



Meeting Packet

**Board of Supervisors
September 25, 2023**



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** to appoint John Granger as Interim Manager, starting on September 19, 2023.

Presented By: _____

Seconded By: _____



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** Resolution 2023-18: Tricentennial Committee Recognition, per the attachment.

Presented By: _____

Seconded By: _____

Resolution No. 2023-18

**Township of New Britain
Bucks County, Pennsylvania**

**A Resolution of the New Britain Township Board of Supervisors
in Recognition of**

Tricentennial Committee

WHEREAS, the Tricentennial Committee was established on January 1, 2023, for the purpose of providing advice and assisting the Board of Supervisors with the Township's recognition of the 300th Anniversary of the establishment of New Britain Township; and

WHEREAS, the Board of Supervisors would like to recognize the following volunteers who were appointed to New Britain Township's Tricentennial Committee; and

**Bob Showalter
Margaret Briggs
Scott Fischer
Florence (Florie) McQuiston
Dale Rimmer
Sue Gelb**

WHEREAS, the committee members aided in the execution of a commemorative collectible, a July 4th Parade Float, a display to be exhibited at New Britain Township's Fall Festival, and celebratory fireworks for the 300th Anniversary; and

WHEREAS, The Board of Supervisors wishes to formally recognize the countless efforts and dedication of the Tricentennial Committee volunteers who helped make New Britain Township's 300th Anniversary memorable.

NOW THEREFORE, BE IT RESOLVED THAT the Supervisors of New Britain Township hereby formally and officially recognize the Tricentennial Committee and express deep appreciation for all their efforts on behalf of New Britain Township.

DULY ADOPTED this 25th day of September 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

Michael Walsh, Assistant Secretary

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member



ACTION ITEMS



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** the minutes of the August 21, 2023, Business Meeting and the September 11, 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: September 25, 2023

I MOVE THAT: The Board **approve / table** the Schedule of Bills dated September 20, 2023, in the amount of \$610,985.93, 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: KG081423 to KG091123

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

Paid Date Range: 08/17/23 to 09/15/23
 Include Non-Budgeted: Y Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AASALE A&A SALES ASSOCIATES, LLC									
		23000979	08/30/23	2023 UNIFORMS	Open	5,824.29	0.00		
ADTC005 ADT COMMERCIAL									
		23000974	08/16/23	SECURITY SYSTEM	Open	3,350.00	0.00		
ANTHO030 ANTHONY PASSERINI									
		23000943	08/24/23	2023 MEDICAL REIMBURSEMENT	Open	121.55	0.00		
		23000977	08/31/23	2023 MEDICAL REIMBURSEMENT	Open	336.00	0.00		
						457.55			
AQUAP010 AQUA PENNSYLVANIA									
		23000989	09/01/23	FIRE HYDRANT RENTAL	Open	1,338.05	0.00		
ARMOU010 ARMOUR & SONS ELECTRIC I									
		23000949	08/16/23	TRAFFIC SIGNAL REPAIR	Open	390.00	0.00		
		23000981	08/25/23	TRAFFIC SIGNAL REPAIR	Open	240.00	0.00		
						630.00			
ASSOC010 ASSOCIATED TRUCK PARTS									
		23000922	08/21/23	VEHICLE PARTS	Open	28.98	0.00		
		23000980	08/30/23	VEHICLE PARTS	Open	109.35	0.00		
						138.33			
ATTMO010 AT&T MOBILITY									
		23000951	08/13/23	MOBILE PHONE SERVICE	Open	388.92	0.00		
AUTOZ005 Autozone, Inc.									
		23000978	08/30/23	PARTS	Open	34.98	0.00		
AXONE005 AXON ENTERPRISE, INC.									
		23000939	08/18/23	BODY CAM EQUIP	Open	250.40	0.00		
BARRY010 BARRY ISETT & ASSOCIATES INC									
		23000910	08/11/23	EMERGENCY MGMT SERVICES	Open	950.00	0.00		
BEGLE005 BEGLEY CARLIN & MANDIO LLP									
		23000976	08/03/23	LEGAL EXPENSES	Open	10,287.25	0.00		
BERGE010 BERGEY'S INC.									
		23000991	09/01/23	PW 48-23	Open	36.84	0.00		
		23000992	08/01/23	PW 48-20	Open	57.16	0.00		
		23000993	08/01/23	PD 48-09	Open	208.15	0.00		
		23000994	08/21/23	PW 48-25	Open	55.20	0.00		
		23000995	08/01/23	PD 48-07	Open	5,187.87	0.00		
		23001003	08/31/23	PW 48-21	Open	85.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BERGE010 BERGEY'S INC. Continued									
		23001007	08/24/23	PARTS/REPAIRS	Open	3,018.64	0.00		
						<u>8,648.86</u>			
BILLM010 BILL MITCHELL'S AUTO SERVICE I									
		23000882	08/09/23	EMISSION INSPECTION 48-04	Open	39.57	0.00		
		23000914	08/15/23	EMISSION INSPECTION 48-02	Open	39.57	0.00		
		23000938	08/01/23	VEHICLE REPAIR/EMISS INS 48-09	Open	720.85	0.00		
		23000960	08/22/23	EMISSION INSPECTION 48-10	Open	39.57	0.00		
						<u>839.56</u>			
BLOCK005 BLOCK COMMUNICATIONS									
		23000920	08/15/23	2023 POLICE SUV UPFIT	Open	17,784.29	0.00		
BLUEB015 BLUE BUS HOLDINGS LLC									
		23000941	08/24/23	REFUND OF ESCROW	Open	7,643.58	0.00		
BRADR005 BRAD RUSCIO									
		23001012	09/07/23	RETURN OF ESCROW	Open	5,000.00	0.00		
BRIAN010 BRIAN JONES									
		23000888	08/15/23	2023 MEDICAL REIMBURSEMENT	Open	169.00	0.00		
BRYAN005 BRYAN COOK									
		23000911	07/31/23	FALL FESTIVAL RE-ENACTORS	Open	1,000.00	0.00		
BUCKS155 BUCKS BUBBLES									
		23000966	08/28/23	2023 FALL FEST BALANCE	Open	1,099.00	0.00		
BUCKS130 BUCKS MONT PARTY RENTAL									
		23000965	08/28/23	2023 FALL FEST TENT & TABLES	Open	585.00	0.00		
COMCA010 COMCAST									
		23000898	08/06/23	CABLE/INTERNET	Open	509.27	0.00		
		23000927	08/09/23	CABLE/INTERNET	Open	271.74	0.00		
		23000983	08/24/23	CABLE/INTERNET	Open	21.22	0.00		
						<u>802.23</u>			
CONCO010 CONCOURS AUTOMOTIVE									
		23001021	08/30/23	AUTO PARTS	Open	475.00	0.00		
COSTC010 COSTCO MEMBERSHIP									
		23000953	08/29/23	SUPPLIES	Open	431.48	0.00		
DANIE050 DANIEL A. GONZALEZ									
		23001014	09/08/23	2023 MEDICAL REIMBURSEMENT	Open	191.20	0.00		
DISPL015 Display and Sign Center Inc									
		23001002	08/22/23	FORD POLICE 48-03	Open	1,080.00	0.00		
		23001004	08/22/23	PW NEW STREET SWEEPER	Open	1,120.00	0.00		
						<u>2,200.00</u>			

