2022	114 Glennbrook Ct	34/74
2022-7445	746 - Carbon monoxide detector activation, no CO	05/06/2022	137 Krista Ct	34/74
2022-7454	600 - Good intent call, other	05/06/2022	489 W Butler Ave	34/74
2022-7834	745 - Alarm system activation, no fire - unintentional	05/12/2022	1301 Upper Stump Rd	34/74
2022-8324	745 - Alarm system activation, no fire - unintentional	05/20/2022	800 Manor Dr	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2022-8365	745 - Alarm system activation, no fire - unintentional	05/20/2022	280 W Butler Ave	34/74
2022-8602	444 - Power line down	05/24/2022	130 Cheese Factory Rd	34/74
2022-8978	154 - Dumpster or other outside trash receptacle fire	05/30/2022	264 Creek Rd	34/74
2022-9042	745 - Alarm system activation, no fire - unintentional	05/30/2022	4365 Countyline Rd	34/74

Total # Incidents for 48:

11

ZONE: 75 - Warrington Twp.

2022-7453	440 - Electrical wiring/equipment problem, other	05/06/2022	1302 Fernwood Ct	34/74
2022-8181	571 - Cover assignment, standby, moveup	05/18/2022	2310 Freedoms Way	34/74

Total # Incidents for 75:

2

TOTAL # INCIDENTS:

25

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



DUBLIN VOLUNTEER FIRE COMPANY

Month: **May 2022**

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Apartment			
Assists			
Engine		Time in Service	7 Hrs 38 Min
Field		Total Man Hours	48 Hrs 6 Min
Full Company		Average Call Length	25 Min
Ladder			
Rescue			
Squad	1		
Tanker		Total Personnel	103
Air Medical Evacuation		Average Personnel per Call	6
Alarm System	5		
Auto Extrication			
Auto Response	5	Borough/Township	
Barn			
Brush		Bedminister Township	7
Building		Dublin Borough	1
Chimney		East Rockhill Township	4
CO Alarm		Hilltown Township	6
Control Burn		New Britain Township	
Cover/Up		Plumstead Township	
Cover/Up Assist		Nockamixon Township	
Dumpster	1	Perkasie Borough	
Dwelling		Springfield Township	
Electrial Wires in a Dwelling		Doylestown Borough	
Fumes Inside	1	Richland Township	
Fuel Spill		Tinicum Township	
HazMat			
Investigation			
Med-A-Vac			
Oil Burner			
Rescue Vehicle into Building			
Special Assignment			
Stand by Accident	4		
Tractor			
Vehicle Fire			
Wires	1		
Total Number of Calls	18	Total Numbe of Calls	18

Signature of Chief

Kevin Nugent



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>
2021-11943-B1	05/31/2022	309 ROWLAND LANE	Building	Residential	Approved
2022-12100-B2	05/11/2022	179 UPPER CHURCH ROAD	Building		Approved
2022-12102-B2	05/10/2022	225 FOREST PARK DRIVE	Building		Approved
2022-12145-B2	05/13/2022	215 WILLOW WOOD DRIVE	Building	Residential	Approved
2022-12156-B1	05/20/2022	4275 COUNTY LINE ROAD	Building	Commercial	Approved
2022-12161-B1	05/26/2022	324 SCHOOLHOUSE ROAD	Building	Commercial	Approved
2022-12170-B2	05/03/2022	19 BROOKDALE DRIVE	Building		Approved
2022-12214-B1	05/02/2022	4371 COUNTY LINE ROAD	Building	Commercial	Approved
2022-12216-B1	05/09/2022	500 HORIZON DRIVE	Building	Commercial	Approved
2022-12218-B1	05/12/2022	104 MADIGAN WAY	Building	Residential	Approved
2022-12223-B1	05/04/2022	200 HIGHPOINT DRIVE	Building	Commercial	Closed
2022-12253-B1	05/19/2022	564 ASHLEY DRIVE	Building	Residential	Approved
2022-12257-B1	05/25/2022	13 CREEK ROAD	Building	Residential	Approved
2022-12265-B1	05/24/2022	522 FERRY ROAD	Building	Residential	Approved
2021-11417-E1	05/26/2022	324 SCHOOLHOUSE ROAD	Electrical	Residential	Approved
2021-11943-E2	05/31/2022	309 ROWLAND LANE	Electrical	Residential	Approved
2022-12100-E3	05/11/2022	179 UPPER CHURCH ROAD	Electrical		Approved
2022-12102-E3	05/10/2022	225 FOREST PARK DRIVE	Electrical		Approved
2022-12156-E2	05/20/2022	4275 COUNTY LINE ROAD	Electrical	Commercial	Approved
2022-12216-E2	05/09/2022	500 HORIZON DRIVE	Electrical	Commercial	Closed
2022-12218-E2	05/12/2022	104 MADIGAN WAY	Electrical	Residential	Approved



