



Meeting Packet

**Board of Supervisors
April 17, 2023**



PUBLIC HEARING



MEMO

TO: Matt West; Michael Walsh; Craig Kennard, Sean Gresh
FROM: David Conroy
DATE: April 10, 2023
RE: 120 Liberty Lane Conditional Use Review

A Conditional Use Review was conducted by the Township Planning & Zoning Department in accordance with Section 27-3008 of the Township Zoning Ordinance. Since this application is strictly a zoning issue, an engineering review is not needed at this time.

The applicant, Herding Butterflies, L.P., is proposing to add standard and ADA accessible off-street parking spaces and add a 17,500 SF stone paving area with an 8,800 SF fenced outside storage area. An outside storage area in this zoning district, IO Industrial/Office, is only permitted by Conditional Use.

To meet the standards for a conditional use, the applicant must meet the following listed requirements:

- In accordance with the Township Comprehensive Plan
 - o This application is not contrary to what the Comprehensive Plan intended for this area, as long as proper landscaping, street trees, and village style lighting are considered during development
- In the best interests of the Township, the convenience of the community, the public welfare
 - o The proposed use will not be a detriment to the best interests of the Township, the convenience of the community, or the general welfare of the public
- Suitable for the property in question, and designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity
 - o Outside storage on this property would be appropriate for the intended character of the properties in the general vicinity
- In conformance with all applicable requirements of Part 30 of the Township Zoning Ordinance and all other Township ordinances
 - o This proposal is in conformance with all other zoning provisions
- Suitable in terms of effect on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard
 - o No increase in traffic congestion and hazards should be expected with this project
- In accordance with sound standards of subdivision and land development practice where applicable
 - o The Township's Subdivision and Land Development Ordinance will be adhered to if Conditional Use approval is granted

- In accordance with the specific standards and criteria of Part 30 of the Township Zoning Ordinance
 - o This proposal is in conformance with all other zoning provisions

Stephen M. Zaffuto, Esquire
Direct Dial: 215-606-0249
stephen.zaffuto@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

February 9, 2023

RECEIVED
FEB 10 2023

VIA ELECTRONIC CORRESPONDENCE

Ryan Gehman, Assistant Planning and Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914-2103
rgehman@newbritaintownship.org

Re: 120 Liberty Lane – TMP No. 26-001-100-005

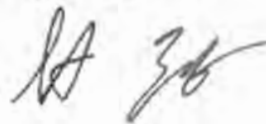
Dear Mr. Gehman:

As you are aware, I represent 120 Liberty Lane (the “Applicant”), with respect to its property located at 120 Liberty Lane Chalfont, PA 18914, identified as Parcel Nos. 26-001-100-005 (the “Property”). In connection herewith, enclosed please find the following:

1. Check for the Conditional Use Application Fee in the amount of \$2,500.00.
2. Completed Conditional Use Hearing Application Form, with written Addendum.
3. Seven (7) copies of Site Plan.
4. Deed vesting legal title to applicant.
5. Environmental Impact Statement Report with Exhibits A through C.

Please feel free to contact me should you have any questions or need any additional information.

Very truly yours,



Stephen M. Zaffuto, Esq.



NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

CONDITIONAL USE HEARING APPLICATION

Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

TOWNSHIP USE ONLY

Application #: _____
 Date Filed: 2-10-23; KG; m
 Payment: \$ 2500
 Check #: # 1218
 Receipt #: # 13982

1. Date: _____
2. Applicant:
 - (a) Name: Herding Butterflies, L.P.
 - (b) Mailing address: 120 Liberty Ln
Chalfont, PA 18914
 - (c) Telephone number: (215) 606-0178 (Attorney)
 - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Legal Owner
3. Applicant's attorney, if any:
 - (a) Name: Kellie McGowan, Esq.
 - (b) Mailing Address: 10 S. Clinton Street, Ste 300
Doylestown, PA 18901
 - (c) Telephone number: (215) 606-0181
 - (d) Fax Number: (215) 348-1804
4. Property:
 - (a) Present Zoning Use Classification: IO - Industrial/Office
 - (b) Tax Parcel Number: 26-001-100-005
 - (c) Location (With reference to nearby intersections or prominent features):
Off Liberty Lane cul-de-sac; Abuts County Line Road (no access)
5. Proposed use:
Continue permitted principal use as K3 Warehousing with addition of gravel lot
to be used as and for L2 Outside Storage Use
6. Has any previous zoning applications been filed concerning this property? If yes, specify:
Yes (see attached Addendum)

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.


Signature

- Notes:
- (1) One copy of plans (if size 8 1/2" x 11") or seven copies (if larger than size 8 1/2" x 11") must be attached to the application. The plan or plans must be prepared by a professional engineer or surveyor. The plan or plans must contain all information relevant to the application, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
 - (2) Filing fee, which must accompany this application, and which is not returnable once the application is accepted.
Conditional Use Application Fee: \$2,500.00, plus Professional Services Agreement and escrow.

**Addendum to the Conditional Use Application of
Herding Butterflies, L.P.
New Britain Township Board of Supervisors**

RE: 120 Liberty Lane

Background

Applicant, Herding Butterflies, L.P., is the legal owner of the property located at 120 Liberty Lane in New Britain Township, Bucks County, also identified as Tax Parcel No. 26-001-100-005 (the "Property").

The Property is located within the IO Industrial/Office Zoning District pursuant to the New Britain Township Zoning Map and Zoning Ordinance ("ZO"). The Property has a gross lot area of 3.37 acres, and is presently improved with a 17,611 SF block and metal sided industrial building used as and for a K3 Warehousing use.

Applicant proposes to make certain changes to the lot to add standard and ADA accessible off-street parking spaces and also add a 17,500 SF stone paving area with an 8,800 SF fenced outside storage area. Even with the proposed changes and additions, the Property would remain in conformity with all applicable area and dimensional standards aside from a 35-foot side yard for which a variance has previously been granted. However, the L2 Outside Storage Use is only permitted in the IO Zoning District by conditional use approval.

By this Application, Applicant requests the Board of Supervisors grant a conditional use to permit the L2 Outside Storage Use within the 8,800 SF fenced area of the Property as shown on the Zoning Plan by Holmes Cunningham LLC, dated December 7, 2022, last revised January 27, 2023, attached hereto as an exhibit.

Applicant's request for conditional use is justified as the outside storage use is necessary but incidental to the principal warehousing use it and satisfies all the applicable requirements under § 27-305.L2.b of the Zoning Ordinance. Specifically:

1. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas and no part of the required front yard will be occupied by outside storage or display.
2. The outside storage and display areas will occupy an area of less than 0.5 of the existing building coverage.
3. The outside storage area will be shielded from view from all public streets.

Additionally, the application satisfies the general requirements for conditional use approval pursuant to §27-3008 of the Zoning Ordinance. Specifically, the outside storage area will be:

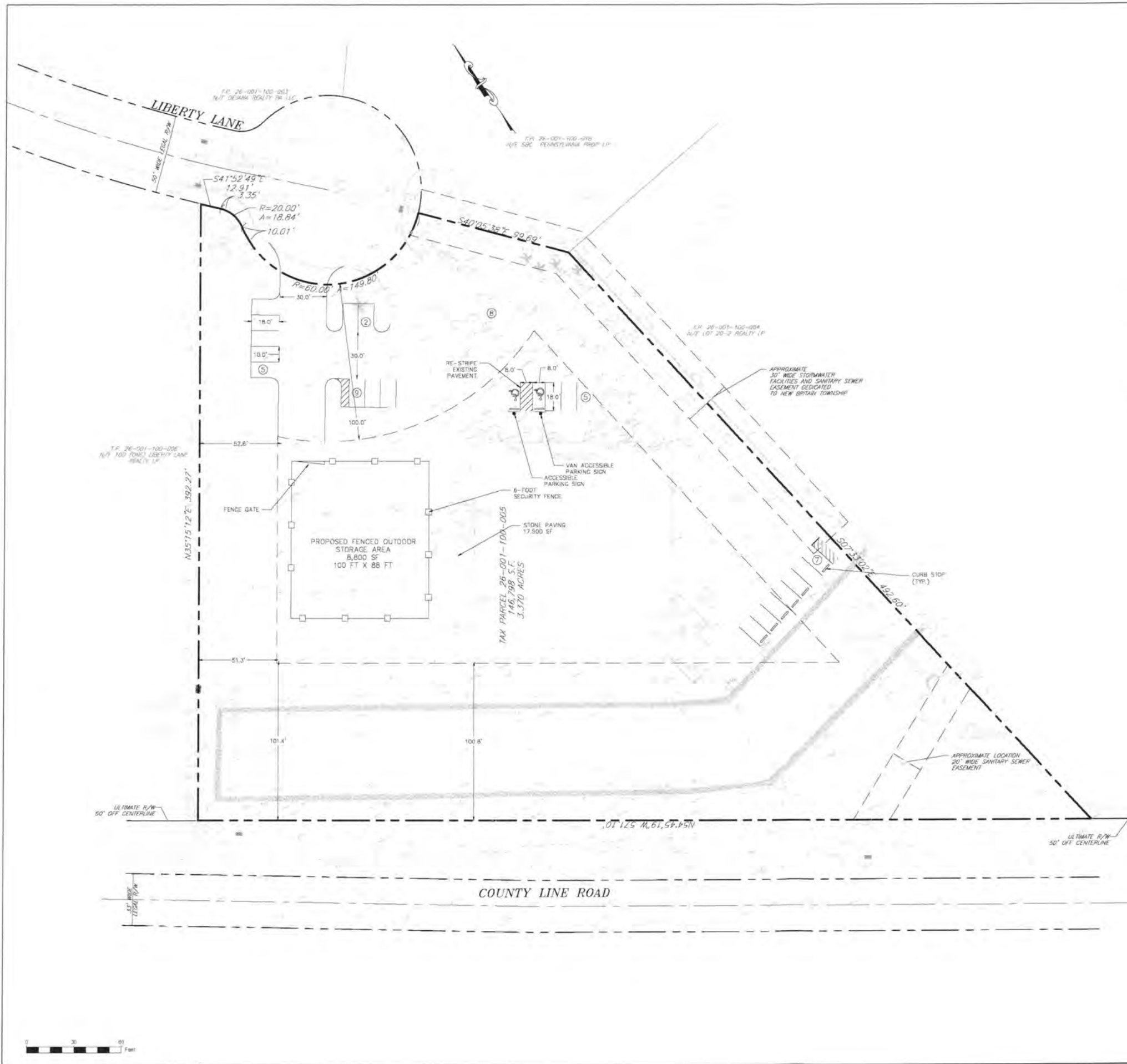
1. In accordance with the Township Comprehensive Plan;
2. In the best interests of the Township, the convenience of the community, the public welfare;
3. Suitable for the property in question, and designed, constructed, operated and maintained so as to be in harmony with and appropriate in appearance to the existing or intended character of the general vicinity;
4. In conformance with all applicable requirements of this chapter and all Township ordinances;
5. Suitable in terms of effect on highway traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard;
6. In accordance with sound standards of subdivision and land development practice where applicable; and
7. In accordance with the specific standards and criteria of this chapter.

Applicant is entitled to the grant of a conditional use when its application meets the requirements of the Zoning Ordinance. *In re Thompson*, 869 A.2d 659 (Pa. Cmwlth. 2006) (citing *Sheetz, Inc. v. Phoenixville Borough Council*, 804 A.2d 113 (Pa. Cmwlth. 2002); *Levin Board of Supervisors of Benner Township*, 669 A.2d 1063 (Pa. Cmwlth. 1995); and *Bailey v. Upper Southampton Township*, 690 A.2d 1324 (Pa. Cmwlth. 1997)).

Exhibit List

1. Zoning Plan (7 copies)
2. Vesting Deed
3. Environmental Impact Statement Report, prepared by Holmes Cunningham Engineering

Exhibit A



ZONING DATA TABLE*

ZONING DISTRICT: IO INDUSTRIAL/OFFICE DISTRICT

ITEM	REQUIRED/PERMITTED	EXISTING	PROPOSED
Land Use:	K3, Wholesale Business, Wholesale Storage, Warehousing		
Min. Lot Size	3.0 Ac.	3.37 Ac.	3.37 Ac.
Min. Lot Width	300 FT	350.0 FT	350.0 FT
Min. Front Yard Setback	100 FT	126.4 FT	101.0 FT
Min. Side Yard Setback	50 FT	35 FT **	35 FT **
Min. Rear Yard Setback	100 FT	100.8 FT	100.8 FT
Max. Impervious Coverage	60%	29.9%	46.0%
Max. Building Height	35 FT	28 FT	28 FT
Min. Parking Required	1 Per Employee	18 Spaces	36 Spaces

* Zoning Information/ Requirements taken from Previously approved record plan. See note #1
 ** Variance previously granted

LOT AREA CALCULATIONS

	S.F.	Acres
Gross Lot Area	146,798	3.370
Land Within R.O.W.	0	0.000
Developable Acreage	146,798	3.370

IMPERVIOUS COVERAGE CALCULATIONS

Existing Impervious Area

Existing Buildings and Features	18,175	0.417
Existing Asphalt	22,111	0.508
Existing Concrete Walkways & Walls	3,644	0.084
Total Existing Impervious	43,930	1.008
Existing Impervious Coverage		29.9%

Proposed Impervious Area

Existing Buildings and Features To Remain	22,111	0.508
Existing Asphalt To Remain	18,175	0.417
Existing Concrete Walkways & Walls To Remain	3,592	0.082
Proposed Stone Paving	17,500	0.402
Proposed Asphalt	6,208	0.143
Total Proposed Impervious	67,586	1.552
Proposed Impervious Coverage		46.0%

Building Coverage **15.1%**
Change in Impervious Area **23,656**



NOTES:

- THIS PLAN IS AN AMENDMENT TO A SITE DEVELOPMENT PLAN PREPARED FOR M.S. HORNAK ASSOCIATES BY STOUT, TACCONELLI & ASSOCIATES, INC. LAST REVISED SEPTEMBER 11, 1990. ALL NOTES, RESTRICTIONS AND ZONING REQUIREMENTS FROM THAT PLAN SHALL CONTINUE TO BE APPLICABLE.
- THIS PLAN IS BASED ON A EXISTING FEATURES PLAN PREPARED BY CAVANAUGH SURVEYING SERVICES, DATED DECEMBER 30, 2020.
- SUBJECT PROPERTY IS WITHIN IO - INDUSTRIAL/OFFICE ZONING DISTRICT.
- FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 288 OF 532, COMMUNITY MAP NO. 4201700288K WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017.
- NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
- NO NEW STORMWATER MANAGEMENT FACILITIES ARE REQUIRED FOR THIS PROJECT AS THE ADDITIONAL IMPERVIOUS COVERAGE WAS INCLUDED IN THE EXISTING STORMWATER FACILITIES LOCATED WITHIN THE DEVELOPMENT.

Holmes Cunningham LLC
 409 E. Butler Ave.,
 Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

HC ENGINEERING

REVISIONS

Date	Description
3-27-2023	REVISED FOR ZONING COMMENTS

120 LIBERTY LANE
 TMP# 26-001-100-005
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
ZONING PLAN

Robert T. Cunningham, P.E.
 PA Lic. No. PA076424

File No:
 1592.00.0.ZONINGPLAN.DWG

Date	12/7/2022	Scale	1"=30'	NCE Job	1592	Designed	RC	Sheet	of 1
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Drawing No.
CO.0

Exhibit B

BUCKS COUNTY RECORDER OF DEEDS

55 East Court Street
Doylestown, Pennsylvania 18901
(215) 348-6209

Instrument Number - 2021001028

Recorded On 1/6/2021 At 7:36:52 AM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 1140895 User - KLJ

* Grantor - M S HORNIAC ASSOCIATES

* Grantee - HERDING BUTTERFLIES L P

* Customer - SIMPLIFILE LC E-RECORDING

* FEES

STATE TRANSFER TAX \$15,500.00

RECORDING FEES \$89.75

CENTRAL BUCKS SCHOOL \$7,750.00

DISTRICT REALTY TAX

NEW BRITAIN TOWNSHIP \$7,750.00

TOTAL PAID \$31,089.75

Bucks County UPI Certification
On January 4, 2021 By TF

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

COPY

RETURN DOCUMENT TO:
TOHICKON SETTLEMENT SERVICES, INC.
6464 LOWER YORK RD STE B
NEW HOPE, PA 18938-5608

I hereby CERTIFY that this document is
recorded in the Recorder of Deeds Office
of Bucks County, Pennsylvania.



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

* - Information denoted by an asterisk may change during
the verification process and may not be reflected on this page.