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DVHIT010	DVHT	23001010	09/01/23	HEALTH INSURANCE	Open	74,049.29	0.00		
EARTH010	EARTHBORNE TRUCKS & EQUIPMENT	23000987	09/01/23	EQUIPMENT RENTAL	Open	1,026.00	0.00		
EASTE010	EASTERN AUTOPARTS WAREHOU	23001008	08/31/23	AUTO PARTS	Open	1,008.42	0.00		
EDISO005	EDISON QUARRY INC	23000997	09/01/23	DEBRIS REMOVAL	Open	750.00	0.00		
EJUSA005	EJ USA INC	23001023	09/07/23	DRAINAGE MATERIALS	Open	2,404.40	0.00		
ESTAB005	ESTABLISHED TRAFFIC CONTROL	23001009	09/05/23	STREET SIGNS	Open	1,714.21	0.00		
EUREK010	EUREKA STONE QUARRY INC.	23000915	08/10/23	PAVING	Open	624.55	0.00		
		23000930	08/15/23	PAVING	Open	571.40	0.00		
						1,195.95			
FEDEX010	FEDEX	23000896	08/08/23	ADMIN SHIPPING	Open	33.75	0.00		
FINCH010	FINCH TURF INC.	23000901	08/10/23	MOWER REPAIR	Open	669.28	0.00		
FPMAI005	FP MAILING SOLUTIONS	23000971	08/01/23	POSTAGE METER	Open	110.85	0.00		
GARYT005	GARY THOMAS	23000887	08/09/23	VEHICLES/EQUIP REPAIR REIMB	Open	25.00	0.00		
		23000945	08/26/23	2023 BOOT ALLOWANCE	Open	134.98	0.00		
		23001027	09/11/23	2023 MEDICAL REIMBURSEMENT	Open	529.95	0.00		
						689.93			
GATEH005	GATEHOUSE MEDIA PA HOLDINGS	23000895	08/14/23	ADVERTISING	Open	815.86	0.00		
GENER010	GENERAL CODE	23001016	09/08/23	CODE ANALYSIS	Open	4,357.29	0.00		
GEORG040	GEORGE ALLEN PORTABLE TOILETS	23000950	08/22/23	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
GILMO010	GILMORE & ASSOCIATES INC.	23000975	08/11/23	ENGINEERING EXPENSES	Open	43,530.92	0.00		
GROFF005	GT&E LLC	23000913	08/16/23	88057101 SCRAPER	Open	134.78	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
HKMAT010 H & K MATERIALS									
		23000886	07/31/23	MATERIALS	Open	300.63	0.00		
		23000931	08/12/23	MATERIALS	Open	159.84	0.00		
		23000958	08/19/23	MATERIALS	Open	<u>156.09</u>	0.00		
						616.56			
HABER010 H.A. BERKHEIMER INC.									
		23001019	08/31/23	COMMISSION FEE AUGUST 2023	Open	56.50	0.00		
HIRSCO05 HIRSCHBERG MECHANICAL LLC									
		23000890	08/01/23	SPRING MAINTENANCE 2023	Open	2,750.00	0.00		
		23000891	08/08/23	COMMERCIAL SERVICE CHARGE	Open	<u>1,209.00</u>	0.00		
						3,959.00			
HOMED010 HOME DEPOT CREDIT SERVICES									
		23000908	07/28/23	SUPPLIES	Open	648.27	0.00		
		23001013	08/28/23	SUPPLIES	Open	<u>1,546.14</u>	0.00		
						2,194.41			
JUMPI005 JUMPING JUBILEE									
		23000967	08/28/23	2023 FALL FEST BALANCE	Open	790.00	0.00		
KEYBU005 KEY BUSINESS SOLUTIONS									
		23001026	09/01/23	POSTAGE METER	Open	15.00	0.00		
KIMGO005 KIM GOODWIN									
		23000883	08/14/23	2023 MEDICAL REIMBURSEMENT	Open	95.03	0.00		
		23001015	09/11/23	2023 MEDICAL REIMBURSEMENT	Open	<u>125.07</u>	0.00		
						220.10			
MWPRE005 M&W PRECAST, LLC									
		23000893	08/09/23	DRAINAGE SUPPLIES	Open	210.52	0.00		
MCDON010 MCDONALD UNIFORM COMPANY									
		23000909	08/14/23	UNIFORM	Open	514.62	0.00		
NETTE005 NetTech International									
		23000892	08/01/23	INSTALL CAT6E STATIONS	Open	720.00	0.00		
NORTH050 NORTH PENN WATER AUTHORIT									
		23000984	08/21/23	WATER	Open	184.55	0.00		
NYCOC010 NYCO CORPORATION									
		23000969	08/22/23	NEW SWEEPER PARTS	Open	45.29	0.00		
PACHI010 PA CHIEFS OF POLICE ASSOC									
		23000973	08/23/23	EMPLOYMENT POSTING	Open	200.00	0.00		
PA MUN PA MUNICIPAL LEAGUE									
		23000912	08/14/23	PELRAS DUES	Open	450.00	0.00		
PENNS020 PA ONE CALL SYSTEM, INC.									
		23001018	08/31/23	PA ONE CALLS	Open	109.21	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PEACE025 PEACEABLE KINGDOM PETTING ZOO									
		23000968	08/28/23	2023 FALL FEST BALANCE	Open	1,000.00	0.00		
PECOE020 PECO ENERGY-PAYMENT PROCESSING									
		23000880	08/04/23	ELECTRIC	Open	35.54	0.00		
		23000897	08/09/23	ELECTRIC	Open	294.55	0.00		
		23000905	08/08/23	ELECTRIC	Open	167.39	0.00		
		23000934	08/17/23	ELECTRIC	Open	84.68	0.00		
		23000944	08/18/23	ELECTRIC	Open	1,861.68	0.00		
		23000959	08/22/23	ELECTRIC	Open	17.61	0.00		
		23000961	08/23/23	ELECTRIC	Open	170.86	0.00		
		23000990	08/30/23	ELECTRIC	Open	428.24	0.00		
		23001017	09/05/23	ELECTRIC	Open	35.54	0.00		
						<u>3,096.09</u>			
POWER005 PowerDMS, Inc.									
		23001022	09/06/23	PDMS PROFESSIONAL	Open	5,642.59	0.00		
PREST015 PRESTIGE PROPERTY PARTNERS LLC									
		23000963	08/28/23	RETURN OF ESCROW	Open	4,000.00	0.00		
PYROT005 PYROTECHNICO FIREWORKS INC									
		23000918	08/16/23	9/23/23 FIREWORKS CELEBRATION	Open	6,500.00	0.00		
		23000985	09/01/23	9/23/23 FIREWORKS BALANCE	Open	6,500.00	0.00		
						<u>13,000.00</u>			
READY005 READY REFRESH BY NESTLE									
		23000899	08/08/23	BOTTLED WATER	Open	394.30	0.00		