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>
2022-12221-E1	05/05/2022	44 CURLEY MILL ROAD	Electrical	Residential	Approved
2022-12253-E2	05/19/2022	564 ASHLEY DRIVE	Electrical	Residential	Approved
2022-12257-E2	05/25/2022	13 CREEK ROAD	Electrical	Residential	Approved
2022-12260-E1	05/23/2022	247 WILLOW WOOD DRIVE	Electrical	Residential	Approved
2022-12156-P3	05/20/2022	4275 COUNTY LINE ROAD	Plumbing	Commercial	Approved
2022-12161-P2	05/26/2022	324 SCHOOLHOUSE ROAD	Plumbing	Commercial	Approved
2022-12218-P3	05/13/2022	104 MADIGAN WAY	Plumbing	Residential	Approved
2022-12226-P1	05/05/2022	100 NIGHTINGALE CIRCLE	Plumbing	Residential	Approved
2022-12227-P2	05/09/2022	24 MAPLE AVENUE	Plumbing	Residential	Approved
2022-12253-P4	05/19/2022	564 ASHLEY DRIVE	Plumbing	Residential	Approved
2022-12257-P4	05/25/2022	13 CREEK ROAD	Plumbing	Residential	Approved
2022-12229-RO1	05/05/2022	233 HOLLY DRIVE	Road Occupancy	Residential	Approved
2022-12231-RO1	05/05/2022	6 DEERPATH ROAD	Road Occupancy	Residential	Closed
2022-12235-RO1	05/12/2022	SCHOOLHOUSE ROAD	Road Occupancy	Commercial	Approved
2022-12245-RO1	05/19/2022	SCHOOLHOUSE ROAD	Road Occupancy	Commercial	Approved
2022-12250-RO1	05/19/2022	TREWIGTOWN ROAD	Road Occupancy	Commercial	Approved
2022-12251-RO1	05/19/2022	CURLEY MILL ROAD	Road Occupancy	Commercial	Approved
2022-12252-RO1	05/19/2022	WALTER ROAD	Road Occupancy	Commercial	Approved
2022-12258-RO1	05/18/2022	42 FARBER DRIVE	Road Occupancy	Residential	Approved
2022-12278-RO1	05/24/2022	564 ASHLEY DRIVE	Road Occupancy	Residential	Approved
2022-12141-S1	05/20/2022	324 SCHOOLHOUSE ROAD	Sign		Approved



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>
2021-11389-UO1	05/12/2022	2 FARBER DRIVE	Use & Occupancy		Closed
2022-12122-UO1	05/09/2022	30 FAR VIEW ROAD	Use & Occupancy	Residential	Closed
2022-12125-UO1	05/02/2022	612 ANTHEM WAY	Use & Occupancy	Residential	Closed
2022-12151-UO1	05/09/2022	335 VILLAGE WAY	Use & Occupancy	Residential	Closed
2022-12153-UO1	05/04/2022	106 DOLLY CIRCLE	Use & Occupancy	Residential	Closed
2022-12157-UO1	05/06/2022	6 DEERPATH ROAD	Use & Occupancy	Residential	Closed
2022-12175-UO1	05/11/2022	202 PEBBLE COURT	Use & Occupancy		Approved
2022-12189-UO1	05/04/2022	1074 NEW GALENA ROAD	Use & Occupancy	Residential	Closed
2022-12190-UO1	05/25/2022	5 WOODSIDE AVENUE	Use & Occupancy		Approved
2022-12195-UO1	05/04/2022	111 LARKSPUR COURT	Use & Occupancy	Residential	Closed
2022-12196-UO1	05/11/2022	117 KRISTA COURT	Use & Occupancy		Closed
2022-12197-UO1	05/03/2022	130 BRITTANY DRIVE	Use & Occupancy		Closed
2022-12206-UO1	05/10/2022	307 HAMLET DRIVE	Use & Occupancy	Residential	Closed
2022-12208-UO1	05/25/2022	333 W BOULDER DRIVE	Use & Occupancy		Approved
2022-12209-UO1	05/02/2022	319 ANTHEM WAY	Use & Occupancy		Closed
2022-12210-UO1	05/04/2022	79 LITTLE FARM LANE	Use & Occupancy		Closed
2022-12213-UO1	05/25/2022	611 CHATHAM COURT	Use & Occupancy		Closed
2022-12220-UO1	05/10/2022	715 REMINGTON COURT	Use & Occupancy		Closed
2022-12232-UO1	05/25/2022	117 SUFFIELD COURT	Use & Occupancy		Closed
2022-12234-UO1	05/26/2022	270 PRINCE WILLIAM WAY	Use & Occupancy		Approved
2022-12249-UO1	05/26/2022	706 STAFFORD COURT	Use & Occupancy		Approved