17D8E4



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
26-001-100--005 - N BRITAIN TWP
CERTIFIED 01/04/2021 BY TF

Prepared by and Return to:

Tohickon Settlement Services, Inc.
6464 Lower York Road, Suite B
New Hope, PA 18938
(215)794-0700

File No. 97726TSS

UPI # 26-001-100-005

This Indenture, made the 10th day of December, 20 20, and effective the 15 day of DECEMBER, 20 20, the date of delivery to the Grantee

Between

M.S. HORNIAC ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP

(hereinafter called the Grantor), of the one part, and

HERDING BUTTERFLIES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Million Five Hundred Fifty Thousand And 00/100 Dollars (\$1,550,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

ALL THAT CERTAIN lot or tract of land situate In New Britain Township, Bucks County, Pennsylvania, bounded and described according to a Plan of New Britain Business Park dated April 18, 1985 and later revised and recorded in Plan Book 249 page 4, Plan prepared by Gilmore & Associates, Inc., as follows, to wit:

BEGINNING at a point on the Southwesterly side of Liberty Way (as shown on said Plan) at a corner of Lot No. 22 (as shown on said Plan); thence along the said side of Liberty Way the next three following courses and distances: (1) on the arc of a circle curving to the right having a radius of 1025.00 feet the arc distance of 12.91 feet to a point of reverse curve; (2) on the arc of a circle curving to the left having a radius of 20.00 feet the arc distance of 18.83 feet to a point of curve; and (3) on the arc of a circle curving to the right having a radius of 60.00 feet the arc distance of 148.45 feet to a point; thence along Lot No. 20 and through a 30.00 feet wide stormwater and sanitary sewer easements South 36 degrees 09 minutes 42 seconds East 100.00 feet to an angle; thence still along Lot No. 20 and through the said 30.00 feet wide stormwater and sanitary sewer easements and through stormwater detention area #1, South 03 degrees 37 minutes 06 seconds East 492.60 feet to a point on the Northeasterly side of County Line Road (as shown on said Plan); thence along the said side of County Line Road, North 50 degrees 48 minutes 52 seconds West 571.10 feet to a point; thence along Lot No. 22 North 39 degrees 11 minutes 08 seconds East 392.27 feet to the point and place of beginning.

BEING Lot No. 21 on said Plan.

ALSO Known as Bucks County Uniform Parcel Identifier: Tax Parcel No. 26-001-100-005.

BEING the same premises which Bucks County Economic Development Corporation (formerly known as Bucks County Industrial Development Corporation) by deed dated 4/30/2008 and recorded 5/14/2008 in LR 5797 page 1947 did convey unto M.S. Horniak Associates, a Pennsylvania Limited Partnership.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

And the said Grantor, for itself, its successors and assigns, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will **WARRANT SPECIALLY** and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its Trustee, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST

[Signature]
[SEAL]

M.S. HORNIAC ASSOCIATES, A
PENNSYLVANIA LIMITED
PARTNERSHIP

By: Stephen Horniak, General and
Limited Partner; John P. Cataldo,
Jr., Trustee under the Residuary
Trust under the Will of Mary
Horniak a/k/a Molly Horniak;
Stephen Horniak, Jr., Limited
Partner; Colin Horniak, Limited
Partner

By: [Signature]
Stephen Horniak, General and
Limited Partner

By: [Signature]
John P. Cataldo, Jr., Trustee

By: [Signature]
Stephen Horniak, Jr., Limited
Partner

By: [Signature]
John Colin Horniak a/k/a

By: [Signature]
Colin Horniak, Limited Partner

State of Pennsylvania } ss
County of BUCKS

Commonwealth of Pennsylvania - Notary Seal
Shannon Lee Smith, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347357

Member, Pennsylvania Association of Notaries

This record was acknowledged before me on 12-10-2020 by Stephen
Horniak, General and Limited Partner, who represents that he is authorized to act on behalf of
M.S. Horniak Associates, a Pennsylvania Limited Partnership.

[Signature]
Notary Public
My commission expires 03-19-2023

State of Pennsylvania } ss
County of BUCKS

This record was acknowledged before me on 12-10-2020 by Stephen Horniak,
Jr., Limited Partner, who represents that he is authorized to act on behalf of M.S. Horniak
Associates, a Pennsylvania Limited Partnership.

[Signature]
Notary Public
My commission expires 03-19-2023

Commonwealth of Pennsylvania - Notary Seal
Shannon Lee Smith, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347357

Member, Pennsylvania Association of Notaries

State of Pennsylvania }
County of Montgomery } ss

This record was acknowledged before me on 12-10-2020 by John Colin Horniak a/k/a Colin Horniak, Limited Partner, who represents that he is authorized to act on behalf of M.S. Horniak Associates, a Pennsylvania Limited Partnership.

Commonwealth of Pennsylvania - Notary Seal
NORMA M. GUNNING, Notary Public
Montgomery County
My Commission Expires November 29, 2021
Commission Number 1064231

Norma M. Gunning
Notary Public
My commission expires 11/29/2021

State of PENNSYLVANIA }
County of Bucks } ss

This record was acknowledged before me on 12/14/2020 by John P. Cataldo, Jr., Trustee, who represents that he is authorized to act on behalf of the Residuary Trust under the Will of Mary Horniak a/k/a Molly Horniak.

Commonwealth of Pennsylvania - Notary Seal
Dawn McCloud, Notary Public
Bucks County
My commission expires October 19, 2022
Commission number 1341848
Member, Pennsylvania Association of Notaries

[Signature]
Notary Public
My commission expires 10/19/2022

The precise residence and the complete post office address of the above-named Grantee is:

120 Liberty Lane
Chalfont, PA 18914

[Signature]
On behalf of the Grantee

<p>DEED</p>	<p>UPI # 26-001-100-005</p> <p>M.S. Horniak Associates, a Pennsylvania Limited Partnership</p> <p>TO</p> <p>Herdin Butterflies, L.P., a Pennsylvania Limited Partnership</p>	<p>Tohickon Settlement Services, Inc. 6464 Lower York Road, Suite B New Hope, PA 18938 Phone: (215)794-0700 Fax: (215)794-0705</p>
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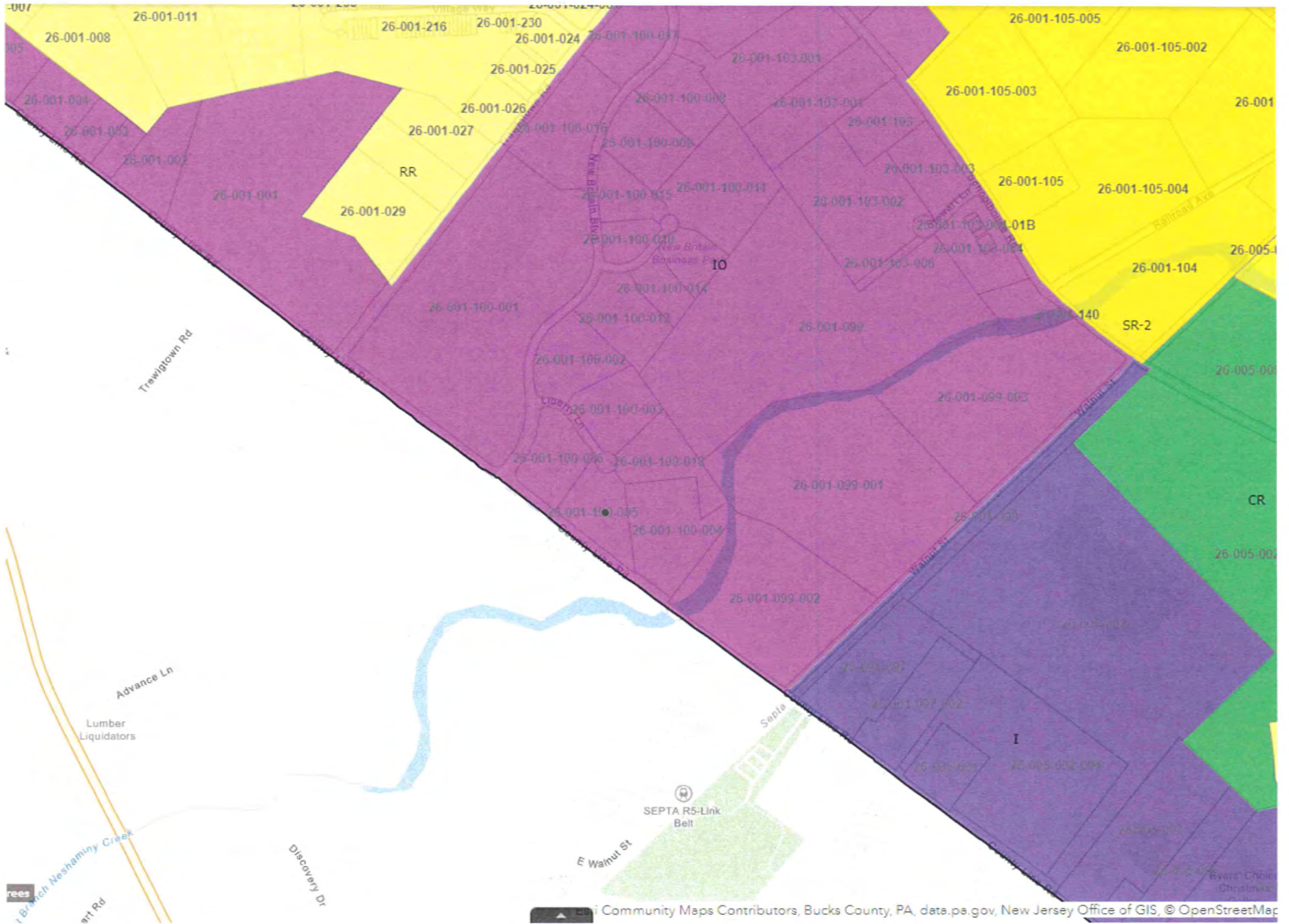


Exhibit C



Kristin Holmes, P.E., LEED AP
Robert Cunningham, P.E., LEED AP

February 2, 2023

Ryan Gehman, Assistant Planning and Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914

**RE: Environmental Impact Statement Report
Herding Butterflies, L.P.
TMP#: 26-001-100-005
New Britain Township, Bucks County, PA**

1. Overview

This Environmental Impact Statement Report is being made in connection with a Conditional Use Application to permit an L2 Outside Storage Use on the property located at 120 Liberty Lane in New Britain Township, Bucks County, Pennsylvania, also identified as Tax Parcel No. 26-001-100-005 ("Property"), within the Township's IO – Industrial/Office Zoning District. This outside storage use will be incidental to the Property's primary use of the Property as K3 Warehousing.

The proposed outside storage area on the Property will be a 100 foot by 88 foot (8,800 square foot) portion of a proposed 17,500 stone paving area and will be surrounded by a 6-foot security fence, as shown on the Zoning Plan prepared by Holmes Cunningham LLC, dated December 7, 2022, last revised January 27, 2023 (Exhibit "A").

Other site improvements are proposed on the Property to provide access to the outside storage area as well as additional off-street parking. The areas in which site improvements are proposed are presently relatively flat, grassy areas adjacent to the existing building. The site is suitable for the outside storage area and use, and the related site improvements will comply with all applicable Township regulations.

2. Compatibility

The proposed outside storage use and related site improvements are compatible with the Township Comprehensive Plan. The L2 Outside Storage use is permitted by conditional use in the IO Zoning District, and the proposed use will satisfy all of the specific and general requirements for the conditional use set forth in the New Britain Township Zoning Ordinance.

3. Location

See the Location Map at Exhibit B.

4. Photographs

See photographs at Exhibit C.

5. Description of the Project

(a) See Zoning Plan at Exhibit A

(b) The Property is owned in fee simple by the Applicant, Herding Butterflies, L.P.

6. Physical Resources Inventory

The physical resources associated with the natural environment of the Property are depicted, and identified on the Zoning Plan at Exhibit A.

7. Biological Inventory

The portion of the Property subject to the proposed site improvements is an unimproved, grassy area with no notable biological resources.

8. Land Use Inventory

The Property is presently used as and for Use K3 Warehousing. The area and dimensional standards of the Property are set forth on the Zoning Plan at Exhibit A.

9. Surface Water Inventory

There are no existing watercourses or water bodies located on the Property, and the Property is located entirely outside the 500-year floodplain. No new stormwater management facilities are required for this project, as the additional impervious coverage was included in the existing stormwater facilities located within the development.

10. Subsurface Water Inventory

The Property is served by public water and sewer.

11. Existing Features Inventory

Existing features are shown on the Zoning Plan at Exhibit A.

12. Historic Resources Inventory

There are no historic resources associated with or within 500 feet of the Property.

13. Visual Resources Inventory

There are no visual resources associated with the Property.

14. Community Needs Inventory

The addition of an outside storage use accessory to an existing primary warehousing use of the Property will not create any need for additional or expanded community facilities.

15. Utility Needs Inventory

The addition of an outside storage use accessory to an existing primary warehousing use of the Property will not create any need for additional or expanded utility installations.

16. Transportation System Inventory

The proposed outside storage use will not have a significant effect on the relationship of the transportation and circulation systems needs of the proposed project to the existing street or highway network.

17. Adverse Impacts

The proposed outside storage use and related site improvements will not create any probable adverse impacts. The Property is suitable for the use, and the use will comply with Township regulations regarding location, area, and shielding from view of public streets.

18. Mitigation Measures

No mitigation measures will be required.

19. Irreversible Impacts

No irreversible environmental changes will occur due to the proposed project.











ACTION ITEMS



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve the minutes of the March 20, 2023, Business Meeting and the April 3, 2023, Workshop Meeting of the New Britain Township Board of Supervisors.

Presented By: _____

Seconded By: _____



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve the Schedule of Bills dated April 14, 2023, in the amount of \$574,455.72, 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
 Vendors: All
 Rcvd Batch Id Range: JB031323 to JB041323