REPUB005 REPUBLIC SERVICES #320									
		23000933	08/15/23	TRASH SERVICES	Open	784.96	0.00		
RICHT010 RICHTER DRAFTING & OFFICE SUPP									
		23000885	07/28/23	OFFICE SUPPLIES	Open	124.72	0.00		
RIGGI010 RIGGINS INC.									
		23000900	08/10/23	PW FUEL	Open	1,029.26	0.00		
		23000923	08/17/23	PW DIESEL	Open	300.51	0.00		
		23000924	08/17/23	POLICE FUEL	Open	1,730.90	0.00		
		23000956	08/24/23	PW FUEL	Open	1,993.06	0.00		
		23001006	08/30/23	PW PARK/REC	Open	630.79	0.00		
		23001024	09/07/23	PW FUEL	Open	792.86	0.00		
		23001025	09/05/23	PW DIESEL	Open	2,735.14	0.00		
						<u>9,212.52</u>			
ROBER270 ROBERT E. LITTLE, INC.									
		23000902	08/11/23	REWIND STARTER	Open	27.49	0.00		
		23000982	08/28/23	MOWER PARTS	Open	1,560.78	0.00		
		23001005	09/05/23	MOWER PARTS	Open	572.13	0.00		
						<u>2,160.40</u>			
RYANL005 RYAN LISCHKE									
		23000936	08/22/23	2023 MEDICAL REIMBURSEMENT	Open	230.40	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
SANDRA SANDRA EZZO									
		23000942	08/24/23	2023 MEDICAL REIMBURSEMENT	Open	76.91	0.00		
SERVIO10 SERVICE TIRE TRUCK CENTERS									
		23000998	08/21/23	TIRES	Open	1,920.00	0.00		
		23000999	08/21/23	TIRES PD 48-12	Open	441.60	0.00		
						<u>2,361.60</u>			
SHAWN010 SHAWN MAGUIRE									
		23000916	08/16/23	2023 HEALTH CLUB REIMB	Open	250.00	0.00		
SMITH020 SMITH PRINTS INC.									
		23000964	08/23/23	TRICENTENNIAL TOTE BAGS	Open	1,080.00	0.00		
SOSME005 SOSMETAL PRODUCTS INC.									
		23000925	08/15/23	SHOP SUPPLIES	Open	135.59	0.00		
SPARK010 SPARKS INDUSTRIES LLC									
		23000907	08/01/23	DEBRIS REMOVAL	Open	280.00	0.00		
STAND015 STANDARD DIGITAL LEASING									
		23000928	08/20/23	ADMIN COPIER	Open	261.33	0.00		
		23000929	08/20/23	POLICE COPIER	Open	236.49	0.00		
						<u>497.82</u>			
STAND010 STANDARD INSURANCE COMPANY									
		23000935	08/15/23	LIFE/DISABILITY INSURANCE	Open	3,521.84	0.00		
STAPL015 STAPLES									
		23000962	08/26/23	OFFICE SUPPLIES	Open	38.79	0.00		
STEPH055 STEPHEN PIRRELLO									
		23001028	09/14/23	FALL FEST REIMBURSEMENT	Open	199.70	0.00		
TDAME010 TD AMERITRADE INSTITUTIONAL									
		23000940	08/25/23	EMPLOYEE PENSION CONTRIBUTIONS	Open	11,118.13	0.00		
THOMA090 THOMAS J. WALSH III, ESQ.									
		23000919	08/16/23	ZONING LEGAL SERVICES	Open	4,304.00	0.00		
TRAI005 TRAIRS, LLC									
		23000894	07/07/23	DATA REQUESTS/COLLECTION	Open	4,628.33	0.00		
		23000917	07/31/23	DATA REQUESTS/COLLECTION	Open	1,680.00	0.00		
						<u>6,308.33</u>			
USMUN010 U.S. MUNICIPAL SUPPLY IN									
		23000921	08/14/23	2024 BUCHER V65T SWEEPER	Open	307,599.00	0.00		
UNITE010 UNITED INSPECTION AGENCY INC.									
		23000889	08/02/23	OUTSIDE INSPECTIONS	Open	900.00	0.00		
		23000947	08/09/23	OUTSIDE INSPECTIONS	Open	710.00	0.00		
		23000948	08/16/23	OUTSIDE INSPECTIONS	Open	1,245.00	0.00		
		23000954	08/23/23	OUTSIDE INSPECTIONS	Open	455.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
UNITE010 UNITED INSPECTION AGENCY INC. Continued									
		23001020	08/30/23	OUTSIDE INSPECTIONS	Open	<u>215.00</u>	0.00		
						3,525.00			
UNIVE015 UNIVEST BANK									
		23000988	08/30/23	PRINCIPAL/INTEREST	Open	2,163.26	0.00		
VERIZ010 VERIZON									
		23000881	08/05/23	POLICE INTERNET	Open	159.59	0.00		
		23000926	08/12/23	INTERNET	Open	22.30	0.00		
		23000937	08/14/23	INTERNET	Open	168.08	0.00		
		23001000	08/27/23	INTERNET	Open	<u>110.99</u>	0.00		
						460.96			
VERIZ050 VERIZON WIRELESS									
		23000957	08/19/23	POLICE WIRELESS SERVICE	Open	600.15	0.00		
		23000986	08/19/23	POLICE WIRELESS SERVICE	Open	1,258.13	0.00		
		23001001	08/23/23	POLICE WIRELESS SERVICE	Open	<u>79.45</u>	0.00		
						1,937.73			
WEHRU010 WEHRUNG'S									
		23000996	08/31/23	MATERIALS	Open	63.79	0.00		
WHISP005 WHISPERING HILL STUDIO									
		23000970	08/29/23	300th ANNIVERSARY TILES	Open	1,800.00	0.00		
WILLI010 WILLIAM A. MAY									
		23000946	08/28/23	2023 MEDICAL REIMBURSEMENT	Open	44.73	0.00		
		23000952	08/28/23	2023 BOOT ALLOWANCE	Open	<u>169.99</u>	0.00		
						214.72			
WILLO010 WILLOW TREE & LANDSCAPE SERVIC									
		23000932	08/01/23	TREE REMOVAL	Open	3,875.00	0.00		
		23000955	08/25/23	TREE REMOVAL	Open	<u>1,675.00</u>	0.00		
						5,550.00			
WITME010 WITMER PUBLIC SAFETY GROUP, INC									
		23000884	07/28/23	UNIFORM	Open	1,371.01	0.00		
		23000903	08/08/23	UNIFORM	Open	99.98	0.00		
		23000906	08/10/23	FIREARMS	Open	862.51	0.00		
		23000972	08/23/23	UNIFORM	Open	<u>1,434.62</u>	0.00		
						3,768.12			
NEWT0020 WORKPLACE CENTRAL									
		23000904	08/08/23	OFFICE SUPPLIES	Open	125.00	0.00		