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2022-12236-W1	05/24/2022	396 KING ROAD	Well		Approved
2022-12140-Z1	05/04/2022	304 MILL RIDGE DRIVE	Zoning		Approved
2022-12144-Z1	05/04/2022	319 STONYHILL DRIVE	Zoning		Approved
2022-12171-Z1	05/06/2022	4275 COUNTY LINE ROAD	Zoning		Approved
2022-12174-Z1	05/04/2022	129 PEGGY LANE	Zoning	Residential	Approved
2022-12181-Z1	05/06/2022	165 UPPER CHURCH ROAD	Zoning	Residential	Approved
2022-12182-Z1	05/06/2022	302 MILL RIDGE DRIVE	Zoning		Approved
2022-12183-Z1	05/09/2022	30-32 MAPLE AVENUE	Zoning	Residential	Approved
2022-12185-Z1	05/25/2022	208 POPLAR ROAD	Zoning		Approved
2022-12219-Z1	05/20/2022	626 MATTHEWS AVENUE	Zoning		Approved
2022-12239-Z1	05/25/2022	121 CRESCENT DRIVE	Zoning		Approved
2022-12156-F5	05/20/2022	4275 COUNTY LINE ROAD	Fire	Commercial	Approved
2022-12156-F6	05/20/2022	4275 COUNTY LINE ROAD	Fire	Commercial	Approved
2022-12161-F3	05/26/2022	324 SCHOOLHOUSE ROAD	Fire	Commercial	Approved
2022-12156-M7	05/20/2022	4275 COUNTY LINE ROAD	Mechanical	Commercial	Approved
2022-12216-M3	05/09/2022	500 HORIZON DRIVE	Mechanical	Commercial	Approved
2022-12218-M4	05/13/2022	104 MADIGAN WAY	Mechanical	Residential	Approved
2022-12222-M1	05/03/2022	512 AIRY AVENUE	Mechanical	Residential	Approved
2022-12247-M1	05/12/2022	24 MAPLE AVENUE	Mechanical	Residential	Approved
2022-12253-M3	05/19/2022	564 ASHLEY DRIVE	Mechanical	Residential	Approved
2022-12257-M3	05/25/2022	13 CREEK ROAD	Mechanical	Residential	Approved



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2022-12259-M1	05/19/2022	321 HAMLET DRIVE	Mechanical	Residential	Approved
2022-12156-4	05/20/2022	4275 COUNTY LINE ROAD	Accessibility Permit	Commercial	Approved



Parks & Recreation Monthly Report

May 2022

Next P&R Meeting(s)	May 17, 2022, 7PM has been cancelled (Same as Primary Election Polling Venue). June 21, 2022, 7PM.
Tri Municipal 4th of July Parade	<ul style="list-style-type: none">• Parade Date & Time: July 4, 2022, at 9:30AM.• Web & social media event posts LIVE (incl. reg. form).• PennDOT Road Closure Application full submission upon approval by BOS & Township Manager.• Parade Marshal & Jr., awaiting Veterans Committee• Single Serve Chocolate & Regular Milk Refreshments at Staging Area by Bucks County Dairy Promotion Group along with Pretzels like last year.• Mailed township business letters requesting donations.• Four (4) Convertibles from Fred Beans Car Dealership.• Purchased flags for distribution at parade.• Galena Brass Band increased cost by \$200 due to fuel costs for band members. \$1,100 Total.• Parade Registration Forms distributed to previous participants.
Parks & Recreation Inventory List for Capital Planning Committee	Draft Inventory List distributed to Advisory Board for review/edits.
North Branch Park	Lyons Recreation Update: Miracle's production delays have not improved. Playground equipment may not arrive until late summer, possibly August.
Veterans Park	Free Little Library recommendation for review by Board of Supervisors at upcoming meeting.