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

Paid Date Range: 03/16/23 to 04/14/23
 Include Non-Budgeted: Y Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
180NB005	180 NB BLVD ASSOCIATES LLC	23000303	03/24/23	RELEASE OF ESCROW	Open	222,360.00	0.00		
ADTC0005	ADT COMMERCIAL	23000261	03/09/23	SECURITY SYSTEM	Open	285.76	0.00		
AQUAP010	AQUA PENNSYLVANIA	23000351	04/03/23	FIRE HYDRANT RENTAL	Open	1,278.58	0.00		
ARMOU010	ARMOUR & SONS ELECTRIC I	23000237	02/24/23	TRAFFIC SIGNAL REPAIR	Open	2,326.14	0.00		
		23000345	03/28/23	STREET LIGHT MAINTENANCE	Open	2,810.14	0.00		
						5,136.28			
ASPIR005	ASPIRANT CONSULTING GROUP LLC	23000243	03/08/23	POLICY DEV AND ACCRED	Open	2,908.33	0.00		
ASSOC010	ASSOCIATED TRUCK PARTS	23000256	03/01/23	VEHICLE PARTS	Open	79.29	0.00		
ATTMO010	AT&T MOBILITY	23000291	03/13/23	MOBILE PHONE SERVICE	Open	431.13	0.00		
BARRY010	BARRY ISETT & ASSOCIATES INC	23000366	04/12/23	EMERGENCY MGMT SERVICES	Open	1,000.00	0.00		
BEGLE005	BEGLEY CARLIN & MANDIO LLP	23000300	03/03/23	LEGAL EXPENSES	Open	8,131.00	0.00		
BILLM010	BILL MITCHELL'S AUTO SERVICE I	23000350	03/31/23	EMISSION INSPECTION 48-06	Open	2,077.03	0.00		
BLOCK005	BLOCK COMMUNICATIONS	23000332	04/03/23	PD FORD FUSION	Open	876.64	0.00		
BLOOM020	BLOOMING GLEN QUARRY	23000259	03/10/23	RUSTIC RED (1/2)	Open	410.50	0.00		
BRITT005	BRITTON INDUSTRIES	23000358	03/21/23	DEBRIS REMOVAL	Open	50.00	0.00		
BUCKS155	BUCKS BUBBLES	23000360	03/24/23	2023 FALL FEST DEPOSIT	Open	500.00	0.00		
BUCKS130	BUCKS MONT PARTY RENTAL	23000361	03/24/23	2023 FALL FEST DEPOSIT	Open	250.50	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BUX-M010	BUX-MONT AWARDS	23000275	03/16/23	ENGRAVING	Open	15.50	0.00		
CRICH010	C. RICHARD MICHIE II	23000280	03/22/23	2022 MEDICAL REIMBURSEMENT	Open	50.00	0.00		
CALIB005	CALIBRE PRESS	23000334	04/07/23	TRAINING - D. SACKS	Open	359.00	0.00		
CATHE010	CATHERINE BASILII	23000265	03/17/23	ZONING HEARINGS	Open	120.00	0.00		
CHUCK	CHUCK COXHEAD	23000263	03/17/23	ZONING HEARINGS	Open	120.00	0.00		
COMCA010	COMCAST	23000247	03/06/23	CABLE/INTERNET	Open	568.13	0.00		
		23000269	03/09/23	CABLE/INTERNET	Open	316.96	0.00		
		23000320	03/24/23	CABLE/INTERNET	Open	3.18	0.00		
						<u>888.27</u>			
CONTC005	CONT. CONCRETE PRODUCTS INC.	23000249	03/07/23	6' TYPE C TOPS	Open	752.00	0.00		
CYNTH035	CYNTHIA JONES	23000308	03/27/23	2023 MEDICAL REIMBURSEMENT	Open	1,016.21	0.00		
DANIE050	DANIEL A. GONZALEZ	23000307	03/29/23	2023 MEDICAL REIMBURSEMENT	Open	716.96	0.00		
DANIE020	DANIEL L. BEARDSLEY LTD.	23000348	03/27/23	EQUIP REPAIR	Open	164.00	0.00		
DANIE055	DANIEL SACKS	23000305	03/23/23	2023 MEDICAL REIMBURSEMENT	Open	50.00	0.00		
DAVID155	DAVID CONROY	23000254	03/15/23	2023 MEDICAL REIMBURSEMENT	Open	390.00	0.00		
DISPL015	Display and Sign Center Inc	23000245	02/01/23	STREET SIGNS	Open	398.00	0.00		
		23000297	03/21/23	SHOP SUPPLIES	Open	52.00	0.00		
						<u>450.00</u>			
DUNLA010	dunlapSLK	23000276	03/08/23	2022 AUDIT	Open	15,000.00	0.00		
		23000364	04/12/23	2022 AUDIT	Open	6,500.00	0.00		
						<u>21,500.00</u>			
DVHIT010	DVHT	23000250	03/01/23	HEALTH INSURANCE	Open	74,248.19	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DVHT010	DVHT	Continued							
		23000352	04/01/23	HEALTH INSURANCE	Open	74,248.19	0.00		
						<u>148,496.38</u>			
EASTE010	EASTERN AUTOPARTS WAREHOU								
		23000346	03/31/23	AUTO PARTS	Open	587.60	0.00		
EDISO005	EDISON QUARRY INC								
		23000343	04/01/23	DEBRIS REMOVAL	Open	275.00	0.00		
ESTAB005	ESTABLISHED TRAFFIC CONTROL								
		23000313	03/08/23	ONE WAY BOLT & NUTS	Open	230.00	0.00		
EUREK010	EUREKA STONE QUARRY INC.								
		23000327	04/06/23	PATCHING	Open	1,205.32	0.00		
FOLEY005	FOLEY INC								
		23000274	03/10/23	SKIDSTEER PARTS	Open	54.21	0.00		
FPMAI005	FP MAILING SOLUTIONS								
		23000242	03/01/23	POSTAGE METER	Open	117.50	0.00		
FRANK025	FRANK CALLAHAN CO., INC.								
		23000355	03/20/23	METRIC V-BELT	Open	16.10	0.00		
GALLS010	GALLS, LLC								
		23000257	03/03/23	UNIFORM	Open	9.20	0.00		
		23000314	03/24/23	UNIFORM	Open	242.76	0.00		
		23000335	03/27/23	UNIFORM	Open	89.32	0.00		
						<u>341.28</u>			
GATEH005	GATEHOUSE MEDIA PA HOLDINGS								
		23000316	03/01/23	ADVERTISING	Open	336.70	0.00		
		23000328	03/31/23	ADVERTISING	Open	1,380.36	0.00		
						<u>1,717.06</u>			
GEORG040	GEORGE ALLEN PORTABLE TOILETS								
		23000253	03/07/23	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
		23000342	04/04/23	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
						<u>1,328.00</u>			
GILMO010	GILMORE & ASSOCIATES INC.								
		23000301	03/10/23	ENGINEERING EXPENSES	Open	62,664.86	0.00		
HKMAT010	H & K MATERIALS								
		23000292	03/18/23	PATCHING	Open	62.60	0.00		
		23000337	03/31/23	PATCHING	Open	419.90	0.00		
						<u>482.50</u>			
HABER010	H.A. BERKHEIMER INC.								
		23000341	03/31/23	COMMISSION FEE MAR 2023	Open	32.37	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
HEFFE015	HEFFERNAN INSURANCE BROKERS	23000241	03/14/23	2023 BOND RENEWAL - M. WEST	Open	825.00	0.00		
HIRSC005	HIRSCHBERG MECHANICAL LLC	23000278	03/15/23	COMMERCIAL SERVICE CHARGE	Open	724.00	0.00		
HOMED010	HOME DEPOT CREDIT SERVICES	23000347	03/28/23	SUPPLIES	Open	227.43	0.00		
HPT	HPT SYSTEMS, INC.	23000324	03/01/23	IT CONSOLIDATION PROJECT	Open	9,551.25	0.00		
JLAUT010	J L AUTO BODY	23000295	03/20/23	POLICE - 2017 FORD EXPLORER	Open	297.80	0.00		
JOHNB045	JOHN BATES	23000238	03/15/23	2023 MEDICAL REIMBURSEMENT	Open	356.45	0.00		
		23000284	03/20/23	2023 MEDICAL REIMBURSEMENT	Open	100.00	0.00		
		23000373	04/14/23	2023 MEDICAL REIMBURSEMENT	Open	191.91	0.00		
						<u>648.36</u>			
JUMPI005	JUMPING JUBILEE	23000363	04/06/23	2023 FALL FEST DEPOSIT	Open	200.00	0.00		
KELSE005	KELSEY C. GANTHER	23000372	04/04/23	2023 MEDICAL REIMBURSEMENT	Open	561.73	0.00		
LANDI010	LANDIS BLOCK & CONCRETE	23000344	03/29/23	DRAINAGE SUPPLIES	Open	413.74	0.00		
LAURA015	LAURA DAY	23000362	03/24/23	2023 FALL FEST DEPOSIT	Open	50.00	0.00		
MWPRE005	M&W PRECAST, LLC	23000312	03/21/23	DRAINAGE SUPPLIES	Open	374.46	0.00		
MACMI010	MACMILLAN OIL COMPANY	23000299	03/21/23	OIL TANK FILL	Open	2,456.70	0.00		
MALWA005	MALWAREBYTES	23000357	04/13/23	ANNUAL LICENSE FEE	Open	1,798.37	0.00		
MARIA015	MARIA CLANCY	23000370	04/03/23	2023 MEDICAL REIMBURSEMENT	Open	277.70	0.00		
MARKS010	MARK S. DUNCAN JR.	23000279	03/22/23	2023 MEDICAL REIMBURSEMENT	Open	349.93	0.00		
MATTH065	MATTHEW WEST	23000281	03/21/23	2023 MEDICAL REIMBURSEMENT	Open	160.85	0.00		
		23000304	03/31/23	2023 MEDICAL REIMBURSEMENT	Open	28.00	0.00		
		23000306	03/31/23	BOS BREAKFAST REIMB	Open	35.10	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MATTH065	MATTHEW WEST				Continued				
		23000310	04/06/23	2023 MEDICAL REIMBURSEMENT	Open	<u>110.00</u>	0.00		
						333.95			
MCDON010	MCDONALD UNIFORM COMPANY								
		23000258	03/16/23	UNIFORM	Open	548.27	0.00		
MERCK010	MERCK SHARP & DOHME FCU								
		23000354	04/04/23	RETURN SECURITY DEPOSIT	Open	50.00	0.00		
MUNIL005	MUNILOGIC								
		23000282	03/15/23	CE HOSTED ENVIRONMENT	Open	833.00	0.00		
NETTE005	NetTech International								
		23000321	03/07/23	RACK MIGRATION	Open	2,485.00	0.00		
NICOL005	NICOLE PERCETTI, TAX COLLECTOR								
		23000325	03/01/23	R/E TAXES	Open	1,273.59	0.00		
NORTH050	NORTH PENN WATER AUTHORIT								
		23000311	03/20/23	WATER	Open	189.78	0.00		
NYCOC010	NYCO CORPORATION								
		23000260	03/15/23	PRESSURE WASHER PARTS	Open	17.75	0.00		
PARKS010	PARKSIDE GRAPHICS INC.								
		23000244	03/08/23	SECURITY ENVELOPES	Open	349.38	0.00		
PEACE025	PEACEABLE KINGDOM PETTING ZOO								
		23000359	03/24/23	2023 FALL FEST DEPOSIT	Open	100.00	0.00		
PECOE020	PECO ENERGY-PAYMENT PROCESSING								
		23000246	03/08/23	ELECTRIC	Open	39.51	0.00		
		23000255	03/10/23	ELECTRIC	Open	182.40	0.00		
		23000270	03/13/23	ELECTRIC	Open	325.60	0.00		
		23000287	03/20/23	ELECTRIC	Open	74.31	0.00		
		23000302	03/21/23	ELECTRIC	Open	2,830.69	0.00		
		23000322	03/27/23	ELECTRIC	Open	174.66	0.00		
		23000323	03/29/23	ELECTRIC	Open	443.43	0.00		
		23000336	04/06/23	ELECTRIC	Open	<u>54.67</u>	0.00		
						4,125.27			
REPUB005	REPUBLIC SERVICES #320								
		23000268	03/15/23	TRASH SERVICES	Open	735.72	0.00		
RICTH010	RICHTER DRAFTING & OFFICE SUPP								
		23000331	04/04/23	MOBILE SHRED	Open	185.00	0.00		
RIGGI010	RIGGINS INC.								
		23000272	03/09/23	FUEL	Open	2,489.17	0.00		
		23000296	03/22/23	HEATING OIL	Open	3,196.73	0.00		
		23000338	03/29/23	FUEL	Open	3,724.24	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
RIGGI010	RIGGINS INC.				Continued				
		23000339	04/06/23	FUEL	Open	<u>1,763.02</u>	0.00		
						11,173.16			
ROBER270	ROBERT E. LITTLE, INC.								
		23000356	03/30/23	EQUIPMENT REPAIR	Open	1,187.63	0.00		
RYANG005	RYAN GEHMAN								
		23000368	04/12/23	2023 MEDICAL REIMBURSEMENT	Open	228.00	0.00		
RYANL005	RYAN LISCHKE								
		23000371	04/04/23	2023 MEDICAL REIMBURSEMENT	Open	406.71	0.00		
SANDRA	SANDRA EZZO								
		23000283	03/20/23	2023 MEDICAL REIMBURSEMENT	Open	310.45	0.00		
SCOTT070	SCOTT FISCHER								
		23000264	03/17/23	ZONING HEARINGS	Open	120.00	0.00		
STAND015	STANDARD DIGITAL LEASING								
		23000367	03/25/23	COPIER	Open	497.82	0.00		
STAND010	STANDARD INSURANCE COMPANY								
		23000288	03/15/23	LIFE/DISABILITY INSURANCE	Open	3,403.79	0.00		
STAPL015	STAPLES								
		23000309	04/01/23	OFFICE SUPPLIES	Open	173.15	0.00		
STEPH045	STEPHENSON EQUIPMENT, INC.								
		23000273	03/01/23	MOWER REPAIR	Open	972.31	0.00		
TACTI010	TACTICAL & SURVIVAL SPECIALTIE								
		23000333	03/31/23	FIREARMS/SUPPLIES	Open	2,184.00	0.00		
TDAME010	TD AMERITRADE INSTITUTIONAL								
		23000289	03/27/23	EMPLOYEE PENSION CONTRIBUTIONS	Open	10,769.73	0.00		
THOMA090	THOMAS J. WALSH III, ESQ.								
		23000271	03/16/23	ZONING LEGAL SERVICES	Open	2,560.00	0.00		
THOMP010	THOMPSON NETWORKS								
		23000239	02/01/23	MONTHLY HELP DESK SERVICES	Open	1,401.00	0.00		
		23000294	03/24/23	MONTHLY HELP DESK SERVICES	Open	<u>1,416.60</u>	0.00		
						2,817.60			
TILLE010	TILLEY FIRE SOLUTIONS								
		23000353	03/31/23	ALARM/SPRINKLER INSPECTION	Open	1,270.00	0.00		
TOOLE005	TOOL & EQUIPMENT SOLUTIONS								
		23000293	03/23/23	LIFT INSPECTION	Open	332.50	0.00		
TRAI005	TRAISSR, LLC								
		23000277	03/01/23	DATA REQUESTS/COLLECTION	Open	1,205.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
TRAI005	TRAI SR, LLC	Continued							
		23000365	03/31/23	DATA REQUESTS/COLLECTION	Open	3,495.00	0.00		
						4,700.00			
TRIP005	TRIPLE CROWN PRODUCTS								
		23000286	03/01/23	UNIFORMS	Open	245.22	0.00		
USMUN010	U.S. MUNICIPAL SUPPLY IN								
		23000240	03/09/23	CHAINWHEEL ASSEMBLY	Open	342.25	0.00		
UNITE010	UNITED INSPECTION AGENCY INC.								
		23000248	03/06/23	OUTSIDE INSPECTIONS	Open	2,110.00	0.00		
		23000315	03/29/23	OUTSIDE INSPECTIONS	Open	1,840.00	0.00		
		23000330	04/05/23	OUTSIDE INSPECTIONS	Open	90.00	0.00		
						4,040.00			
UNIVE010	UNIVERSAL ELECTRIC LLC								
		23000266	03/01/23	RECPT INSTALL	Open	1,060.00	0.00		
		23000340	04/01/23	POLE BARN TROUBLESHOOT	Open	200.00	0.00		
						1,260.00			
UNIVE015	UNIVEST BANK								
		23000317	03/30/23	PRINCIPAL/INTEREST	Open	2,163.26	0.00		
VERIZ010	VERIZON								
		23000251	03/05/23	POLICE INTERNET	Open	150.58	0.00		
		23000262	03/14/23	FIOS SERVICES/EQUIP	Open	168.08	0.00		
		23000267	03/12/23	FIOS SERVICES/EQUIP	Open	22.30	0.00		
		23000318	03/27/23	INTERNET	Open	110.99	0.00		
		23000329	04/05/23	POLICE INTERNET	Open	165.59	0.00		
						617.54			
VERIZ050	VERIZON WIRELESS								
		23000290	03/19/23	POLICE WIRELESS SERVICE	Open	761.67	0.00		
		23000319	03/23/23	POLICE WIRELESS SERVICE	Open	25.02	0.00		
						786.69			
WEHRU010	WEHRUNG'S								
		23000326	03/31/23	MATERIALS	Open	98.09	0.00		
WILLI010	WILLIAM A. MAY								
		23000285	03/23/23	HOME DEPT REIMB	Open	105.36	0.00		
WILL030	WILLIAM BLACK								
		23000369	04/13/23	2023 MEDICAL REIMBURSEMENT	Open	654.86	0.00		
WITME010	WITMER PUBLIC SAFETY GROUP, INC								
		23000252	03/06/23	STREAMLIGHT STINGER DS LED	Open	307.67	0.00		
		23000298	03/14/23	UNIFORM	Open	562.67	0.00		
		23000349	03/28/23	UNIFORM	Open	266.92	0.00		
						1,137.26			

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type

Total Purchase Orders:	137	Total P.O. Line Items:	0	Total List Amount:	574,455.72	Total Void Amount:	0.00
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**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: April 17, 2023

I MOVE THAT: The Board approve all items on the consent agenda, dated April 17, 2023, per the attachment.

Presented By: _____

Seconded By: _____

Consent Agenda Items for the Next Meeting (04/17/2023)

1. Elizabeth Mburu has executed a Stormwater Facilities Operations and Maintenance Agreement for 34 Curley Mill Road, TMP #26-001-091-003, with a Stormwater BMP maintenance fee of \$400.00.
2. Holy Properties, LLC has executed Escrow Release #2 for 324 Schoolhouse Road for \$48,208.50, leaving \$87,702.00 remaining.

Prepared By: Jeffrey P. Garton, Esquire
Begley, Carlin & Mandio, LLP
680 Middletown Boulevard
P.O. Box 308
Langhorne, PA 19047

Return To: Jeffrey P. Garton, Esquire
Begley, Carlin & Mandio, LLP
680 Middletown Boulevard
P.O. Box 308
Langhorne, PA 19047

TMP: 26-001-091-003

**STORMWATER FACILITIES
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this 17th day of March, A.D., 2023, by **ELIZABETH MBURU**, an adult individual with a mailing address of 34 Curley Mill Road, Chalfont, PA 18914 (hereinafter referred to as "**Landowner**"), and **NEW BRITAIN TOWNSHIP**, a Township of the Second Class, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the "**Township**").

WITNESSETH

WHEREAS, Landowner is the owner of certain premises in the Township of New Britain, Bucks County, Pennsylvania, consisting of 1 parcel, totaling approximately 2.0 acres, located at 34 Curley Mill Road, Chalfont, Pennsylvania, also known as Bucks County Tax Parcel No. 26-001-091-003 (hereinafter referred to as the "**Property**"); and

WHEREAS, Landowner submitted a pool permit plan for the Property pursuant to plans entitled Pool Permit Plan for 34 Curley Mill Road, prepared by Woodrow & Associates, Inc., consisting of two (2) sheets, dated December 26, 2022 and last revised March 9, 2023; said plan being made a part hereof and incorporated herein by reference although not physically attached hereto (hereinafter referred to as the "**Plan**"); and

WHEREAS, Landowner is proceeding to develop the Property in accordance with the Plan; and

WHEREAS, the Township, through the implementation of stormwater management regulations, requires that the Stormwater Management Facilities as shown on the Plan be constructed and adequately maintained by Landowner, its grantees, successors and assigns.

WHEREAS, the Township and Landowner agree that the health, safety, and welfare of the residents of the Township require that the Stormwater Management Facilities be constructed and maintained on the Property in accordance with the Plan; and

WHEREAS, Landowner proposes to locate, construct, install and maintain certain Stormwater Management Facilities on and around the Property, as shown on the Plan; and

WHEREAS, as a condition of obtaining final approval of the Plan from the Township, the Township requires that Landowner execute and record this Agreement in the Office of the Recorder of Deeds of Bucks County, Pennsylvania for the purpose of ensuring that: (1) the Stormwater Management Facilities are located, constructed, installed, operated, and maintained by Landowner in accordance with the Plan; (2) following the completion of the duties of Landowner pursuant to the Plan, the Stormwater Management Facilities are continually and perpetually maintained, repaired, refurbished, reconstructed, and replaced by owner(s) of the land on which the Facilities are located; and (3) in the event of default of this Agreement by Landowner or its grantees, successors, and assigns, the Township shall have the right to enter upon the Property to cure such default.

NOW THEREFORE, in consideration of the foregoing statements, the Township's approval of the Plan, and the following terms and conditions, the parties hereto agree as follows:

1. For the purposes of this agreement, the following definitions shall apply:

BMP (Best Management Practice) - Activities, facilities, designs, measures, or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Township's Stormwater Management Ordinance, including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters, and detention basins.

Stormwater Management Facility - Any structure, device, construct, or improvement (including, but not limited to BMPs) designed, installed, constructed, and maintained for the purpose controlling and regulating stormwater.

2. All Stormwater Management Facilities shall be constructed by Landowner in accordance with the terms, conditions, and specifications identified in the Plan.

3. Landowner shall operate and maintain the Stormwater Management Facilities as shown on the Plan in good working order acceptable to the Township and in accordance with the specific maintenance requirements noted on the Plan.

4. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite Stormwater Management Facilities by Landowner; provided, however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

5. Landowner shall keep and maintain the Stormwater Management Facilities in good working condition. Landowner shall continually and perpetually perform such maintenance, repair, refurbishment, reconstruction, and replacement of said Facilities shown on

the Plan and located on the Property, including but not limited to drainage swales, detention and retention basins, stormwater piping systems, headwalls, inlet and outlet structures, and all structures and facilities appurtenant to the foregoing, as may be necessary or advisable in the opinion of the Township to ensure the structural integrity and the proper functioning thereof and to ensure compliance with all federal, state, and local laws, rules, and regulations pertaining thereto. At no time shall the Stormwater Management Facilities be removed or altered in any manner without the prior written approval of the Township. In particular, Landowner, for itself, its grantees, successors and assigns, agrees to the following:

- a. To regularly perform all inspections and maintenance of the Stormwater Management Facilities as is necessary and desirable to ensure the proper functioning of the Facilities.
 - b. Not to alter any of the Stormwater Management Facilities in a manner which would adversely affect the proper functioning of one or more of the Facilities or cause any of the Facilities to differ from what is shown on the Plan, without written approval of the Township.
 - c. To remove debris and silt from the Stormwater Management Facilities to ensure that the Facilities remain in good working order.
 - d. To make all repairs necessary to ensure the continued proper operation of the Stormwater Management Facilities.
 - e. To forward to the Township in a timely fashion, but not less often than annually, copies of all contracts, agreements, correspondence, invoices, reports, and other documents concerning the inspection and maintenance of the Stormwater Management Facilities required under this Agreement.
6. Any and all Stormwater Management Facilities or erosion and sedimentation control facilities that have been damaged or fail to function properly, for any reason, shall be stabilized and reconstructed by Landowner to approved design grades and specifications as shown on the Plan and approved by the Township.
7. All open swale/drainage easements and drainage, detention, and/or retention basin easements shown on the Plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the Plan. All such areas shall be kept free of all obstructions, including but not limited to, fill, temporary or permanent structures, and plants (other than what is shown on the Plan).
8. Whenever sedimentation is caused by stripping vegetation, grading, or other earth moving activities on the Property, it shall be the responsibility of Landowner to remove such sedimentation from all adjoining surfaces, drainage systems, and watercourses, and to correct and repair any damage caused by such sedimentation at its sole expense.

9. Landowner hereby agrees to retain a reputable service company to inspect any and all Stormwater Management Facilities installed and/or constructed as a part of this Project. Such inspection shall occur on an annual basis and, if required, this service company shall clean such structures by removing any debris or other material from them. The material removed must be disposed of at a DEP-permitted landfill or some other facility approved by DEP for the handling of such material. Landowner is specifically prohibited from flushing any debris or other material out of the Facilities.

10. Landowner hereby agrees to comply with all regulations promulgated by the Pennsylvania Department of Environmental Protection for the NPDES MS4 program.

11. Landowner hereby grants permission to the Township, its authorized agents and employees, upon presentation of proper identification, to enter upon the Property at reasonable times to inspect the Stormwater Management Facilities whenever the Township deems necessary. The purpose of such inspections is to ensure safe and proper functioning of the Facilities. The inspections shall cover each and every Facility and the appurtenant structures, including BMPs, berms, outlet structures, pond areas, access roads, etc. When inspections are conducted, the Township shall give Landowner copies of any inspection report which may have been prepared. Maintenance inspections shall be performed at the discretion of the Township. All reasonable costs for said inspections shall be borne by Landowner and payable to the Township.

12. Landowner hereby grants and conveys to the Township, its authorized agents and employees, a non-exclusive access easement over the Property for the sole purposes of: inspecting the Stormwater Management Facilities; maintaining, when necessary, these Facilities; curing any default by Landowner; and exercising the rights granted to the Township under this Agreement. Nothing herein shall be construed to permit Township, its agents or employees to access dwellings, buildings, or accessory buildings on the Property. Township releases Landowner from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the Township's presence on the Property pursuant to this Agreement, except those based upon Landowner's negligence, gross negligence, or willful misconduct. Furthermore, Township warrants and shall forever defend against any such claims.

13. In the event of an emergency or the occurrence of special or unusual circumstances or situations, the Township may enter the Property, without notification, to inspect the Stormwater Management Facilities and to perform any necessary maintenance and repairs to the Facilities, if the health or safety of the public is at jeopardy. Under such circumstances, the Township shall notify Landowner of any inspection, maintenance or repair undertaken within five days of the activity. Landowner shall reimburse the Township for its costs.

14. Landowner shall be responsible for and shall guarantee the proper inspection, operation, performance, maintenance, repair, and replacement of the Stormwater Management Facilities. Contemporaneously with the execution of this Agreement, Landowner shall pay a Stormwater Maintenance Guarantee Fee of Four Hundred Dollars (\$400.00) to provide financial guarantees for the timely and proper installation, construction, inspection, operation,

performance, maintenance, repair, and replacement of the Facilities (hereinafter referred to as the "**Fee**"). Furthermore, Landowner shall pay any costs and expenses incurred by the Township regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities and any costs and expenses Township incurred by performing any work of any nature on the Facilities, due to Landowner's failure to perform such work. Landowner shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses incurred by the Township. In the event Landowner fails to fulfill such responsibility or guarantee regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities or fails to pay the aforementioned Township-incurred costs and expenses within 30 days of receiving the invoice, the Township may use any of the funds raised by the Fee to reimburse itself for any and all costs and expenses it has incurred due to such failure by Landowner.

In addition to the aforementioned remedy concerning the Fee, if Landowner fails to properly operate, maintain, repair, and/or replace the Stormwater Management Facilities in accordance with this Agreement or fails to pay the aforementioned Township-incurred costs and expenses within 30 days of receiving the invoice for these costs, the Township may issue fines; institute civil suits, in equity or at law, against Landowner, as authorized under provisions of the Second Class Township Code; and/or file a lien against the Property in accordance with the Municipal Lien Law for all such costs and expenses incurred by the Township, including reasonable attorney's fees. The Township's remedies described in this Agreement shall be cumulative and shall be in addition to any and all remedies or rights the Township has under law or equity to enforce the terms of this Agreement.

15. It is expressly understood and agreed that the Township is under no obligation to maintain or repair any of the Stormwater Management Facilities on the Property, and, in no event shall this document be construed to impose any such obligation upon the Township.

16. In the event the Township, pursuant to this Agreement, performs work of any nature on the Stormwater Management Facilities on the Property or expends any funds in performance of said work on account of Landowner's failure to perform such work, Landowner shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses (direct and indirect) incurred by the Township related to such work. If this invoice is not paid within said thirty-day period, the Township may enter a lien against the Property or a portion thereof on which the work was performed in the amount of such costs, or may proceed to recover its costs through proceedings in equity or at law as authorized under provisions of the Second Class Township Code.

17. Landowner, for itself, its grantees, successors and assigns, releases the Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the construction, presence, existence, or maintenance of the Stormwater Management Facilities; the grant of this Agreement; Landowner's compliance with this Agreement; or the exercise of the rights granted to the Township by this Agreement. Furthermore, Landowner, for itself, its grantees, successors and assigns, warrants and shall forever defend against any such claims. In the event such a claim

relating to the Facilities is asserted against the Township, its engineer, solicitor, and all other agents, servants, or employees, the Township shall promptly notify Landowner, and Landowner shall defend, at its own expense, any suit based on such claim. If any judgment or claims against the Township, its engineer, solicitor, and all other agents, servants, or employees, shall be adjudicated against the Township, Landowner shall pay all costs and expenses in connection therewith.

18. If Township determines that a violation of the terms of this Agreement has occurred, it shall give written notice to Landowner of such violation, along with a list of responsibilities which have not been properly performed by Landowner, and demand corrective action sufficient to cure the violation. Landowner shall have fifteen (15) calendar days to accomplish, to the Township's satisfaction, the responsibilities on the list. If Landowner fails to cure the violation(s) within these fifteen (15) days after receipt of notice thereof from Township, or under circumstances where the violation cannot reasonably be cured within a fifteen (15) day period, fails to begin curing such violation within the fifteen (15) day period, or fails to continue diligently to cure such violation until finally cured, Township may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Agreement and to enjoin the violation, ex parte as necessary, by temporary or permanent injunction. Township's remedies described in this Agreement shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

Landowner agrees that Township's remedies at law for any violation of the terms of this Agreement are inadequate and that Township shall be entitled to the injunctive relief described above, both prohibitive and mandatory, in addition to such other relief to which Township may be entitled, including specific performance of the terms of this Agreement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

All reasonable costs incurred by Township in enforcing the terms of this Agreement against Landowner, including, without limitation, costs and expenses of suit, and reasonable attorney's fees, shall be borne by Landowner, if Township prevails.

Forbearance by Township to exercise its rights under this Agreement in the event of any breach of any term of this Agreement shall not be deemed or construed to be a waiver by Township of such terms, or of any subsequent breach of the same, or any other term of this Agreement, or of any of Township's rights under this Agreement. No delay or omission by Township in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver. Landowner, for itself, its grantees, successors and assigns, hereby waives any defense of laches, estoppel, or prescription.

In addition, upon failure of Landowner to fulfill any of its obligations under this Agreement, after notice to do so is provided as required above, the Township may enter upon the Property and take such necessary and prudent work needed, in its sole and absolute discretion, to bring Landowner into compliance with this Agreement. All such work shall be conducted at Landowner's expense, and Landowner hereby agrees to assume and pay all costs incurred by the Township in completing this work, including a ten percent (10%) surcharge for the Township's administrative expenses, all professional fees and costs, and any costs associated with the filing of a municipal lien or lawsuit.

19. This Agreement shall be recorded with the Bucks County Recorder of Deeds. This Agreement is appurtenant to Property and shall be construed to be covenants running with the land binding upon Landowner, its heirs, successors and assigns.

20. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. The terms "Landowner", "New Britain Township", and "Township" as used herein shall include their respective grantees, heirs, successors and assigns.

21. Any other provisions of this Agreement notwithstanding, Township agrees that the liability of the original Landowner, Elizabeth Mburu, with respect to the Stormwater Management Facilities shall terminate upon the sale of Property to a third party and that the obligations of Landowner shall run with the land.

22. The parties agree that this Agreement contains all of the agreements between the parties regarding the operation and maintenance of the Stormwater Management Facilities and that there are no other agreements or representations made by either of them. This Agreement sets forth the entire understanding between the parties as to the subject matter of this Agreement and any representations, oral or written, not contained therein, are without effect.

23. Landowner shall not assign this Agreement, in whole or any part, to any person or other entity without the prior written consent of Township. Any attempt at assignment without the prior written consent of Township shall be null and void, not binding on Township, and the same shall constitute a default under this Agreement.

24. This Agreement shall not be modified or terminated except by written agreement of the parties.

25. It is expressly understood and agreed that no third party beneficiaries are created by this Agreement.

26. This Agreement shall be governed by and construed under the laws of the Commonwealth of Pennsylvania and Ordinances of New Britain Township. All the parties to this Agreement hereby consent to the exclusive jurisdiction of the Court of Common Pleas of Bucks County, Pennsylvania regarding any dispute arising out of or in connection with this Agreement. All the easement rights and responsibilities shall be exercised in compliance with all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, New Britain Township.

27. If any ambiguity or ambiguities in this Agreement should be claimed by either Landowner or Township, or if any court of competent jurisdiction should determine that any ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of ensuring the proper inspection, maintenance, and operation of the Stormwater Management Facilities on the Property at the expense of Landowner.

28. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only such provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

29. In the event that any of the provisions of this Agreement should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property or any portion thereof, such terms, conditions and restrictions shall attach to the Property or any portion thereof under and pursuant to this Agreement notwithstanding the absence of such provisions in said deed.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
Elizabeth Mburu
(Signatures)**

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereby cause this Agreement to be executed the day and year first above written.

LANDOWNER:

Shannon Siv.
Witness

By: Elizabeth Mburu
Elizabeth Mburu

TOWNSHIP:

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

Approved by the proper action of the Board of Supervisors of New Britain Township on the _____ day of _____, 2023, at an official public meeting of the Township with a quorum present and voting, with the proper officers of the Township being directed to execute this Agreement and the Township Secretary or Assistant Secretary, being directed to note this action upon the minutes of said meeting.

By: _____
Name: William B. Jones
Title: Chairman

ATTEST:

Matthew West, Secretary

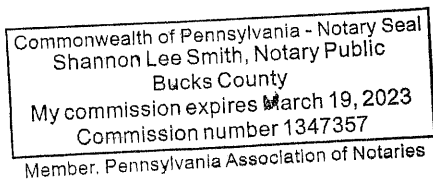
**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
Elizabeth Mburu
(Acknowledgments)**

BY LANDOWNER

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF Bucks :

On this 17th day of March, 2023, before me a Notary Public, personally appeared **ELIZABETH MBURU**, who executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Shannon Lee Smith (SEAL)
Notary Public

BY TOWNSHIP

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF BUCKS :

On this _____ day of _____, 2023, before me a Notary Public, personally appeared **WILLIAM B. JONES, CHAIRMAN OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP**, and as such, being authorized to do so, executed the foregoing instrument on its behalf for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public (SEAL)



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 23, 2023

File No. 15-12097

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

Reference: Holy Properties, LLC, Land Development Escrow Release #2
324 Schoolhouse Road

Dear Matt:

In response to the Applicant's request for the second escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on March 22, 2023. We have prepared Certificate of Completion #2 in the amount of \$48,208.50 for consideration at an upcoming public meeting.

We recommend the release of the funds as delineated on the attached breakdown and which equal Forty-Eight Thousand Two Hundred Eight Dollars and Fifty Cents (\$48,208.50) to Holy Properties, LLC from their cash escrow. This leaves \$87,702.00 remaining in the escrow fund for work within New Britain Township. The escrowed site improvements are approximately 70% completed for this phase. Based on our review, we have no objection to a Temporary Occupancy Permit being issued for the recently installed Pole Barn.

Please be advised that based on our records the Township has a Phase 1 Zoning Escrow being held in the amount of \$28,460. This guarantee is for work mainly related to conversion of the sediment basin to a permanent facility, once the land development portion of the work is completed and site stabilized.

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

Sincerely,

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

JM/tw

Enclosures: as referenced

cc: Michael Walsh, Assistant Manager
John Bates, Financial Director
Sean Gresh/Jeffrey P. Garton, Esquires, Begley, Carlin and Mandio, LLP
Debra Clauser, Holy Properties, LLC
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.

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



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: 324 Schoolhouse Road	TOTAL CONSTRUCTION: \$ 151,980.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 53,565.00
PROJECT NO.: 15-12097	TOTAL CONSTRUCTION CONTINGENCY: \$ 15,198.00	REQUIRED RETAINAGE THIS RELEASE (10%): \$ 5,356.50
PROJECT OWNER: Holy Properties, LLC	TOTAL ENG/INSP/LEGAL: \$ 7,599.00	AMOUNT OF THIS RELEASE: \$ 48,208.50
	TOTAL ESCROW POSTED: \$ 174,777.00	
MUNICIPALITY: New Britain Township, Bucks County, PA	RELEASE NO.: 2	TOTAL ESCROW RELEASED TO DATE: \$ 87,075.00
ESCROW AGENT:	RELEASE DATE: March 23, 2023	TOTAL ESCROW REMAINING: \$ 87,702.00
TYPE OF SECURITY Cash Escrow		TOTAL CONSTRUCTION CONTINGENCY: \$ 15,198.00
AGREEMENT DATE: November 8, 2021		TOTAL ENG/INSP/LEGAL: \$ 7,599.00
		TOTAL RETAINAGE TO DATE: \$ 9,675.00
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 55,230.00

ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE	RELEASE REQ # 3	
					TOTAL	TOTAL	TOTAL		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL 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	
2. Schoolhouse Road SB Lane - 5" Superpave Base Course	SY	730	\$15.00	\$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	
4. Schoolhouse Road SB Lane - 1.5" Superpave Wearing Course	SY	730	\$6.00	\$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	
6. Schoolhouse Road NB Lane - 1.5" SP Wearing Course, Joint & Seal	SY	400	\$6.00	\$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	
8. Proposed 6' Walkway - 2" Superpave Wearing Course	SY	175	\$6.00	\$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		
13. Type 4A ADA Ramp	EA	2	\$2,500.00	\$5,000.00		2	\$5,000.00		
14. Signage	EA	3	\$100.00	\$300.00		3	\$300.00		
B. LIGHTING IMPROVEMENTS									
1. Pole Mounted Lights	EA	11	\$2,000.00	\$22,000.00	11	\$22,000.00	11	\$22,000.00	
2. Wall-Mounted Lights	EA	4	\$750.00	\$3,000.00	4	\$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	35	\$8,750.00	
2. Evergreen Trees, 6' Min Height	EA	30	\$300.00	\$9,000.00	30	\$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	5	\$1,500.00	
4. Shrubs, Deciduous & Evergreen	EA	160	\$35.00	\$5,600.00	144	\$5,040.00	144	\$5,040.00	16 \$560.00
5. Topsoil, Seeding & Mulching	Ac	2.85	\$1,500.00	\$4,275.00	2.85	\$4,275.00	2.85	\$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: April 17, 2023

I MOVE THAT: The Board adopt Ordinance 2023-02-01: Update Chapter 16, Part 1 Establishing a Parks & Recreation Board, per the attachment.