Total Purchase Orders: 148 Total P.O. Line Items: 0 Total List Amount: 610,985.93 Total Void Amount: 0.00

**EXPENDITURES PREVIEW
APPROVAL**

NBT BOARD OF SUPERVISORS

**APPROVED BY THE BOARD OF
SUPERVISORS**

Attest: _____

Date: _____



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** all items on the consent agenda, dated September 25, 2023, per the attachment.

Presented By: _____

Seconded By: _____

Consent Agenda Items for the Next Meeting (09/25/2023)

1. Ben Goldthorp has requested the release of the 18-Month Maintenance Escrow for 169 Sellersville Road for \$11,892.83, leaving \$0.00 remaining.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 31, 2023

File No. 13-10094

Dave Conroy, Director of Planning and Zoning
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Estates at Peace Valley, Lot 3, Project Closeout Recommendation
169 Sellersville Road (Goldthorp Residence)

Dear Dave:

Pursuant to the Applicant's request, our office has reviewed the files to determine if the remaining 18-Month Maintenance Cash Escrow can be returned to the Applicant. We note that per your email of August 31, 2023, the Amended Conservation Easement has been recorded.

Therefore, in accordance with the conditions set forth in the Development and Financial Security Agreements, we recommend release of the 18-month maintenance escrow in the amount of \$11,892.83.

Upon approval by the Board of Supervisors, the Township should notify the owner in writing that the project has been completed and the escrow may be released:

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

Sincerely,

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

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

JM

cc: Michael Walsh, Assistant Manager
Randy Teschner, Township Code Enforcement Officer
Ryan Gehman, Assistant Planning and Zoning Officer
John Bates, Financial Director
Sean Gresh/Jeffrey Garton, Esq., Township Solicitors (hard copy w/enclosures)
Benjamin Goldthorp, Applicant
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** Resolution 2023-19: 2023 Budget Amendment #2, per the attachment.

Presented By: _____

Seconded By: _____



MEMO

TO: John Granger & Board of Supervisors
FROM: Michael Walsh
DATE: September 20, 2023
RE: Resolution 2023-19: 2023 Budget Amendment #2

Currently, the Township is approximately **\$86,734.60** under budget for the 2023 capital expenses the Township has undertaken, including the Administration Redesign, IT Consolidation, Phone System, PD Lockers, PD Facilities Assessment, two (2) Police Vehicles, and a new Public Works Street Sweeper. While most of these projects have come in well under budget, the Administration Redesign Project is approximately **\$32,599.79** over the **\$197,500** included in the 2023 Final Budget.

Resolution 2023-19: 2023 Budget Amendment #2 will introduce **\$62,100** in additional revenue from the Township's old Public Works Street Sweeper sale into the Township's 2023 Budget in the General Fund (01). This additional revenue will allow the Township to reallocate **\$60,000** in the ARPA Capital Fund (01) from the Street Sweeper purchase to the Administration Redesign project to bring both capital expenses under budget and allow flexibility for additional Administrative Redesign project purchases if necessary. The tables on page 2 of this memo show the financial state of both projects before and after Resolution 2023-19, pending the Board of Supervisors' approval.

Staff Recommendation:

Approve Resolution 2023-19: 2023 Budget Amendment #2 to add additional revenues to the 2023 Budget and reallocate expenses, per the attachments.

Before Resolution 2023-19

Administration Redesign Project:

Fund	Budgeted Expense	Actual Expense	Difference
ARPA Capital	\$ 167,500.00	\$ 206,392.76	\$ (38,892.76)
General	\$ 30,000.00	\$ 23,707.03	\$ 6,292.97

Street Sweeper Purchase:

Fund	Budgeted Expense	Actual Expense	Difference
ARPA Capital	\$ 325,000.00	\$ 307,598.00	\$ 17,402.00

After Resolution 2023-19

Administration Redesign Project:

Fund	Budgeted Expense	Actual Expense	Difference
ARPA Capital	\$ 227,500.00	\$ 206,392.76	\$ 21,107.24
General	\$ 30,000.00	\$ 23,707.03	\$ 6,292.97

Street Sweeper Purchase:

Fund	Budgeted Expense	Actual Expense	Difference
ARPA Capital	\$ 265,000.00	\$ 265,000.00	\$ -
General	\$ 60,000.00	\$ 42,598.00	\$ 17,402.00

**Resolution 2023-19
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP
FORMALLY AMENDING THE F.Y 2023 BUDGET**

WHEREAS, it is prudent and sound fiscal management to periodically conduct a review of the New Britain Township budget; and

WHEREAS, the review provides an opportunity to examine projected revenues and expenses; and

WHEREAS, the review was conducted and it is recommended the following budget adjustments and/or amendments are proposed to reflect changes in fiscal management:

General Fund (01):

Add the amount of \$62,100.00 to Account #01.391.100 Sale of Assets in the General Fund; and

Add the amount of \$60,000.00 to Account #01.438.710 Major Equipment Purchases in the General Fund; and

ARPA Capital Fund (01):

Reduce the amount of \$60,000.00 to Account #01.438.710 Major Equipment Purchases in the ARPA Capital Fund; and

Increase the amount of \$60,000.00 to Account #01.409.370 Building Maintenance and Improvements in the ARPA Capital Fund for Administration Redesign Expenses; and

NOW, THEREFORE, BE IT RESOLVED, this 25th day of September 2023, by the New Britain Township Board of Supervisors that the Treasurer is authorized and directed to make the afore referenced Budget adjustments.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, III, Chair

Stephanie Shortall, Vice Chair

Gregory T. Hood, Member

Michael Walsh, Assistant Secretary

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** Resolution 2023-20: 2024 Police & Non-Uniform Pension Minimum Municipal Obligations, per the attachments.

Presented By: _____

Seconded By: _____

Resolution No. 2023-20

**Township of New Britain
Bucks County, Pennsylvania**

**A Resolution of the New Britain Township Board of Supervisors
in Recognition of**

2024 Police & Non-uniform Pension MMOs

WHEREAS, New Britain Township is required to contribute the Minimum Municipal Obligation (MMO) to the Police and Non-Uniform Pension Plans as calculated by the plans actuary CBIZ; and

WHEREAS, the calculations for the MMO for the Police and Non-Uniform Pension Plans are as shown in “**Exhibit 1**” & “**Exhibit 2**”; and

NOW THEREFORE, BE IT RESOLVED THAT the Supervisors of New Britain Township hereby formally and officially adopt the 2024 Police and Non-Uniform MMOs.

DULY ADOPTED this 25th day of September 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

Michael Walsh, Assistant Secretary

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member

NEW BRITAIN TOWNSHIP POLICE PENSION PLAN

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	1,345,345
2. Total Normal Cost Percentage		20.03%
3. Total Normal Cost = (1) x (2)	\$	269,473
4. Total Administrative Expense		51,900
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	321,373
7. Total Estimated Member Contributions = (1) x 5.00%		67,267
8. Funding Adjustment		189,822
9. Minimum Municipal Obligation = (6) - (7) - (8)	\$	64,284

Signature of Chief Administrative Officer

Date Certified to Governing Body

**NEW BRITAIN TOWNSHIP NON-UNIFORMED EMPLOYEES
PENSION PLAN**

2024 Minimum Municipal Obligation

1. 2023 Projected W-2 Payroll	\$	1,434,222
2. Total Normal Cost Percentage		9.78%
3. Total Normal Cost = (1) x (2)	\$	140,267
4. Total Administrative Expense		27,600
5. Total Amortization Requirement		0
6. Total Financial Requirement = (3) + (4) + (5)	\$	167,867
7. Total Estimated Member Contributions = (1) x 5.00%		71,711
8. Funding Adjustment		129,280
9. Minimum Municipal Obligation = (6) - (7) - (8), not less than zero	\$	0

Signature of Chief Administrative Officer

Date Certified to Governing Body



September 14, 2023

Mr. Michael Walsh
Assistant Township Manager
New Britain Township
207 Park Avenue
Chalfon, PA 18914

Re: New Britain Township Pension Plans – 2024 Minimum Municipal Obligation (MMO)

Dear Mike:

We have completed and are enclosing the year 2024 budget information with respect to the Township’s Pension Plans. As shown on the attached exhibits, the Township should budget the following contributions for 2024:

Plan	MMO
Police Pension Plan	\$64,284
Employees Pension Plan	0
Total	\$64,284

The Township should therefore budget a transfer of \$64,284 from the General Fund to the Township’s pension funds. The Township may also budget the estimated General Municipal Pension System State Aid of \$64,284 as Intergovernmental Revenue. This is based on the 2022 unit value of \$5,180.4519 and 44 units (12 police officers and 20 non-uniformed defined benefit plan employees); however, State Aid cannot be greater than the MMO.