New Britain Township Police Department

Monthly Report -

May 2022

Current Goals and Objectives:

Objective 1: Leadership Team Professional Development

Objective 2: Update and standardize policy and procedure

Objective 3: Implement Body Worn Cameras and In Car Camera Systems

Objective 4: Reduce traffic accidents by 10% compared to 2021

Objective 5: Increase community engagement activity and collaboration with social service agencies

Result of Goals & Objectives:

Objective 1: PFC Michael Sandt recommended for promotion to Corporal.

Objective 2: Began policy review process.

Objective 3: Policy for Body Worn Cameras being prioritized. Applying for a PCCD grant for BWCs.

Objective 4: Geographic teams determining areas to focus resources.

Objective 5: Ongoing review of reports and recommendations for referrals. School Walk Throughs conducted.

Significant Events:

Completed

- ◆ DUI Roving Details scheduled throughout May.
- ◆ Transitioned to new uniforms.
- ◆ Plumstead Christian School station visit.

Upcoming

- ◆ Guidance on Directed Patrols.
- ◆ Additional DUI Roving Details scheduled throughout June.
- ◆ Implementation of 2022 Goals and Objectives.
- ◆ Coffee with a cop, location to be determined.
- ◆ Deployment of traffic speed signs.
- ◆ Coordination and participation in July 4th Parade.
- ◆ Participation in Doylestown Township National Night Out August 2nd.



New Britain Township Police Department

Monthly Report -

May 2022

PERFORMANCE STATISTICS

PART 1 CRIMES	28 DAY		
	2022	2021	% Change
Murder	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	1	0	NA
Theft	2	3	-33.33%
Auto Theft	0	0	NA
Arson	0	0	NA
TOTALS	3	3	0%

PART 2 CRIMES	28 DAY		
	2022	2021	% Change
Assaults (non-aggravated)\Harassment	4	2	100%
Fraud	1	0	NA
Vandalism/Criminal Mischief	2	5	-60%
Disorderly Conduct	0	0	NA
Drug Violations	0	3	-100%
Driving Under the Influence	3	5	-40%
Public Drunkenness	0	1	-100%
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	0	NA
TOTALS	10	16	-37.5%

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2022	2021	% Change
Total Accidents	16	13	23.07%
Injury Accidents	3	2	50%
Fatal Accidents	0	0	NA
Property Accidents	2	2	0%



New Britain Township Police Department

Monthly Report -

May 2022

PERFORMANCE STATISTICS

PART 1 CRIMES	YTD		
	2022	2021	% Change
Murder	0	0	NA
Rape	0	2	-100%
Robbery	0	0	NA
Aggravated Assault	0	1	-100%
Burglary	1	0	NA
Theft	14	23	-39.13%
Auto Theft	0	3	-100%
Arson	0	2	-100%
TOTALS	15	31	-51.61%

PART 2 CRIMES	YTD		
	2022	2021	% Change
Assaults (non-aggravated)/Harassment	14	5	720%
Fraud	7	11	-36.36%
Vandalism/Criminal Mischief	5	14	-64.28%
Disorderly Conduct	0	5	-100%
Drug Violations	0	9	-100%
Driving Under the Influence	5	14	-64.28%
Public Drunkenness	2	2	0%
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	0	NA
TOTALS	33	60	-45%

MOTOR VEHICLE ACCIDENTS	YTD		
	2022	2021	% Change
Total Accidents	82	68	20.58%
Injury Accidents	17	7	142.85%
Fatal Accidents	0	0	NA
Property Accidents	12	6	100%



New Britain Township

Public Works

Departmental Report

Year: 2022

Month: May

- Drainage:** All drainage systems were checked as needed after heavy rainfalls. We did inlet repair/ replacement along Cedar Hill Rd.
- Patching:** We continued cold patching township roadways for potholes and will monitor until permanent repairs can be made.
- Street Signs:** We trimmed around signs, guardrails, and intersections for visibility along township roadways.
- Twp. Property:** Street sweeping of all developments and curblines throughout the township was completed. Road Bank mowing started and all catch basins/ open space were mowed with the 16' batwing mower (they are cut about once a month throughout the summer).
- Other:** The township hosted and E-Recycling/ Shredding Event. All PW employees attended a Chainsaw Safety Training Class. New PW hire started on May 16th, we are pleased to welcome Brian Williams to our crew.

HOURS

Drainage:	70	Hrs.
Patching:	14	Hrs.
Street Signs:	43.5	Hrs.
Equipment Maint:	75.5	Hrs.
Township Property Maint:	404	Hrs.
Ballfields:	33	Hrs.
Other:	135.5	Hrs.