Presented By: _____

Seconded By: _____

NOTICE

NOTICE IS HEREBY GIVEN that the New Britain Township Board of Supervisors will consider for possible enactment and adoption, an Ordinance entitled An Ordinance of the Township of New Britain, Bucks County, Pennsylvania Establishing a Park and Recreation Board. Sections of the proposed Ordinance are as follows: Establishment of Park and Recreation Board, Membership of Park and Recreation Board, Organization of Park and Recreation Board, Expenses of the Park and Recreation Board, Meetings of the Park and Recreation Board, Minutes of the Park and Recreation Board, Liaison to Park and Recreation Board, Authority, Severability, and Effective Date.

The Board will consider the Ordinance at its Monday, April 3, 2023 meeting, at 7:00 p.m. in the Public Meeting Room of the New Britain Township Municipal Building, located at 207 Park Avenue, Chalfont, Pennsylvania 18914.

A full copy of the proposed Ordinance may be examined at the New Britain Township offices during normal business hours, at the Bucks County Law Library, and at the offices of this newspaper during normal business hours.

New Britain Township
Board of Supervisors

JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
JOHN A. TORRENTE*
STEVEN M. JONES
MICHAEL J. MEGINNISS
BREANDAN Q. NEMEC*
BRENDAN M. CALLAHAN*
BRADLEY R. CORNETT*
SEAN M. GRESH
SIOBHAN TIMMERMAN†
BRYCE H. MCGUIGAN*
TRACY L. CASSEL-BROPHY*
CHRIS LITTLE SIMCOX*
BRENDAN G. CORRIGAN^
KIMBERLY N. BARRON
CHLOE M. BOUDAZIN



680 MIDDLETOWN BOULEVARD
P.O. BOX 308
LANGHORNE, PENNSYLVANIA 19047-0308
TELEPHONE: 215.750.0110
FAX: 215.750.0954

OF COUNSEL
JOHN P. KOOPMAN
SCOTT A. PETRI
FRANK A. FARRY
THOMAS E. HORA
ALLEN W. TOADVINE
TRACY P. HUNT
PAMELA A. VAN BLUNK*
KATHARINE J. WEEDER*

NEW HOPE OFFICE
123 W. BRIDGE STREET
NEW HOPE, PA 18938
215.862.0701

JEFFREY P. GARTON, ESQUIRE
jgarton@begleycarlin.com

March 21, 2023

*Member of PA & NJ Bars
†Master of Laws (Taxation)
^Member of PA & NY Bars

VIA E-MAIL (legals@theintell.com)

Daily Intelligencer
ATTN: Legal Advertising
One Oxford Valley
2300 East Lincoln Highway, Suite 500D
Langhorne, PA 19047

Re: *New Britain Township / Establishing a Park and Recreation Board*
Publication: *Friday, March 24, 2023*


Dear Sir/Madam:

Please place the attached notice in the legal notice section of the Intelligencer on Friday, March 24, 2023. **Please forward the proof of publication, together with your invoice, to Matt West, Township Manager, New Britain Township, 207 Park Avenue, Chalfont, Pennsylvania, 18914.**

Attached for your review and review by the public, is a copy of the proposed Ordinance.

If you have any questions, please do not hesitate to contact me.

Very truly yours,



Jeffrey P. Garton

JPG:bcr

Attachments

cc: Matt West, Township Manager (via email)
Michael Walsh, Assistant Township Manager (via email)

JEFFREY P. GARTON
DOUGLAS C. MALONEY
THOMAS J. PROFY, IV*†
FRANCIS X. DILLON
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680 MIDDLETOWN BOULEVARD
P.O. BOX 308
LANGHORNE, PENNSYLVANIA 19047-0308
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FAX: 215.750.0954

OF COUNSEL
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215.862.0701

JEFFREY P. GARTON, ESQUIRE
jgarton@begleycarlin.com

*Member of PA & NJ Bars
†Master of Laws (Taxation)
^Member of PA & NY Bars

March 21, 2023

Margarita Hossaini-Zadeh, Director
Bucks County Law Library
Bucks County Courthouse
55 East Court Street
Doylestown, PA 18901

Re: *New Britain Township / Establishing a Park and Recreation Board*

Dear Ms. Hossaini-Zadeh:

Enclosed please find a copy of an Ordinance being considered by the Board of Supervisors of New Britain Township at its public meeting to be held on Monday, April 3, 2023. This Ordinance is being provided to you pursuant to the notice requirements of the Second Class Township Code and other appropriate Township Ordinances.

Enclosed please find our firm's check in the amount of \$10.00 to cover the cost of filing. I would appreciate it if you would provide proof of filing to me at your earliest convenience.

If you have any questions, please advise.

Very truly yours,

Jeffrey P. Garton

JPG:bcr

Attachment

cc: Matt West, Township Manager (via email)
Michael Walsh, Assistant Township Manager (via email)

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF
NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA
ESTABLISHING A PARK AND RECREATION BOARD**

WHEREAS, the Second Class Township Code at 53 P.S. §67204 authorizes Second Class Townships to establish Park and Recreation Boards for the purpose of supervising, regulating, equipping, and maintaining Township funded recreation programs and facilities in accordance with direction specifically delegated to it by the Township Board of Supervisors; and

WHEREAS, the Board of Supervisors desires to establish a Park and Recreation Board to assist the Board of Supervisors with respect to parks and recreation and facilities related thereto within the Township.

NOW, THEREFORE, be it ordained and enacted by the Board of Supervisors of New Britain Township that Chapter 16, Part 1 of the New Britain Township Code of Ordinances is hereby amended as follows:

PART 1 PARK AND RECREATION BOARD

§16-101 Establishment of Park and Recreation Board The Board of Supervisors herein establishes the New Britain Township Park and Recreation Board whose responsibilities shall be to assist the Board of Supervisors with respect to the supervision, regulation, and maintenance of Township funded recreation programs and Township facilities.

§16-102 Membership of Park and Recreation Board Members of the Park and Recreation Board shall be appointed by the Board of Supervisors. The Township Park and Recreation Board shall consist of 5 (five) members who shall each serve for a term of 5(five) years or until their successor is appointed, except that members first appointed shall be appointed so that no more than two (2) member's term shall expire annually. Members shall serve without compensation. Members must be residents of New Britain Township. Vacancies occurring other than by the expiration of a term shall be for the unexpired term and shall be filled in the same manner as original appointments.

§16-103 Organization of Park and Recreation Board Members of the Park and Recreation Board shall elect a Chairman and Secretary and select all necessary Officers to serve for a period of one (1) year. The New Britain Township Board of Supervisors may adopt rules and regulations for the conduct of all business within the jurisdiction of the Township Park and Recreation Board. The Park and Recreation Board shall, upon request from the Board of

Supervisors, submit an annual report to the Board of Supervisors of its activities during the calendar year.

§16-104 **Expenses of the Park and Recreation Board** The Park and Recreation Board shall not be authorized to spend any funds in the absence of the approval by the New Britain Board of Supervisors. The Park and Recreation Board shall be advisory in nature, and shall have no authority to make any decisions with respect to issues associated with parks and recreation within the Township, as that responsibility rests solely with the Board of Supervisors.

§16-105 **Meetings of the Park and Recreation Board** The Park and Recreation Board shall hold an organizational meeting in January of each year following the organizational meeting of the New Britain Township Board of Supervisors. The Officers as noted previously in this Ordinance shall be elected at the organizational meeting. All meetings of the Park and Recreation Board shall be advertised to the public in accordance with the provisions of the Sunshine Act. The New Britain Township Board of Supervisors shall adopt such rules and regulations necessary for the conduct of the business of the Park and Recreation Board in order to carry out its purposes.

§16-106 **Minutes of the Park and Recreation Board** The Park and Recreation Board shall keep minutes of its meetings and activities and shall, on occasion, as requested, make oral and/or written reports to the New Britain Township Board of Supervisors from time to time. At a minimum, the board shall submit an annual report to the Board of Supervisors, including an analysis of the adequacy and effectiveness of community recreation areas, facilities, and leadership. Minutes, at the minimum, shall include those persons in attendance at the meeting, motions made by the Park and Recreation Board, as well as any recommendations. The Minutes shall be provided to the New Britain Township Manager and/or his/her designee.

§16-107 **Liaison to Park and Recreation Board** The New Britain Township Board of Supervisors may appoint one (1) or more members of the Board of Supervisors as a liaison to the Park and Recreation Board.

§16-108 **Authority.** Neither the Board nor its members shall have authority to enter into any contracts without the approval of the Board of Supervisors to the extent same would impose any liability on the Township.

§16-109 **Severability.** If any section, clause, provision, or portion of this Ordinance shall be held invalid or unconstitutional by any Court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of this Ordinance so long as it remains legally enforceable minus the invalid portion. The Township reserves the right to amend this Ordinance

or any portion thereof from time to time as it shall deem advisable in the best interests of the promotion of the purposes and intent of this Ordinance, and the effective administration thereof.

§16-110 **Effective Date.** This Ordinance shall become effective five (5) days after enactment.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

THIS RESOLUTION was duly adopted this _____ day of _____, 2023.

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:

Matt West, Township Manager

William B. Jones, III, Chair

Stephanie Shortall, Vice Chair

Gregory T. Hood, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve Central Bucks School District's request to waive the \$5000 escrow requirement as part of the Professional Services Agreement and that consultant invoices be paid as expenses are incurred, per the attachment.

Presented By: _____

Seconded By: _____



MEMO

TO: Matt West; Michael Walsh
FROM: David Conroy
DATE: March 23, 2023
RE: Butler Elementary School Playground Renovation

The Central Bucks School District (CBSD) is currently proposing to upgrade their playground area/equipment at their Butler Elementary School property. It was determined that they would require a Zoning Permit for a stormwater review in order to proceed with these improvements. Along with a Zoning Permit application, a Professional Services Agreement (PSA), with a \$5,000.00 escrow, would also be required. The CBSD is requesting that the escrow requirement be waived and that consultant invoices would be paid as expenses are incurred.

Staff Recommendation

Upon review of the attached email correspondence and plans, Township staff considers this a reasonable demand and recommends approval of this request.

David Conroy

From: HANNA, THOMAS <THANNA@CBSD.ORG>
Sent: Wednesday, March 22, 2023 12:33 PM
To: Ryan Gehman
Cc: David Conroy; SPENCER, KEVIN
Subject: RE: Butler Elementary Playground Renovation

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan, Dave

Thanks for your prompt response. I have a question about the PSA. The district does not have any issue with the PSA or paying for the professional services, however the initial \$5000 escrow payment is going to be challenging to get processed through our business office. Considering the project is a rebuild of an existing playground, would we be able to sign the PSA with the understanding that consultant invoices would be paid as expenses are incurred. As a public entity the district is not a typical real estate developer.

I'd appreciate your consideration. I am available by cell if we need to discuss.

Thanks

Tom

Thomas M. Hanna, P.E., LEED AP
Capital Projects Manager
Central Bucks School District
320 West Swamp Road, Doylestown, PA 18901
Phone: 267.893.4013
Cell: 267-718-9605
thanna@cbsd.org | www.cbsd.org



From: Ryan Gehman <rgehman@nbtpa.us>
Sent: Wednesday, March 22, 2023 9:13 AM
To: HANNA, THOMAS <THANNA@CBSD.ORG>
Cc: David Conroy <dconroy@nbtpa.us>
Subject: RE: Butler Elementary Playground Renovation

WARNING: This message originated from **OUTSIDE** the Central Bucks School District.

Hi Tom,

Please review the attached Professional Services Agreement and if acceptable, sign and include with your Zoning Permit Application along with the Escrow payment and application fee. If any revisions need to be made to the applicant name or mailing address, please let me know.

Thank you,



Ryan Gehman | Assistant Planning & Zoning Officer
 New Britain Township
 newbritaintownship.org

From: David Conroy <dconroy@nbtpa.us>
Sent: Wednesday, March 22, 2023 8:20 AM
To: HANNA, THOMAS <THANNA@CBSD.ORG>
Cc: Ryan Gehman <rgehman@nbtpa.us>
Subject: RE: Butler Elementary Playground Renovation

Sounds like a plan, Tom...thanks.

Dave

From: HANNA, THOMAS <THANNA@CBSD.ORG>
Sent: Tuesday, March 21, 2023 8:45 PM
To: David Conroy <dconroy@nbtpa.us>
Subject: RE: Butler Elementary Playground Renovation

Thanks David
 I will get that together. I am out for a few days and will get it to you early next week.
 Tom

Thomas M. Hanna, P.E., LEED AP
 Capital Projects Manager
 Central Bucks School District
 320 West Swamp Road, Doylestown, PA 18901
 Phone: 267.893.4013
 Cell: 267-718-9605
thanna@cbsd.org | www.cbsd.org



From: David Conroy <dconroy@nbtpa.us>
Sent: Tuesday, March 21, 2023 2:57 PM
To: HANNA, THOMAS <THANNA@CBSD.ORG>
Subject: RE: Butler Elementary Playground Renovation

WARNING: This message originated from OUTSIDE the Central Bucks School District.

Tom,
 Just like a suspected, a simple Zoning Permit application for a stormwater review will suffice for this project. If you have any further questions, just let me know...thanks.

Sincerely,
Dave



David Conroy | *Director of Planning and Zoning*
New Britain Township
NewBritainTownship.org

From: David Conroy
Sent: Tuesday, March 21, 2023 1:50 PM
To: HANNA, THOMAS <THANNA@CBSD.ORG>
Subject: RE: Butler Elementary Playground Renovation

Hi Tom,

Nice to meet you. For this type of project, I am thinking this might just require a Zoning Permit for a stormwater review. I am going to discuss with Craig and Janene at Gilmore and I will definitely get back to you. In the meantime, do not hesitate to reach out to me with any other questions...thanks.

Sincerely,
Dave



David Conroy | *Director of Planning and Zoning*
New Britain Township
NewBritainTownship.org

From: HANNA, THOMAS <THANNA@CBSD.ORG>
Sent: Monday, March 20, 2023 2:02 PM
To: David Conroy <dconroy@nbtpa.us>
Subject: Butler Elementary Playground Renovation

Good afternoon Dave

I don't think we have met previously. I am the Capital Projects Manager for the District.

This summer we have a playground renovation project at Butler. We are replacing equipment and correcting ADA access with new walks and correcting some drainage issues.

Not sure if New Britain requires a permit for playgrounds. I previously worked a Gilmore and reached out to Craig for direction. Craig directed me to you.

I applied to BCCD which is under review.

I have attached a few plans so you can see what we are doing.

Let me know if we would need a permit or if we need to discuss. I can get an application submitted.

Thank you.

Tom Hanna
267-718-9605

Thomas M. Hanna, P.E., LEED AP
Capital Projects Manager
Central Bucks School District
320 West Swamp Road, Doylestown, PA 18901
Phone: 267.893.4013
Cell: 267-718-9605
thanna@cbsd.org | www.cbsd.org



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SEAL

WOODROW & ASSOCIATES, INC.
 ENGINEERS

PA 02001-0301-001
 PA 02001-0301-001
 PA 02001-0301-001

WOODROW & ASSOCIATES, INC.
 ENGINEERS
 1000 W. MARKET STREET, SUITE 300
 PHILADELPHIA, PA 19102
 (215) 546-8800

WOODROW & ASSOCIATES, INC.
 ENGINEERS

WOODROW & ASSOCIATES, INC.
 ENGINEERS

REVISIONS

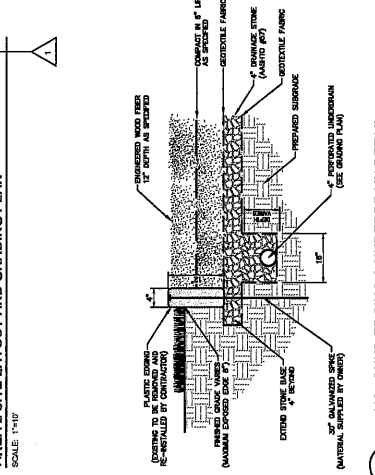
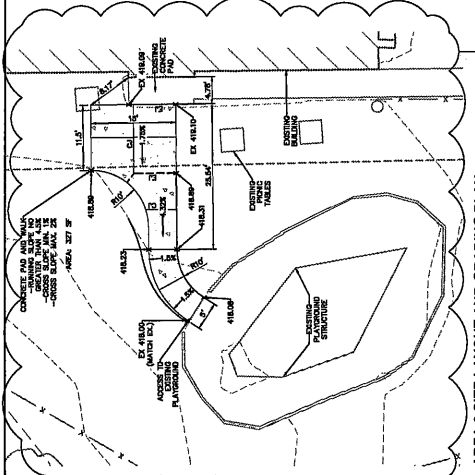
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WOODROW & ASSOCIATES, INC.
 ENGINEERS