Therefore, the estimated net contribution to be paid from the Township’s General Fund in 2024 is \$0.

If there are any questions regarding the above information, please let me know.

Sincerely,

David B. Reid, EA, MAAA
Executive Vice President

Enclosures



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** Resolution 2023-21: 396 King Road Preliminary Approval, per the attachment.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2023-21

(Duly Adopted: 9/25/2023)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL TO CASADONTI HOMES, INC., FOR THE MAJOR SUBDIVISION OF TAX PARCEL #26-004-030 LOCATED AT 396 KING ROAD, NEW BRITAIN TOWNSHIP, PENNSYLVANIA, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM, LLC, WERE DATED SEPTEMBER 14, 2022, AND LAST REVISED JUNE 8, 2023, CONSISTING OF 15 SHEETS, WHICH PROPOSE THE CREATION OF SIX SINGLE-FAMILY DWELLING LOTS.

WHEREAS, Casadonti Homes, Inc. (“*Applicant*”) has submitted an application for preliminary/final plan approval of a major subdivision which proposes the subdivision of Tax Map Parcel #26-004-030 into six (6) separate lots and the construction of a new single-family dwelling on five of the said lots (“*Project*”), which said lots will consist of various square footages (“*Property*”); and

WHEREAS, this proposal is reflected on a plan entitled Major Subdivision Plans for the Estates at Hill Top, prepared by Holmes Cunningham, LLC, dated September 14, 2022, last revised June 8, 2023, consisting of fifteen (15) sheets (“*Plan*”); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its July 25, 2023 meeting, and having found it to be in substantial compliance with the requirements of the Township Zoning Ordinance, the Township Subdivision and Land Development Ordinance, and other applicable Township regulations, recommended that preliminary/final approval be granted subject to conditions.

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

1. Applicant shall comply with all requirements and recommendations of the Gilmore & Associates Review Letter of July 17, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit “A”**. (Township Code §22-403, §22-502)
2. Applicant shall comply with all requirements and recommendations of the Bucks County Planning Commission Review Letter of November 7, 2022 unless herein

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

3. Applicant shall comply with the Water Resource Impact Study Review #2 dated September 12, 2023, , prepared by Gilmore & Associates, Inc. A true and correct copy of Review #2 is attached hereto and incorporated herein as **Exhibit "C"**.
4. Applicant has requested waivers from the following provisions of the Subdivision and Land Development Ordinance as noted in correspondence received from the Applicant dated September 22, 2022:
 - a. §22-403 & 404 - From providing separate preliminary and final plan submissions.
 - b. §22-502.D - From the requirement to show existing features within 100 feet of the tract boundary conditioned on providing an aerial map and any additional information requested by the Township Engineer.
 - c. §22-502.1.H - From providing a lighting plan.
 - d. §22-703.4.C - From the requirement that lot lines shall be drawn parallel, concentric, at right angles or radial to the street right-of-way line.
 - e. §22-705.3.C - From constructing full width road improvements along King Road, a minor collector road which requires a 60-foot ultimate right-of-way and 36-foot cartway. Widening along King Road shall be 2' of widening where 10' is required, with the following conditions:
 - (i) A 30-foot ultimate right-of-way along King Road shall be offered as an easement to the Township;
 - (ii) As noted on the Record Plan, Site Plan Note 16, all dead trees, live trees and branches interfering with the existing overhead lines shall be removed within the proposed King Road U.R.O.W;
 - (iii) As noted on the Existing Features plan, 2 utility poles shall be relocated near the proposed entrance;
 - (iv) As shown, the entrance culvert shall be replaced with a minimum 15" diameter pipe; and
 - (v) Based on a site visit, there are areas of erosion along the watercourse on both Lots 1 and 6. Any areas of erosion shall be stabilized, downed trees removed from the watercourse, and any associated permits

obtained from PADEP, as required. Notes stating this requirement should be added to the Existing Conditions Plan.

- f. §22-705.3.E - From the requirement to design private streets to the specifications of a local street related to cartway width. A 20' private street is proposed where a 28' cartway is required. This waiver is conditioned on approval of the truck-turning templates by the Fire Marshal.
- g. §22-705.3.G - From providing a 1½" mill and overlay of King Road along the subdivision conditioned upon a leveling course be installed along with 1½" of wearing course. The developer shall document the existing road conditions prior to construction.
- h. §22-705.8.C - From providing a left-side turnaround configuration for the cul-de-sac with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. The plan proposes a 20-foot-wide loop road at the end of the access road.
- i. §22-705.8.F - From providing a 15-foot by 20-foot snow storage easement along the right-of- way of the cul-de-sac bulb.
- j. §22-706 - From providing curb and sidewalk along the property frontage of King Road and the proposed private street.
- k. §22-707.A - From providing pedestrian walkways or recreational trails at locations unless deemed necessary by the Board.
- l. §22-712.4 - From the detention basin facility regulations with the condition that the Rain Garden spillway for Lot 6 be raised a minimum of 6 inches above the 100-year high water elevation.
- m. §22-713.4.B - From the requirement that street trees be planted between three and five feet outside the ultimate right-of-way line and in an informal arrangement if approved by the Board. In addition, the waiver request should be revised to include a partial waiver from §22-713.4.A. to allow existing trees to partially satisfy the street tree requirement.
- n. §22-714.3.A- From providing streetlights at the intersection and turnaround conditioned on the lamp posts being installed as shown on the plan.
- o. Resolution 2007-12 - For any public improvement waivers granted, the Applicant is required to contribute a fee to the Township to cover 50% of the cost of future improvements to bring Township rights-of-way up to current standards. Based on the current waivers requested, this contribution would be required for partial road widening, curb, sidewalk, and storm sewer, if granted.

The estimated fee is based on 50% of the cost of full road improvements beyond what is proposed and recommended, which would be \$44,106.50. The fee shall be finalized prior to final approval.

5. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and sanitary sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay; or else, install partial improvements as approved by the Township; and/or contribute a fee-in-lieu of these improvements. When contributing a fee-in-lieu of, Applicant shall be required to submit payment of 50% of the estimated cost of the required public improvements that have been waived as set forth below. This fee will be determined once the Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-700, §22-701.8, §22-903, §22-904; Township Resolution 2007-12).
6. Applicant shall contribute to the Township \$12,500.00 (\$2,500.00/dwelling unit, representing the five (5) new dwellings proposed as part of the subdivision) as a fee-in-lieu of the required park and recreation improvements contemporaneously with execution and funding of Township Development Agreements. (Township Code §22-715)
7. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee of \$4,227.50 (\$2.50 per linear foot of existing and proposed roads within the development) contemporaneously with execution of the Development Agreement. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
8. Applicant shall pay the Stormwater BMP Maintenance Guarantee fee applied to all proposed BMPs installed within the Township for the timely installation, proper construction, and continued maintenance of such facilities by the owner of the subject property. The fee is 5% of the construction costs of all the BMPs proposed as a part of the Project, with a minimum fee of \$100.00, but not to exceed \$10,000.00. This fee will be determined by the Township Engineer once Applicant's Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
9. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, and Bucks County