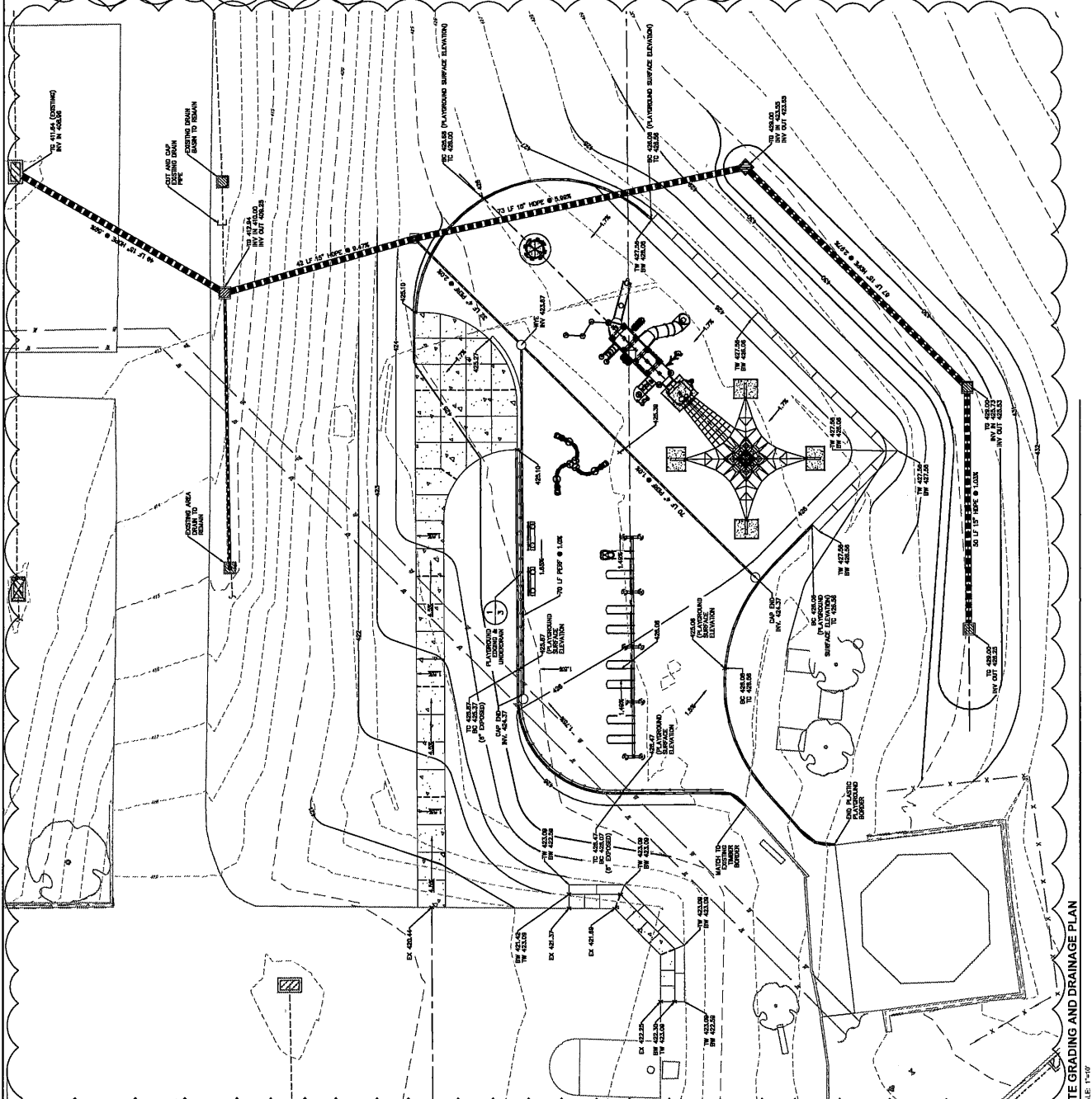
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WOODROW & ASSOCIATES, INC.
 ENGINEERS

WOODROW & ASSOCIATES, INC.
 ENGINEERS



- GRADING / DRAINAGE & UTILITY NOTES**
1. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES. ALL CONTRACTORS MUST NOTIFY PA ONE HOUR BEFORE COMMENCING ANY WORK THAT MAY AFFECT THE PUBLIC OR ENVIRONMENT.
 2. CONTRACTORS SHALL NOT PROCEED ONTO ADJACENT PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN OBTAINED FROM THE ADJACENT PROPERTY OWNER. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
 3. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.
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**TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PA**

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve a waiver of Land Development for the Aark Wildlife Rehabilitation and Education Center, per the attachment.

Presented By: _____

Seconded By: _____



MEMO

TO: Matt West, Township Manager
FROM: David Conroy, Director of Planning & Zoning
DATE: April 12, 2023
RE: AARK Wildlife Rehabilitation & Education Center – Waiver of Land Development

Attached is a letter from Leah Stallings, Executive Director for the AARK Wildlife Rehabilitation & Education Center, requesting an appearance in front of the Board of Supervisors at their regularly scheduled meeting on April 17, 2023 to request a Waiver of Land Development.

The Pennsylvania Municipalities Planning Code and the New Britain Township Subdivision and Land Development Ordinance classify the construction of any structure on a non-residential property as a Land Development.

Ms. Stallings is requesting a waiver from the Subdivision and Land Development Ordinance in order to construct two storage sheds on her property at 1531 Upper Stump Rd in an effort to separate healthy birds from birds that have been infected with avian flu. The proposed sheds are 10' x 16' and 12' x 24'. A sketch of the proposed locations of the sheds is attached.

The property has a current impervious surface ratio of approximately 9.9%, and the proposed sheds would bring the impervious surface ratio to approximately 10%. The maximum permitted impervious surface ratio in the WS Zoning District is 12%. The proposed sheds and their locations would comply with the Zoning Ordinance.

Staff Recommendation:

Township staff recommends granting the Waiver of Land Development due to the applicant's non-profit status and limited scope of work involved, as well the time-sensitive nature of the proposed improvements.



Aark
Wildlife Rehabilitation
and Education Center

1531 Upper Stump Road
Chalfont, PA 18914
215-249-1938
www.aark.org

April 11, 2023

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

Re: Request for Waiver of Land Development Review
The Aark Wildlife Rehabilitation and Education Center, Inc.
TMP #26-004-008-02

Dear Mr. West,

The Aark Wildlife Rehabilitation and Education Center, Inc. would like to formally request a waiver of the Land Development Review as we prepare to install two sheds on the property.

We are proposing two sheds be installed. The first shed is 10 x 16 and would be located directly behind the mammal compound and will be used for storage. The second shed is proposed for the rear side of the four-chambered flight pen. This shed is 12 x 24 and is necessary for proper bio-security measures while rehabilitating birds of prey, keeping them isolated from the general population of rehabilitation animals in care.

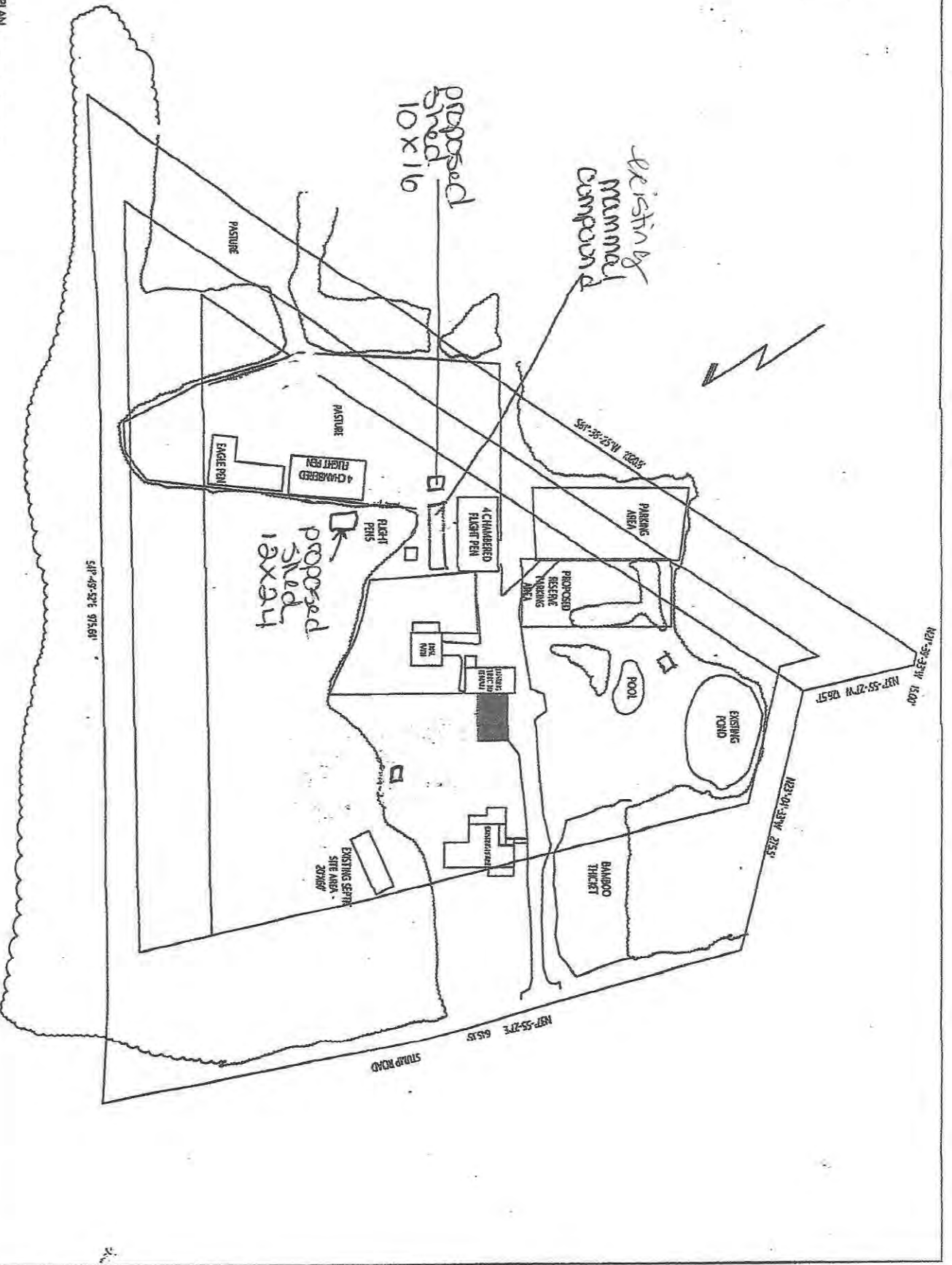
The expense and time that will be required for a Land Development Review would create a hardship for this small non-profit charity that performs a necessary service to this community. We would like to attend the April 17, 2023 Board of Supervisors Meeting in an effort to answer any questions you may have.

Thank you for taking the time to consider this request.

Sincerely,

Leah A. Stallings
Executive Director

/las



10/01/17
REV: 00/00/00

AARK - WILD LIFE REHABILITATION CENTER
ADDITION TO EXISTING FACILITY
1531 Upper Stump Road,
Chalfont, PA 18914
NEW BRITAIN TOWNSHIP, BUCKS COUNTY

SCF
ARCHITECTURE
3515 Sunnyside Road
Center Valley, PA 18034
T: 610-297-0140
E: sam@scf-arch.com

A1.2
SITE



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve the Tricentennial Committee's recommendations for the Township's 300th Anniversary, per the attachment.

Presented By: _____

Seconded By: _____



MEMO

TO: Board of Supervisors, Township Manager Matt West
FROM: Assistant Manager Michael Walsh
DATE: April 13, 2022
RE: Tricentennial Committee – Recommendations for Board Approval

The Board of Supervisors created New Britain Township's Tricentennial Committee to assist the Board with planning and implementing a celebration for New Britain Township's 300th Anniversary. Per Resolution 2022-32, the Tricentennial Committee's mission is to aid in the planning, development, and execution of a Commemorative Collectible, a float for the July 4th Parade, and a display to be exhibited at the Annual Fall Festival. In addition to these three items, the Board has supported holding fireworks as a fourth event. The Tricentennial Committee appreciates the Board's support in celebrating New Britain Township's 300th Anniversary.

At the Tricentennial Committee's April 12th meeting, the committee approved the following recommendations for the above-mentioned items and is seeking the Board's approval to move forward with planning and development. The committee based all recommendations on the \$20,000 included in the 2023 Final Budget.

Commemorative Collectible Recommendations:

- Approved a preliminary budget of \$4,000.00.
- Approved the 300th Anniversary logo (see attached)
- Approved a tile and Christmas ornament as the Commemorative Collectible
 - The committee has discussed the proceeds from the Commemorative Collectibles to be allocated towards improvements at North Branch Park.
- Approved souvenir cups as a giveaway item at the July 4th Parade
 - The committee will find a sponsor to offset the cost of this giveaway item.
- Approved tote bags as a giveaway item at the Fall Festival
 - The committee will find a sponsor to offset the cost of this giveaway item.
- Approved providing tee shirts for volunteers working the 300th Anniversary events.

July 4th Parade Float:

- Approved a preliminary budget of \$3,000.00.
- Approved creating two parade floats for the July 4th Parade.
 - Parade Float #1 will consist of a float decorated with all 27 versions of the American Flag since 1723 and will be occupied by local veterans.
 - In the event the committee is unsuccessful at obtaining local veterans, the committee has identified a band as a backup float occupant.
 - Parade Float #2 will consist of a float decorated with a 300th Birthday Cake and will be occupied by re-enactors in authentic 1723 outfits.

Fall Festival:

- Approved a preliminary budget of \$5,000.00.
- Approved the creation of an interactive timeline with historical images and items from 1723 to the present relevant to New Britain Township.

- Approved reservation of a tent and tables from Bucks-Mont Party Rentals to house the historical timeline.
 - A deposit has been placed on the tent and tables to hold the reservation.
- Approved hiring re-enactors to set up a 1723 encampment at the Fall Festival
 - Metal Worker, Gun Smith, Silver Smith, Cooking Display, Sewing Display and additional displays to be determined.

Fireworks:

- Approved a preliminary budget of \$8,000.00.
- Approved Saturday, September 23, 2023, from 6:00 PM to 10:00 PM to hold the 300th Anniversary fireworks celebration.
- Approved hiring Pyrotecnico to provide fireworks for New Britain Township's 300th Anniversary fireworks celebration utilizing shells not to exceed four inches in diameter.
 - Special thanks to Begley, Carlin, & Mandio, and Gilmore & Associates for sponsoring the full expense of the fireworks.
- Approved establishing a meeting (date and time TBD) with the Township's emergency management professionals to establish safety parameters for the event.
 - This will include the Fire Chief, Police Chief, Fire Marshal, Emergency Management Coordinator, Parks & Recreation Coordinator and other relevant employees.

Township staff will continue to assist the committee in monitoring expenses to ensure costs do not exceed budgeted amounts. The Tricentennial Committee looks forward to planning, developing, and executing the events to help celebrate New Britain Township's 300th Anniversary.

Staff Recommendation:

Approve the above recommendations from the Tricentennial Committee to begin transitioning from planning to developing the Township's 300th Anniversary celebration.

NEW BRITAIN TOWNSHIP



300TH
Anniversary

Building on tomorrow while preserving yesterday.



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board authorize advertisement Ordinance 2023-04-02: Creation of an Environmental Advisory Committee.

Presented By: _____

Seconded By: _____



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board award the 2023 Farm Lease Bid to _____ for the Schoolhouse Road Property and to _____ for the Garabed/Hovsepian Property and authorize the Township Manager to execute the lease agreements and accompanying documents.

Presented By: _____

Seconded By: _____



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve the road name Katrina Circle for the Lohin Subdivision, per the attachments.

Presented By: _____

Seconded By: _____



Township of New Britain

Office of Fire Marshal

April 4, 2023

RE: Fire Marshals review of road names for Lohin Subdivision Development.

The following names have been reviewed and there are no conflicts with existing road names in the area.

1. Katrina Circle
2. Natalie Circle
3. I would not recommend Christopher Circle as there is a Christopher Place In the Chalfont zip code

Sincerely

Randal J Teschner
Fire Marshal

March 27, 2023

New Britain Township
207 Park Avenue
Chalfont, Pennsylvania 18914
Phone: (215) 822-1391

Attention: Matt West, Township Manager

Reference: Proposed Street Names for Lohin Subdivision
R.L. Showalter & Associates, Inc. Job Number 2016-045

*R.L. Showalter
& Associates, Inc.*

*Butler's Mill Corporate Center
116 East Butler Avenue
Post Office Box 95
Chalfont, Pennsylvania 18914
(215) 822-2990
FAX: (215) 822-5684
EMAIL: rlshow@aol.com*



Dear Matt,

Following are three names in order of preference that we suggest for the proposed Road A cul-de-sac in the Lohin Development. We would appreciate review of these names by Township Staff.

Please have this letter serve as a formal request to be added to an upcoming Board of Supervisors Agenda for their comment and approval of the new road name.

The street names, in order of preference are:

Katrina Circle
Christopher Circle
Natalie Circle

Thank you for your attention to this matter.

Sincerely,

Rachel Butch, PE
R.L. Showalter & Associates, Inc.
Project Manager



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve Resolution 2023-10: Watershed Restoration & Protection Program Grant Resolution, per the attachments.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2023-10

**New Britain Township
Bucks County, PA**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF NEW BRITAIN DESIGNATING AND AUTHORIZING
MATT WEST TO EXECUTE ALL DOCUMENTS AND AGREEMENTS
BETWEEN THE TOWNSHIP OF NEW BRITAIN AND THE COMMONWEALTH
FINANCING AUTHORITY TO FACILITATE AND ASSIST IN OBTAINING A
WATERSHED RESTORATION AND PROTECTION PROGRAM GRANT.**

WHEREAS, the Township of New Britain, Bucks County, PA, hereby requests a Watershed Restoration and Protection Program (WRPP) grant of \$191,039.10 from the Commonwealth Financing Authority of the Commonwealth of Pennsylvania to be used for the implementation of a stream restoration project on Hampshire Drive in the Brittany Farms neighborhood. Completing this project will help address sediment-related watershed impairments and help New Britain Township meet its obligations under the Neshaminy Creek TMDL plan.

WHEREAS, the Applicant does hereby designate Matt West, Township Manager, as the official to execute all documents and agreements between the Township of New Britain and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

NOW, THEREFORE, BE IT RESOLVED I, Matt West, duly qualified Secretary of the Township of New Britain, Bucks County, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the New Britain Township Board of Supervisors at a regular meeting held April 17, 2023, and said Resolution has been recorded in the Minutes of the Township of New Britain and remains in effect as of this date.

DULY ADOPTED this 17th day of April, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, III, Chair

Stephanie Shortall, Vice Chair

Gregory T. Hood, Member

Matt West, Township Manager

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member



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

BOARD MOTION

Date: April 17, 2023

I MOVE THAT: The Board approve the 396 King Road planning module.

Presented By: _____

Seconded By: _____



INFORMATION ITEMS



New Britain Township

Planning & Zoning

March 2023 Monthly Report

Permits Issued	120 (Total)
Building	19
Electrical	15
Plumbing	7
Road Occupancy	8
Sign	1
Use & Occupancy	37
Zoning	16
Fire	3
Mechanical	12
Accessibility	2
Inspections Conducted	151 (Total)
Building Inspection	114
United Electrical	14
Commercial Fire Inspections	0
Use & Occupancy	23
Fire Calls	13 (Total)
Chalfont	11 (Plus 2 with Hilltown)
Doylestown	0 (Plus 1 with Chalfont)
Dublin	0
Hilltown	2 No Report Submitted
Zoning Hearing Board Applications Submitted	2

- 308 Dorothy Ln (Thevar) – The applicant recently applied for a Zoning Permit for the construction of an inground swimming pool. The property is a corner lot on Dorothy Ln in the Julius Farm Development, and the plans show the proposed pool located between the dwelling and the right of way, as well as within the front yard setback. As such, the applicant is seeking variances from the following sections of the Zoning Ordinance:
 - §27-305.H.H4.b.2 to permit the construction of an inground pool located between the principal structure and a right of way line
 - §27-804.a to permit an accessory structure within the required front yard setback
- 180 New Britain Blvd/354 Schoolhouse Rd (180 New Britain Blvd Associates, LLC) – The applicant recently submitted a Sketch Plan proposing a further parking lot expansion and lot consolidation between 180 New Britain Blvd and 354 Schoolhouse Rd. The Engineer’s review identified that the proposed plans would require relief from the following sections of the Zoning Ordinance:

- §27-1802.b to permit an impervious surface ratio of 72.19% where 65% is required
- §27-2303.A to extend an existing nonconformity with regard to the existing non-conforming paved area setback. The existing setback from the northern corner of the building is 18 feet where 20 feet is required by §27-2904.g.5. The applicant is proposing a paved area setback of 13 feet.

Conditional Use Applications Submitted

1

- County Line Rd & W Butler Ave (Birch Run) - A Conditional Use Application was accepted on 3/14/2023. The applicant, Toll Mid-Atlantic LP Company, Inc., is proposing 44 three-story townhomes (Use B5) at the property located at County Line Rd & W Butler Ave behind the new Wawa and Creamery Tire. As a condition of the original August 6, 2018 adjudication, all future uses within the PCCM require Conditional Use approval. Please note: this Conditional Use hearing is scheduled for 7PM on May 1, 2023.

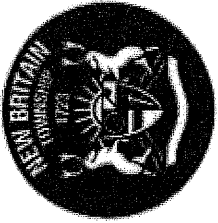


New Britain Township

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>
2023-12808-B2	03/08/2023	171 UPPER CHURCH ROAD	Building	Residential	Approved
2023-12842-B2	03/15/2023	408 DOVER DRIVE	Building	Residential	Approved
2023-12855-B2	03/17/2023	1100 HORIZON CIRCLE	Building	Commercial	Approved
2023-12878-B3	03/06/2023	1301 UPPER STUMP ROAD	Building	Residential	Approved
2023-12881-B1	03/07/2023	1 HIGHPOINT DRIVE	Building	Commercial	Approved
2023-12881-B2	03/07/2023	1 HIGHPOINT DRIVE	Building	Commercial	Approved
2023-12881-B3	03/07/2023	1 HIGHPOINT DRIVE	Building	Commercial	Approved
2023-12881-B4	03/07/2023	1 HIGHPOINT DRIVE	Building	Commercial	Approved
2023-12881-B5	03/29/2023	1 HIGHPOINT DRIVE	Building	Commercial	Approved
2023-12884-B2	03/06/2023	854 MYERS ROAD	Building	Residential	Approved
2023-12885-B1	03/30/2023	113 DOLLY LANE	Building	Residential	Approved
2023-12899-B1	03/01/2023	213 TOWNSHIP LINE ROAD	Building	Residential	Approved
2023-12907-B2	03/06/2023	64 TREWIGTOWN ROAD	Building	Residential	Approved
2023-12912-B1	03/06/2023	356 W BOULDER DRIVE	Building	Residential	Approved
2023-12923-B1	03/08/2023	103 GLEN DRIVE	Building	Residential	Approved
2023-12924-B1	03/08/2023	88 CALLOWHILL ROAD	Building	Residential	Closed
2023-12926-B1	03/14/2023	15 NAOMI LANE	Building	Residential	Approved
2023-12931-B2	03/22/2023	4275 COUNTY LINE ROAD	Building	Commercial	Approved
2023-12941-B1	03/13/2023	47 CARTLANE CIRCLE	Building	Residential	Approved
2023-12808-E3	03/08/2023	171 UPPER CHURCH ROAD	Electrical	Residential	Approved
2023-12842-E3	03/15/2023	408 DOVER DRIVE	Electrical	Residential	Approved



New Britain Township

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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>
2023-12855-E3	03/17/2023	1100 HORIZON CIRCLE	Electrical	Commercial	Approved
2023-12878-E2	03/06/2023	1301 UPPER STUMP ROAD	Electrical	Residential	Approved
2023-12884-E3	03/06/2023	854 MYERS ROAD	Electrical	Residential	Closed
2023-12907-E3	03/06/2023	64 TREWIGTOWN ROAD	Electrical	Residential	Approved
2023-12912-E2	03/06/2023	356 W BOULDER DRIVE	Electrical	Residential	Approved
2023-12923-E2	03/08/2023	103 GLEN DRIVE	Electrical	Residential	Approved
2023-12925-E1	03/06/2023	4 BROOKDALE DRIVE	Electrical	Residential	Approved
2023-12926-E2	03/14/2023	15 NAOMI LANE	Electrical	Residential	Approved
2023-12931-E3	03/22/2023	4275 COUNTY LINE ROAD	Electrical	Commercial	Approved
2023-12940-E1	03/13/2023	315 OLD LIMEKILN ROAD	Electrical	Residential	Closed
2023-12941-E2	03/13/2023	47 CARTLANE CIRCLE	Electrical	Residential	Approved
2023-12948-E1	03/13/2023	1514 UPPER STATE ROAD	Electrical	Residential	Approved
2023-12951-E1	03/14/2023	88 CALLOWHILL ROAD	Electrical	Residential	Approved
2022-12780-P8	03/30/2023	4275 COUNTY LINE ROAD	Plumbing	Commercial	Approved
2023-12808-P5	03/08/2023	171 UPPER CHURCH ROAD	Plumbing	Residential	Approved
2023-12842-P5	03/15/2023	408 DOVER DRIVE	Plumbing	Residential	Approved
2023-12855-P4	03/17/2023	1100 HORIZON CIRCLE	Plumbing	Commercial	Approved
2023-12926-P4	03/14/2023	15 NAOMI LANE	Plumbing	Residential	Approved
2023-12931-P5	03/22/2023	4275 COUNTY LINE ROAD	Plumbing	Commercial	Approved
2023-12972-P1	03/30/2023	115 CIRCLE DRIVE	Plumbing	Residential	Approved
2023-12942-RO1	03/15/2023	KING ROAD	Road Occupancy	Commercial	Approved

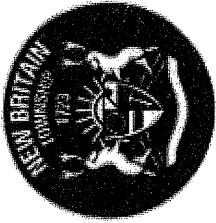


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2023-12943-RO1	03/15/2023	SCHOOLHOUSE ROAD	Road Occupancy	Commercial	Approved
2023-12944-RO1	03/15/2023	SCHOOLHOUSE ROAD	Road Occupancy	Commercial	Approved
2023-12945-RO1	03/15/2023	SCHOOLHOUSE ROAD	Road Occupancy	Commercial	Approved
2023-12946-RO1	03/15/2023	BOULDER DRIVE	Road Occupancy	Residential	Approved
2023-12953-RO1	03/15/2023	122 RICHARD DRIVE	Road Occupancy	Residential	Approved
2023-12963-RO1	03/23/2023	6 OAKMONT WAY	Road Occupancy	Residential	Approved
2023-12969-RO1	03/30/2023	27 FARBER DRIVE	Road Occupancy	Residential	Approved
2023-12928-S1	03/07/2023	303 W BUTLER AVENUE	Sign	Commercial	Approved
2017-8579-U07	03/03/2023	307 ROWLAND LANE	Use & Occupancy	Residential	Closed
2017-8612-U07	03/03/2023	311 ROWLAND LANE	Use & Occupancy	Residential	Closed
2017-8617-U07	03/01/2023	111 HAINES COURT	Use & Occupancy	Residential	Closed
2017-8625-U07	03/01/2023	107 HAINES COURT	Use & Occupancy	Residential	Closed
2017-8882-U07	03/01/2023	114 HAINES COURT	Use & Occupancy	Residential	Closed
2017-8890-U07	03/03/2023	313 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-8963-U07	03/03/2023	300 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-8990-U07	03/03/2023	306 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-9097-U07	03/01/2023	112 HAINES COURT	Use & Occupancy	Residential	Closed
2018-9098-U07	03/03/2023	309 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-9099-U07	03/03/2023	97 BARCLAY ROAD	Use & Occupancy	Residential	Approved
2018-9168-U07	03/03/2023	304 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-9312-U07	03/01/2023	109 HAINES COURT	Use & Occupancy	Residential	Closed



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2018-9313-U07	03/03/2023	91 BARCLAY ROAD	Use & Occupancy	Residential	Closed
2018-9421-U07	03/03/2023	302 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-9552-U07	03/03/2023	305 ROWLAND LANE	Use & Occupancy	Residential	Closed
2018-9598-U07	03/03/2023	95 BARCLAY ROAD	Use & Occupancy	Residential	Approved
2018-9696-U07	03/01/2023	101 HAINES COURT	Use & Occupancy	Residential	Closed
2019-9843-U07	03/03/2023	93 BARCLAY ROAD	Use & Occupancy	Residential	Closed
2019-9886-U07	03/03/2023	301 ROWLAND LANE	Use & Occupancy	Residential	Closed
2019-9887-U07	03/03/2023	303 ROWLAND LANE	Use & Occupancy	Residential	Closed
2020-10566-U06	03/01/2023	105 HAINES COURT	Use & Occupancy	Residential	Closed
2020-11194-U01	03/22/2023	206 OVERLOOK DRIVE	Use & Occupancy	Residential	Closed
2021-11424-U01	03/03/2023	103 GLEN DRIVE	Use & Occupancy	Residential	Closed
2022-12047-U01	03/03/2023	205 W FAIRWOOD DRIVE	Use & Occupancy	Residential	Closed
2022-12374-U01	03/14/2023	205 SURREY ROAD	Use & Occupancy	Residential	Closed
2023-12839-U01	03/15/2023	185 OLD LIMEKILN ROAD	Use & Occupancy	Residential	Closed
2023-12915-U01	03/15/2023	3 BROOK LANE	Use & Occupancy	Residential	Closed
2023-12918-U01	03/13/2023	382 VILLAGE WAY	Use & Occupancy	Residential	Closed
2023-12919-U01	03/13/2023	75 LITTLE FARM LANE	Use & Occupancy	Residential	Closed
2023-12921-U01	03/14/2023	914 UPPER STATE ROAD	Use & Occupancy	Residential	Closed
2023-12922-U01	03/09/2023	9 COUNTRY VIEW LANE	Use & Occupancy	Residential	Closed
2023-12933-U01	03/14/2023	1113 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-12934-U01	03/14/2023	1124 ANTHEM WAY	Use & Occupancy	Residential	Closed



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2023-12935-UO1	03/14/2023	1219 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-12952-UO1	03/21/2023	226 VILLAGE WAY	Use & Occupancy	Residential	Closed
2023-12959-UO1	03/22/2023	233 CAMBRIDGE PLACE	Use & Occupancy	Residential	Closed
2022-12789-Z1	03/14/2023	214 CORNWALL DRIVE	Zoning	Residential	Approved
2023-12868-Z1	03/20/2023	34 CURLEY MILL ROAD	Zoning	Residential	Approved
2023-12897-Z1	03/14/2023	301 DOROTHY LANE	Zoning	Residential	Approved
2023-12906-Z1	03/01/2023	24 CURLEY MILL ROAD	Zoning	Residential	Approved
2023-12908-Z1	03/01/2023	52 CHAPMAN ROAD	Zoning	Residential	Approved
2023-12909-Z1	03/01/2023	4275 COUNTY LINE ROAD	Zoning	Commercial	Approved
2023-12910-Z1	03/02/2023	122 S TAFT AVENUE	Zoning	Residential	Closed
2023-12911-Z1	03/02/2023	140 CEDAR HILL ROAD	Zoning	Residential	Approved
2023-12931-Z1	03/07/2023	4275 COUNTY LINE ROAD	Zoning	Commercial	Approved
2023-12932-Z1	03/07/2023	354 STONYHILL DRIVE	Zoning	Residential	Approved
2023-12955-Z1	03/15/2023	21 SKYLINE DRIVE	Zoning	Residential	Approved
2023-12956-Z1	03/16/2023	2 CLOVER LANE	Zoning	Residential	Closed
2023-12957-Z1	03/23/2023	306 MILL RIDGE DRIVE	Zoning	Residential	Approved
2023-12966-Z1	03/23/2023	105 SUGAR BUSH COURT	Zoning	Residential	Approved
2023-12968-Z1	03/23/2023	2240 SWAMP ROAD	Zoning	Residential	Approved
2023-12979-Z1	03/31/2023	9 FARBER DRIVE	Zoning	Residential	Approved
2023-12808-F7	03/08/2023	171 UPPER CHURCH ROAD	Fire	Residential	Approved
2023-12842-F6	03/15/2023	408 DOVER DRIVE	Fire	Residential	Approved



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2023-12912-F3	03/06/2023	356 W BOULDER DRIVE	Fire	Residential	Approved
2023-12808-M4	03/08/2023	171 UPPER CHURCH ROAD	Mechanical	Residential	Approved
2023-12842-M4	03/15/2023	408 DOVER DRIVE	Mechanical	Residential	Approved
2023-12913-M1	03/01/2023	105 BARRY ROAD	Mechanical	Residential	Approved
2023-12926-M3	03/14/2023	15 NAOMI LANE	Mechanical	Residential	Approved
2023-12931-M4	03/22/2023	4275 COUNTY LINE ROAD	Mechanical	Commercial	Approved
2023-12938-M1	03/10/2023	42 NEWVILLE ROAD	Mechanical	Residential	Approved
2023-12939-M1	03/10/2023	134 DOLLY CIRCLE	Mechanical	Residential	Approved
2023-12954-M1	03/15/2023	19 BROOKDALE DRIVE	Mechanical	Residential	Closed
2023-12958-M1	03/21/2023	107 HARDWOOD COURT	Mechanical	Residential	Approved
2023-12967-M1	03/24/2023	17 NAOMI LANE	Mechanical	Residential	Approved
2023-12971-M1	03/30/2023	49 E PEACE VALLEY ROAD	Mechanical	Residential	Approved
2023-12973-M1	03/30/2023	1004 UPPER STATE ROAD	Mechanical	Residential	Approved
2023-12855-5	03/17/2023	1100 HORIZON CIRCLE	Accessibility Permit	Commercial	Approved
2023-12931-6	03/22/2023	4275 COUNTY LINE ROAD	Accessibility Permit	Commercial	Approved



Use & Occupancy Inspections Count
March 2023

Date	Permit Number	Inspection Number	Application Type	Visit Type	Category	Inspection Type	Permit Type	Owner	Site Address	Count
03/14/2023	2023-12933-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy		1113 ANTHEM WAY	1
03/20/2023	2023-12904-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	BRANDYN ORTIZ	112 ASHMONT WAY	1
03/14/2023	2023-12934-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy		1124 ANTHEM WAY	1
03/14/2023	2023-12935-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy		1219 ANTHEM WAY	1
03/14/2023	2023-12879-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	DAVID COBB	133 RICHARD DRIVE	1
03/15/2023	2023-12879-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	DAVID COBB	133 RICHARD DRIVE	1
03/27/2023	2023-12839-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	LAURA & ROBERT DEAN	185 OLD LIMEKILN ROAD	1
03/14/2023	2022-12374-U01	3	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	KARL H. & TRUDY LINK	205 SURREY ROAD	1
03/22/2023	2020-11194-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	CHARLES S. & ISABELL HERSTINE	206 OVERLOOK DRIVE	1
03/20/2023	2023-12930-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	BENJAMIN & BRIDGET OLTMAN	226 FOREST PARK DRIVE	1
03/21/2023	2023-12952-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy		226 VILLAGE WAY	1
03/22/2023	2023-12959-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	DAVID SINCLAIR	233 CAMBRIDGE PLACE	1
03/22/2023	2023-12959-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	DAVID SINCLAIR	233 CAMBRIDGE PLACE	1
03/06/2023	2023-12915-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	JOHN KRAWCZYK	3 BROOK LANE	1
03/15/2023	2023-12915-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	JOHN KRAWCZYK	3 BROOK LANE	1
03/22/2023	2021-11845-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	THOMAS & JEANNETTE SYNNE	3 TERESA LANE	1
03/06/2023	2023-12916-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	SHARON GARRIDO	32 SCHOOLHOUSE ROAD	1
03/13/2023	2023-12916-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	SHARON GARRIDO	32 SCHOOLHOUSE ROAD	1
03/13/2023	2023-12918-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	RITA M. MELE	382 VILLAGE WAY	1
03/13/2023	2023-12919-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	LINDA SELLERS	75 LITTLE FARM LANE	1
03/08/2023	2023-12922-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	IRENE E. PETERS	9 COUNTRY VIEW LANE	1
03/09/2023	2023-12922-U01	2	Residential	Re-Inspection	Use & Occupancy	Final U & O	Use & Occupancy	IRENE E. PETERS	9 COUNTRY VIEW LANE	1
03/14/2023	2023-12921-U01	1	Residential	Initial	Use & Occupancy	Final U & O	Use & Occupancy	JOAN M. YERGER	914 UPPER STATE ROAD	1
									TOTAL COUNT	23