Conservation District E & S Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

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

19. Applicant shall execute a Well Depletion Agreement in accordance with the provisions of the New Britain Township Ordinance, which said Agreement shall be subject to the Township's approval.
20. The Township Solicitor shall review and approve the proposed Homeowners Association documents.
21. Conservation Easements shall be recorded on each of the Lots proposed to be created by the subdivision, the form of which said Conservation Easements shall be subject to the approval of the Township Solicitor.
22. Prior to recording the Final Subdivision Plan with the Recorder of Deeds of Bucks County, the Applicant shall meet with the Township Engineer to determine what additional vegetation along the stream shall be provided so as to meet the requirements for replanting the riparian corridor. Ground cover is required along with trees at the rate of one overstory tree and three shrubs for every 20 feet of waterway.
23. Applicant shall provide to each lot owner a plan and specifications of the on-lot sewage disposal systems, together with all operational manuals required for the use and proper maintenance of said systems.
24. Application to place a location at the end of its private street where children may stand in anticipation of being picked up for school by a school bus.

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

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NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2023-21

DULY ADOPTED, this 25th day of September, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

Michael Walsh, Assistant Township Manager

William B. Jones, III, Chair

Stephanie Shortall, Esquire, Vice Chair

Gregory T. Hood, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esquire, Member

EXHIBIT “A”



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 17, 2023

File No. 22-05077

Michael Walsh, Assistant Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: 396 King Road, "The Estates at Hill Top" Preliminary Plan Review 3
Joe Casadonti, T.M.P. #26-004-030

Dear Mike:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised submission for the above-referenced project and offers the following comments for consideration:

I. Submission

- A. Preliminary and Final Land Development and Major Subdivision Plans for The Estates at Hill Top, as prepared by Holmes Cunningham, LLC, consisting of fifteen (15) sheets, dated September 14, 2022, last revised June 8, 2023.
- B. Post Construction Stormwater Management Plan Narrative for The Estates at Hill Top, as prepared by Holmes Cunningham, LLC, dated September 14, 2022, last revised June 8, 2023.
- C. Preliminary Plan Review response letter for 396 King Road, as prepared by Holmes Cunningham, LLC, dated June 8, 2023.
- D. Street Improvement Waiver Cost Estimate for the Estates at Hilltop dated June 8, 2023.

II. General Information

The 36.1-acre subject tract is located at 396 King Road (T-407) within the Watershed Zoning District. The site currently consists of a single-family dwelling amidst various natural resources and agricultural land. The Applicant proposes to subdivide the property into six (6) single-family dwelling lots (Use B1) which is permitted by right with a +/-740'-long private street, Henry Court. The existing single-family dwelling is proposed to remain on Lot 4. The lots are proposed to have on-lot well and septic systems, with individual rain gardens for each new dwelling lot. Widening and storm sewer improvements are proposed along King Road.

III. Review Comments

A. Zoning Ordinance

We have identified the following comments with the proposed plan regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-502.b.3. & 505.1 – Natural resource protection land, such as watercourses, agricultural soils, woodlands, and steep slopes are proposed to be protected and preserved on each site through a conservation easement on each lot. We offer the following comments related to the proposed conservation easements.
 - a. Metes and bounds shall be provided for the conservation easement on each lot.

BUILDING ON A FOUNDATION OF EXCELLENCE

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

www.gilmore-assoc.com

- b. The plan notes that all areas located outside of the limits of disturbance are to remain as existing cover. These areas include agricultural soils which are required to be protected and not permitted to be disturbed. The applicant shall discuss if the farming use is proposed to be continued and if the Easement Agreement allows for change in ground cover.
 - c. As Easement Agreement shall be executed by the Applicant. (§22-712.A.(3)&(4))
2. §27-502.b.5. – The Lot Area and Coverage Table indicates that Lot 4 has 17,654 square feet of future impervious and shows a conceptual location for a future stormwater facility. The table shall be revised to indicate 0 square feet of future impervious with a note added to the table requiring stormwater management facilities for any future impervious areas on Lot 4.
 3. §27-2400.4.i. – For major subdivisions, replanting of the riparian corridor is required where there is little or no existing streamside vegetation and in accordance with this section. An evaluation of the existing vegetation along the stream shall be provided to determine if any revegetation is required or else a site meeting scheduled with our office to review the vegetation. Based on Sheet 4 of 15, there is an area of riparian corridor on Lot 6 that does not have existing vegetation. The engineer's response letter indicates additional landscaping is proposed, however, is not shown on the plan. Ground cover is required along with trees at a rate of one overstory tree and three shrubs for every 20 feet of waterway.

B. Subdivision and Land Development Ordinance Waivers

The following waivers from the Subdivision and Land Development Ordinance have been formally requested by the Applicant in a letter dated September 22, 2022, last revised February 8, 2023:

1. §22-403 & 404 – From providing separate preliminary and final plan submissions.
2. §22-502.D – From the requirement to show existing features within 100 feet of the tract boundary conditioned on providing an aerial map and any additional information requested by the Township Engineer, which we support.
3. §22-502.1.H – From providing a lighting plan, which we support.
4. §22-703.4.C – From the requirement that lot lines shall be drawn parallel, concentric, at right angles or radial to the street right-of-way line, which we support.
5. §22-705.3.C – From constructing full width road improvements along King Road, a minor collector road which requires a 60-foot ultimate right-of-way and 36-foot cartway. We recommend a waiver to allow partial widening along King Road of 2' of widening where 10' is required, with the following conditions:
 - a. A 30-foot ultimate right-of-way along King Road offered as an easement to the Township.
 - b. As noted on the Record Plan, Site Plan Note 16, all dead trees, live trees and branches interfering with the existing overhead lines removed within the proposed King Road U.R.O.W.
 - c. As noted on the Existing Features plan, 2 utility poles relocated near the proposed entrance.
 - d. As shown, the entrance culvert replaced with a minimum 15" diameter pipe.
 - e. Based on a site visit, there are areas of erosion along the watercourse on both Lots 1 and 6. We recommend any areas of erosion be stabilized, down trees removed from the watercourse, and any associated permits obtained from PADEP, as required. Notes stating this requirement should be added to the Existing Conditions Plan.
6. §22-705.3.E – From the requirement to design private streets to the specifications of a local street related to cartway width. A 20' private street is proposed where a 28' cartway is required. We support a waiver conditioned on approval of the truck-turning templates by the Fire Marshal.
7. §22-705.3.G – From providing a 1½" mill and overlay of King Road along the subdivision. Based on a discussion with the Public Works Superintendent, the road was originally a dirt road tar and chipped over the years and, therefore, we do not recommend a waiver. We support a partial waiver from milling King Road, with the condition that a leveling course be installed along with 1½" of wearing course. We recommend that the developer document the existing road conditions prior to construction.

8. §22-705.8.C. – From providing a left-side turnaround configuration for the cul-de-sac with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. The plan proposes a 20-foot-wide loop road at the end of the access road, which we support.
9. §22-705.8.F. – From providing a 15-foot by 20-foot snow storage easement along the right-of-way of the cul-de-sac bulb, which we support.
10. §22-706 – From providing curb and sidewalk along the property frontage of King Road and the proposed private street, which we support.
11. §22-707.A – From providing pedestrian walkways or recreational trails at locations deemed necessary by the Board, which we support.
12. §22-712.4 – From the detention basin facility regulations with the condition that the Rain Garden spillway for Lot 6 be raised a minimum of 6 inches above the 100-year high water elevation.
13. §22-713.4.B – From the requirement that street trees be planted between three and five feet outside the ultimate right-of-way line and in an informal arrangement when approved by the Board. In addition, the waiver request should be revised to include a partial waiver from §22-713.4.A. to allow existing trees to partially satisfy the street tree requirement, which we support.
14. §22-714.3.A – From providing streetlights at the intersection and turnaround. We support this waiver conditioned on the lamp posts being installed as shown on the plan.
15. Resolution 2007-12 - For any public improvement waivers granted, the Applicant is required to contribute a fee to the Township to cover 50% of the cost of future improvements to bring Township rights-of-way up to current standards. Based on the current waivers requested, this contribution would be required for partial road widening, curb, sidewalk, and storm sewer, if granted. The estimated fee based on 50% of the cost of full road improvements beyond what's proposed and recommended within this letter, would be **\$44,106.50**. The fee shall be finalized prior to final approval.
16. We recommend an updated waiver letter be prepared and plans revised to include any waivers.

C. Subdivision and Land Development Ordinance

We offer the following comments with the proposed plan regarding the requirements and provisions of the current Subdivision and Land Development Ordinance (SALDO):

1. §22-406.1 – The Applicant is responsible for any other required reviews, approvals, permits, etc. (i.e., BCPC, BCCD, PADEP, Fire Marshal, Township Road Opening Permit, Well Permits, etc.).
2. §22-502.B. – The following comments regarding plan notes/presentation shall be addressed:
 - a. The common lot lines for Lots 2/3 and 4/5 have been revised. The lot areas listed in the Lot Area and Coverage Table on the Record Plan shall be updated, as well as the Zoning Data.
 - b. Once the waivers and design are finalized, a plan view detail and cross-section detail shall clarify the proposed King Road improvements.
 - c. The bearing and distance for the ultimate right-of-way is overwritten by the Ultimate R.O.W. text and should be revised for clarity.
 - d. A line is shown between the Ultimate right-of-way and the legal right-of-way that crosses through the bearing and distance for the Ultimate right-of-way. This line should be identified or removed from the plan.
 - e. Several unidentified dashed and solid lines are shown on the Record Site Plan at the intersection of Henry Court and King Road. The existing storm sewer and notes related to the removal of the existing wall are shown on this plan as well. All unnecessary lines and notes should be removed from the Record Site Plan.
 - f. The drainage area boundary on the PCSWM Plan should be differentiated from other solid line types.

- g. The rain garden hatching for Lot 5 should be aligned with the bottom of the rain garden.
- h. Site Plan Note 14 should be revised to note the Ultimate right-of-way of King Road to be offered to the Township as an easement.
- i. A portion of the existing fence on Lot 4 extends onto Lot 5. This fence should be relocated.
3. §22-502.B.(11) – Legal descriptions are required for the new lots, natural resource easements, UROW easement for King Road, private street access easement, defined stormwater easements, proposed utility easements, back up septic system easements and any other easements which may be proposed. All easements shall be labeled with metes and bounds.
4. §22-705.12. – The Applicant shall formally request approval of the proposed, private street name from the Fire Marshall and Board of Supervisors.
5. §22-705.12.G – A detail for the No Parking sign shall be provided.
6. §22-710 – We defer to the Township Fire Marshal for review of the plans with respect to water supply, emergency access, etc.
7. §22-711.3 – Erosion controls shall be provided for 1.) the replacement of the 36" RCP culvert pipe, 2.) for the installation of the culvert pipe and road widening along King Road, 3.) along the northeastern side of Henry Court between Lot 1 and King Road to capture any sediment that bypasses the inlet during construction, and 4.) for the embankment at the 36-inch culvert.
8. §22-711.3 – The following comments related to grading shall be addressed:
 - a. The proposed contours appear to direct runoff towards the dwellings on Lots 1 and 2. Defined swales shall be proposed to demonstrate drainage away from the dwelling.
 - b. The existing 432 contour shows an existing swale in the northern pavement transition from Henry Court to King Road. Proposed contours shall be provided. In addition, the existing contours 338 and 336 along the southern transition indicate a cross slope of 40%. Detailed grading of the transition area should be provided.
 - c. The upstream "headwall" along King Road has a proposed invert of 435.75 directly adjacent to the proposed road widening with an elevation of 438. The invert shall be verified and proposed contours shown. In addition, the type of end treatment shall be clarified as protective barrier and/ or warning signage may be necessary at this location.
 - d. Based on the proposed contours, the grading along the northern edge of the road at the 36" culvert appears to have a slope exceeding 2:1. The grading shall be revised to 3:1 maximum.
 - e. The driveway culvert pipe at Lot 6 appears to have less than 6 inches of cover over the top of the pipe at the proposed 458 contour. The grading should be revised to provide a minimum of 12 inches of cover over the pipe.
9. §22-714 – Residents have expressed concern regarding lighting installed by future homeowners. We recommend provisions be added to the HOA documents requiring any lighting fixture to be dark sky compliant as certified by the International Dark-Sky Association.
10. §22-715.2.C.(1) – A fee-in-lieu of park and recreation at a rate of \$2,500 per dwelling unit or **\$12,500.00** for the 5 new dwellings may be provided in lieu of land at the Board's discretion.
11. §22-716 – Monumentation shall be provided in lieu of pins along the property line between Lots 3 and 4, conservation easements, backup septic easements and at the existing easement's intersection with existing and proposed property lines.

12. §22-719 – Upon review of the revised Water Resource Impact Study, we have no outstanding technical comments. Please see the attached Memo dated July 17, 2023 detailing the revisions. The applicant shall execute a Well Depletion Agreement with the Township and post the required financial security prior to recording the final plans and in accordance with sections §22-719.11.A-C. The approved Well Monitoring Program shall be attached to the Well Depletion Agreement.
13. §22-721 – Planning module approval is required to be obtained from the PADEP. While the Planning Commission recommended approval of the Planning Module, we recommend the Board of Supervisors consider approval of the Component 1 Planning Module at an upcoming meeting. If approved, the Planning Module shall be submitted to DEP.
14. §22-721.8 – The applicant shall provide to each lot owner a plan and specifications of the on-lot sewage disposal systems and all operational manuals required for the use and proper maintenance of the systems.