New Britain Twp

Chalfont Fire Company Chiefs Report - March 2023

Total # of incidents: 27

Types of Calls

1. Fire	5
2. Rescue and Medical assist	5
3. Good Intent	6
4. Alarm Systems	8
5. Hazardous Condition	3

Total Staff Hours for Calls 91:59:00

Alarms per Municipality

Chalfont Boro	3
Hilltown Twp	1
New Britain Boro	4
Montgomery Twp	4
New Britain Twp	12
Plumstead Twp	1
Warrington Twp	2

Training-Maintenance and Drills 4

Total training hours 324:00:00

Total Available Points: 31

TOTAL STAFF HRS FIRES AND TRAINING 415:59:00

Chalfont Chemical Fire Company



Chalfont, PA

This report was generated on 4/5/2023 4:46:36 PM

Incidents per Zone for Date Range

Start Date: 03/01/2023 | End Date: 03/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 27 - Chalfont Boro				
2023-3942	745 - Alarm system activation, no fire - unintentional	03/14/2023	56 E Butler Ave	34/74
2023-4166	745 - Alarm system activation, no fire - unintentional	03/16/2023	50 Hamilton St	34/74
2023-4573	322 - Motor vehicle accident with injuries	03/23/2023	Park Ave	34/74
Total # Incidents for 27:				3
ZONE: 36 - Hilltown Twp.				
2023-4368	611 - Dispatched & cancelled en route	03/20/2023	Callowhill Rd	34/74
Total # Incidents for 36:				1
ZONE: 47 - New Britian Boro				
2023-3991	444 - Power line down	03/14/2023	376 W Butler Ave	34/74
2023-4184	745 - Alarm system activation, no fire - unintentional	03/17/2023	89 Sand Rd	34/74
2023-4437	444 - Power line down	03/21/2023	Butler Ave	34/74
2023-4787	311 - Medical assist, assist EMS crew	03/27/2023	75 Lamp Post Rd	34/74
Total # Incidents for 47:				4
ZONE: 47-MT - Montgomery Twp.				
2023-3430	111 - Building fire	03/04/2023	1089 Horsham Rd	34/74
2023-3934	111 - Building fire	03/13/2023	640 Bethlehem Pk	34/74
2023-4773	611 - Dispatched & cancelled en route	03/27/2023	505 Lennox Ct	34/74
2023-4799	111 - Building fire	03/28/2023	109 Meadowood Dr	34/74
Total # Incidents for 47-MT:				4
ZONE: 48 - New Britian Twp.				
2023-3251	611 - Dispatched & cancelled en route	03/01/2023	622 Chatham Ct	34/74
2023-3282	745 - Alarm system activation, no fire - unintentional	03/01/2023	4275 County Line Rd	34/74
2023-3357	311 - Medical assist, assist EMS crew	03/02/2023	106 Larkspur Ct	34/74
2023-3850	350 - Extrication, rescue, other	03/12/2023	217 Cornwall Dr	34/74
2023-4073	444 - Power line down	03/15/2023	100 Limekiln Pike	34/74
2023-4122	600 - Good intent call, other	03/16/2023	150 Ferry Rd	34/74
2023-4313	600 - Good intent call, other	03/19/2023	34 Edinboro Cir	34/74
2023-4316	142 - Brush or brush-and-grass mixture fire	03/19/2023	358 W Boulder Dr	34/74
2023-4340	745 - Alarm system activation, no fire - unintentional	03/20/2023	4275 County Line Rd	34/74
2023-4540	745 - Alarm system activation, no fire - unintentional	03/23/2023	321 W Butler Ave	34/74
2023-4762	745 - Alarm system activation, no fire - unintentional	03/27/2023	4355 County Line Rd	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2023-4895	745 - Alarm system activation, no fire - unintentional	03/29/2023	4275 County Line Rd	34/74

Total # Incidents for 48: 12

ZONE: 57 - Plumstead Twp.

2023-3431	322 - Motor vehicle accident with injuries	03/04/2023	3815 Swetland Dr	34/74
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Total # Incidents for 57: 1

ZONE: 75 - Warrington Twp.

2023-3596	111 - Building fire	03/07/2023	164 Shady Brook Cir	34/74
2023-3855	611 - Dispatched & cancelled en route	03/12/2023	3342 Limekiln Pk	34/74

Total # Incidents for 75: 2

TOTAL # INCIDENTS: 27

Doylestown Fire Company No. 1



Doylestown, PA

This report was generated on 4/1/2023 6:35:12 PM

Incidents for Zone for Date Range

Zone(s): 48 - New Britain Township | Start Date: 03/01/2023 | End Date: 03/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2023 - 3774	142 - Brush or brush-and-grass mixture fire	03/10/2023	41 Chapman RD	BC19,BC79,E19
2023 - 4122	111 - Building fire	03/16/2023	150 Ferry RD	DC19,E19

Total # Incidents: 2

Only REVIEWED incidents included.



Dublin Volunteer Fire Company

Month: **March 2023**

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Apartment			
Assists			
Engine	1	Time in Service	6 Hrs 53 Min
Field		Total Man Hours	52 Hrs 27 Min
Full Company		Average Call Length	18 Min
Ladder			
Rescue			
Squad	2		
Tanker	1	Total Personnel	151
Air Medical Evacuation		Average Personnel per Call	7
Alarm System	4		
Auto Extrication	1		
Auto Response	6	Borough/Township	
Barn			
Brush	2	Bedminister Township	7
Building		Dublin Borough	3
Chimney		East Rockhill Township	6
CO Alarm	1	Hilltown Township	
Control Burn		New Britain Township	2
Cover/Up		Plumstead Township	1
Cover/Up Assist		Bridgton Township	1
Dumpster		Tinicum Township	
Dwelling		Haycock Township	
Electrial Wires in a Dwelling		Sellersville Borough	1
Fumes in Dwelling		Perkasie Borough	1
Fuel Spill		Nockamixon Township	
Garage			
Hazardous Material			
Investigation	1		
Out Building			
Rubish			
Special Assignment			
Stand by Accident	2		
Vehicle Fire			
Wires in Dwelling			
Wires	1		
Total Number of Calls	22	Total Numbe of Calls	22

Signature of Chief

James Hergert



MEMO

TO: David Conroy, Director of Planning & Zoning
FROM: Ryan Gehman, Assistant Planning & Zoning Officer
DATE: April 10, 2023
RE: March 2023 Land Development Report

UNDER REVIEW:

(2023-12977) 4359 County Line Rd Minor Land Development – CP Rankin, Inc.

- Sketch Plan for non-residential building expansion accepted 4/5, under review by G&A. Tentatively scheduled for 5/23 PC

(2023-12917) 140 Upper Church Rd Minor Subdivision – Casadonti Homes, Inc

- Sketch Plan accepted 3/16, under review by G&A. Tentatively scheduled for 4/25 PC

(22-1400) Toll Brothers - County Line Rd & W Butler Ave (Birch Run)

- Conditional Use application accepted 3/14, tentatively scheduled for 4/25 PC and 5/1 Conditional Use Hearing

(2022-12511) 137 S Limekiln Pike – Defelice/Prestige Minor Subdivision

- Received variance at 2/16 ZHB, resubmission accepted 3/14 and is under review by G&A. Scheduled for 4/25 PC

(2022-12243) Manor Dr – Petrucci Land Development

- Presented at 4/3 BOS Work Session, revising plans per comments

(2022-12765) 180 New Britain Blvd/354 Schoolhouse Rd Parking Expansion 2

- Zoning Hearing Board Application received 3/17 for relief related to paved area setbacks and impervious for proposed parking lot expansion. Tentatively scheduled for 4/20 ZHB

(2022-12689) Galena Reserve Mobile Home Park

- Withdrew from 1/24 PC agenda. Awaiting resubmission

(2022-12263) 396 King Rd Subdivision – Casadonti Homes, Inc

- Preliminary/Final resubmission accepted 2/16. Attended 3/28 PC meeting, plans to address well comments and resident concerns and return to PC

(2022-12682) 505 W Butler Ave - Extra Space Storage

- Revised Sketch Plan Application accepted on 3/30, under review by G&A, scheduled for 5/23 PC

(2022-12404) 545 W Butler Ave - Rao Group Papa John's/Dunkin'

- Applicant presented Sketch Plan at 9/27 PC, applicant to request BOS appearance once more information is obtained

(2022-12505) 619 N Limekiln Pike – Hughes/Umlauf Building Additions

- Initial application incomplete, awaiting formal resubmission

(21-1000) 120 Liberty Ln – Herding Butterflies, LP

- Accepted Conditional Use Application for stone parking lot 2/23, PC recommended approval of Conditional Use at 3/28 meeting, Conditional Use Hearing scheduled for 4/17

BOARD APPROVAL GRANTED:

(2022-12320) 141 Independence Ln – Catalyst Commercial Development

- G&A checkset review issued. Applicant to submit fees/agreements and NPDES permit

(19-1600) 98 Railroad Ave - JAMP Development/Piotrowski

- Previous Planning Module withdrawn, new mailer executed and sent to applicant for DEP review

(18-0100) 123 Creek Rd – Labrozzi Minor Subdivision

- Solicitor drafting amended Conservation Easement Agreement

(2022-12537) 55 Curley Mill Rd – Mortimer Minor Subdivision

- Applicant to submit revised plans for checkset review

(20-0600) 315 Old Limekiln Rd – D'Alessio Subdivision

- Applicant to submit record plans, fees and execute agreements

(15-0200) 9 Sellersville Rd – Tecce Minor Subdivision

- Waiver granted for driveway slope at 2/6 BOS meeting. Applicant to submit building permit applications for new dwellings

(2022-12319) 84 Schoolhouse Rd – PRDC

- Checkset review issued by G&A, applicant to submit fees/agreements. Street name approved by BOS, need to resolve right-of-way for off-site trail

(16-1300) Township Line Rd – Lohin Subdivision

- Sewage facilities approval received, G&A checkset letter received 3/30, applicant to propose road names and post escrow/pay fees before recording plans

(20-1000) 1 Highpoint Dr – Fox Lane Homes

- Demo permit issued. Sidewalk easement obtained along La Petite frontage

(17-1900) 114 Sellersville Rd – Garton Minor Subdivision

- Awaiting submission of Record Plans

(2022-12262) 267 Creek Rd – Frankel/McGinley Lot Line Change

- Plans recorded, applicant to execute agreements/pay fees

Veteran's Park – CNBTJSA Pump Station 4 Relocation

- Applicant to execute agreements and pay fees prior to recording plans



New Britain Township Police Department

Monthly Report -

March 2023

Current Goals and Objectives:

Objective 1: Maintain no increase in accidents as compared to 2022

Objective 2: Become PLEAC Accredited

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

Objective 4: Leadership Development

Result of Goals & Objectives:

Objective 1: Directed patrols implemented in areas most prone to accidents.

Objective 2: 40.38% of policies complete to date. On track to complete by end of 2023.

Objective 3: Signed purchase order submitted to Axon.

Objective 4: Officer scheduled for leadership training in May.

Significant Events:

Completed

- ◆ Purchase of Body Worn and In Car Camera Systems
- ◆ Chief attended NLERSP Executive Workshop

Upcoming

- ◆ Hiring of Entry Level Police Officer
- ◆ Implementation of Body Worn Camera Systems
- ◆ Installation of new lockers for police department
- ◆ New 2023 Ford Interceptor Hybrid SUV for police fleet
- ◆ Part Time Police Services Clerk
- ◆ Drug Take Back April 22, 2023



New Britain Township Police Department

Monthly Report -

March 2023

PERFORMANCE STATISTICS

PART 1 CRIMES	28 DAY		
	2023	2022	% Change
Murder	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	0	0	NA
Theft	5	4	25%
Auto Theft	1	0	NA
Arson	0	0	NA
TOTALS	6	4	50%

PART 2 CRIMES	28 DAY		
	2023	2022	% Change
Assaults (non-aggravated)\Harassment	0	1	-100%
Fraud	6	1	500%
Vandalism/Criminal Mischief	0	1	-100%
Disorderly Conduct	0	0	NA
Drug Violations	0	0	NA
Driving Under the Influence	0	1	-100%
Public Drunkenness	0	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	0	NA
TOTALS	6	4	50%

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2023	2022	% Change
Total Accidents	19	25	-24%
Non-Reportable	15	19	-21.05%
Fatal Accidents	0	0	NA
Reportable	4	6	-33.33%



New Britain Township Police Department

Monthly Report -

March 2023

PERFORMANCE STATISTICS

PART 1 CRIMES	YTD		
	2023	2022	% Change
Murder	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	0	1	-100%
Theft	16	12	33.33%
Auto Theft	2	0	NA
Arson	0	0	NA
TOTALS	18	13	38.46%

PART 2 CRIMES	YTD		
	2023	2022	% Change
Assaults (non-aggravated)/Harassment	3	7	-57.14%
Fraud	13	7	85.71%
Vandalism/Criminal Mischief	1	3	-66.66%
Disorderly Conduct	0	0	NA
Drug Violations	2	0	NA
Driving Under the Influence	2	1	100%
Public Drunkenness	0	3	-100%
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	3	0	NA
TOTALS	24	21	14.29%

MOTOR VEHICLE ACCIDENTS	YTD		
	2023	2022	% Change
Total Accidents	50	53	-5.66%
Non-reportable	37	36	-2.77%
Fatal Accidents	0	0	NA
Reportable	13	17	-23.52%



New Britain Township

Public Works

Departmental Report

Year: 2023

Month: March

Drainage: 525 Hrs.

Public Works checked all drainage systems as needed. We continued inlet repair/ C-Top replacement along Glen Dr., Marshall Cir., and Brook Ln. in preparation of future road program.

Road Maintenance: 97 Hrs.

Public Works cold patched Township roadways as needed until permanent repairs can be completed.

Equipment Maintenance: 197 Hrs.

All trucks and dump trucks were washed, waxed and detailed after the 2022/ 2023 Winter Season.

Township Property Maintenance: 64 Hrs.

Public Works completed roadside cleanup (trash picking) along Trewigtown Rd., Schoolhouse Rd., Railroad Ave., Walnut St., E. Schoolhouse Rd., Highlands Dr., and Upper state Rd.

Street Signs: 144 Hrs.

Public Works is in the process of replacing/ upgrading all regulatory, warning, and advisory signs (speed limit, stop, curve, etc.) throughout New Britain Township, to the new H.I.P (high intensity prismatic) standard. This will continue until all signs have been upgraded.

Other: 124 Hrs.

All new hires at Public Works completed a Work Zone Safety and Flagger Training course that was provided through DVHIT.

Snow/ Ice: (No Hrs. for the month of March)

Public Works experienced a mild 2022-2023 Winter Season, with above average temps and minimal winter weather events. For the entire 2022-2023 winter season, Public Works salted Township roadways 3 times, as well as spot salted twice. We used approximately 250 tons of salt for the season.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2023

MONTH: MARCH

Township Property Maintenance:

The Parks and Recreation (PnR) Department inspected North Branch, West Branch, Highlands, Veteran's, and Pheasant Run Parks for trash removal, mutt mitt dispenser refills, and biweekly checks of the open area behind the New Britain Walk Development.

Parks and Recreation moved our equipment (zero turn mowers, infield machine, gator, etc.) from the Public Works Shop and Coleman Pole Barn back to PnR facility at North Branch Park.

Parks and Recreation completed the reconstruction of the soccer kickboard at North Branch Park.



Before and after painting of kickboard and goaltender mural.

Parks and Recreation replaced rotted sections of the 6x6 border surrounding the small tot lot and small train area at Pavilion #1 in North Branch Park. We also added certified playground mulch to all play structures and swingset.

Special Projects / Other:



New Britain Township

Parks & Recreation

The Park and Recreation Department repaired the dugout roofs of Field #6 at the rear of North Branch Park. We removed and replaced all drip edges and shingles and repainted all exposed exterior wood.



Before and after shingles on dugout Roof.

Parks and Recreation Coordinator performed all administrative duties for March. We allowed time for periodic training of our new crew member. Parks and Recreation also assisted Public Works with drainage and roadside trash removal when needed.

LV Baseball completed the construction of a newly renovated batting cage on field #4; all material excavated from the site was repurposed as a backfill around the new playground at the rear of North Branch Park.



During and after construction of batting cage on Field #4.



New Britain Township

Parks & Recreation

Ballfield Maintenance:

The Parks and Recreation Department began work on softball Field #1 and baseball Fields #5 and #6 before the upcoming season. We recut the infield arcs, added and rototilled new material, raked, and rolled all edges as well as addressed drainage issues. On Baseball Field #5, Park and Rec. recut the infield arcs and baselines. This required adding new material, rototilling, raking, rolling, and dragging. The warning track on field #5 was repaired, PnR removed old material and dead vegetation and replaced, leveled, and raked it with fresh stone.



Field # 5 arc, baselines and warning track.

Parks and Recreation Daily Hours:

Township Property Maintenance:	174	Hrs.
Ballfield Maintenance:	251	Hrs.
Other/ Special Projects:	89	Hrs.