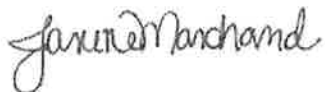
D. Stormwater Management Ordinance Comments

We offer the following comments related to the Township's Stormwater Ordinance

1. §22-712.5.A – The following comments related to the pipe capacity calculations shall be addressed:
 - a. The Storm Sewer Tabulation models a drainage area of 0.20 acres to the 15" RCP along King Road. The drainage area appears to be larger than what's shown on the Drainage Area Plan. The drainage area should be verified and revised accordingly.
 - b. The drainage area to the existing pipe on the opposite side of King Road, north of the entrance, shall be included in the flow to the 18-inch pipe to confirm the size is sufficient.
2. §22-712.6.C. – Inlets STRU 07 and 15 along Henry Court are noted to be sumped as requested, however, the proposed grading implies some flow may bypass these inlets. The grading should be revised to ensure runoff is directed towards these inlets and inlet capacity reports shall be provided for the inlets along Henry Court.
3. §22-712.8.D. – The riprap apron details on Sheet 10 only reference PRA-1 with a 15-inch pipe which is not consistent with the plan which specifies it at the end of the 36-inch culvert pipe. In addition, the 'Standard Riprap Apron At Pipe Outlet' detail does not provide any specific information. Rip Rap apron details shall be provided for the discharge pipes on Lots 1, 2 and 5, for the 36" RCP culvert crossing Henry Court, and the 18" RCP along King Road.
4. §26-125.3 – The time of concentration calculations should be provided in the report to verify the times used for the hydrographs and labeled on the drainage area maps.
5. §26-132 – The level spreader on Lot 5 has a grate elevation of 473.50 which is 6 inches higher than the invert from the underdrain and outlet structure and will result in a tailwater effect. The level spreader should be lowered.
6. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) agreement with the municipality covering all stormwater facilities and BMPs that are to be privately owned.
7. The Stormwater BMP Maintenance Fee applies to all proposed stormwater BMPs installed in the Township to provide a financial guarantee for the timely installation, proper construction and continued maintenance by the owner. The fee will be calculated once the engineer's estimate of probable cost is submitted and is based on 5% of the construction cost not to exceed \$10,000.00. (Township Resolution 2022-03)
8. §22-712.13.D & 2022 Fee Resolution – The storm sewer fee for the development will be \$2.50 per linear foot of existing and proposed roads. Based on 948 feet of frontage on King Road and 743 feet along Henry Court, a fee of **\$4,227.50** would be required.

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

Sincerely,



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

JM/tw

cc: Dave Conroy, Director of Planning & Zoning Officer
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
Sean Gresh/Jeffrey P. Garton, Esq., Township Solicitors
Joe Casadonti, Applicant
Robert T. Cunningham, P.E., Holmes Cunningham, LLC
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.

EXHIBIT “B”



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

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

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

Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: November 7, 2022

Subject: BCPC #12800
Preliminary Plan of Subdivision and Land Development for The Estates at Hilltop
TMP #26-4-30
Applicant: Casadonti Homes, Inc.
Owner: Robert Ferrall
Plan Dated: September 14, 2022
Date Received: October 14, 2022

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

GENERAL INFORMATION

Proposal: Subdivide a 34.33-acre property into six single-family detached residential lots ranging from 166,835 square feet to 347,960 square feet. An existing single-family detached dwelling is located on proposed Lot 4. Single-family detached dwellings are proposed on Lots 1 through 3, 5, and 6. An 836,122-square-foot natural resource conservation easement, spanning across portions of each of the six lots, is also shown. All six lots will be served by individual on-lot water and sewerage.

Location: Along the northwest side of King Road, approximately 1,700 feet southwest of its intersection with SR 313.

Zoning: The WS Watershed District permits Use B1 Single-family detached dwellings on lots of at least 80,000 square feet (1.84 acres) in size with minimum lot widths of 175 feet. Minimum front, side, and rear yard requirements are 100, 30, and 60 feet, respectively.

Present Use: Residential

COMMENTS

- 1. Watercourse**—The site is intersected by a tributary to the North Branch Neshaminy Creek. For the most part, the watercourse and its riparian buffer fall within the area designated as a conservation



easement. However, the proposed cul-de-sac road crosses over the watercourse in an area outside of the designated conservation easement. Section 27-2400.i. of the zoning ordinance outlines the requirements for riparian buffer protection. It does not appear that these requirements have been met and specifically it does not appear that a vegetative buffer has been proposed in this area. Without a vegetative buffer, runoff from the road and adjacent lawns will more quickly enter the stream, exacerbating streambank erosion, increasing floodwaters during the flood cycle, and decreasing stream flows during the normal stream cycle. In addition, pesticides and herbicides used in lawn care will be able to flow directly into the stream's surface waters when it rains. The plan should be revised to ensure compliance with the riparian buffer requirements of the zoning ordinance.

2. **Sidewalks**—Section 22-706.2.A. of the subdivision and land development ordinance (SALDO) requires that sidewalks be provided along all new and existing streets. Currently, no sidewalks are shown along the proposed cul-de-sac road.
3. **Park and recreation land**—Section 22-715.2.C.(1) of the SALDO requires that 2,500 square feet of land per new dwelling unit be dedicated to the township for park and recreation uses in all subdivisions. The plan does not indicate whether this provision has been satisfied either through direct dedication or fee-in-lieu.
4. **Street improvements**—Section 22-705.3. of the SALDO requires road improvements to be made to all existing streets abutting a subdivision or land development. Compliance with all required street improvements should be indicated on the plan.
5. **Henry Drive**—Section 22-705.8.B. the SALDO requires that permanent cul-de-sac streets shall have a minimum length of 400 feet but shall not exceed 800 feet in length. The plan should clearly indicate the proposed length of Henry Drive so that compliance with Section 22-705.8.B. can be determined.
6. **Existing cable line**—The plan indicates a cable line crossing through the central portion of the site. Proposed regrading, including construction for the proposed street, the driveways for Lots 2 and 5, and the stormwater management facility on Lot 2, are shown crossing over the delineated cable line. The purpose of the cable line, and an easement along the cable line as may be required per Sections 22-704 and 22-717 of the SALDO, should be clearly indicated. Further, compliance with Section 22-704, Easements, should be verified.
7. **Stormwater management maintenance**—The applicant proposes a stormwater conveyance system, a vegetated stormwater basin (managed release concept), and tree plantings as a part of its stormwater BMPs on the site. We recommend the applicant provide a manual to the township and to the Homeowners' Association (HOA) detailing all required maintenance for the stormwater management facilities. This will help to ensure the long-term maintenance and performance of the stormwater facilities and make the HOA aware of its responsibilities for regular maintenance and repair of the facilities.
8. **Landscaping plan**
 - a. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
 - b. **Oak trees**—The landscaping plan (Sheet 7) proposes 14 white and pin oak trees at various locations. Oak trees, while typically a good native tree for plantings, are subject to bacterial leaf

scorch which is an infectious chronic disease that is affecting several species of oaks in southeastern Pennsylvania.¹ Of the types of oak trees affected by leaf scorch, willow and white oaks are somewhat less susceptible to the disease. Municipal officials should monitor planting plans to ensure that oaks are not overplanted, to avoid the risk of infection and eventual loss of these trees.

9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 7, 2022, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JWS:pmr

cc: Casadonti Homes, Inc. (via email)
Robert Ferrall
Robert Cunningham, PE, Holmes Cunningham LLC (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)
Matt West, Township Manager (via email)

¹ <https://extension.psu.edu/bacterial-leaf-scorch>

EXHIBIT “C”



- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 508 Corporate Drive West | Langhorne, PA 19047 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

IH MEMORANDUM

Date: July 17, 2023
To: Janene Marchand, P.E.
From: Toby Kessler, P.G.
cc: Michael Walsh, Dave Conroy, Randy Teschner, Ryan Gehman, Sean Gresh, Jeffrey Garton, Jeffrey Clark, Joe Casadonti, Craig Kennard, David Gerstenfeld
Reference: File 22-05077
396 King Road (Casadonti), Water Resource Impact Study Review 2
TMP 26-004-030

Please note the following review prepared by Gilmore & Associates, Inc. (G&A) on behalf of New Britain Township of the "Water Resources Impact Study Report," prepared by Valley Environmental Services, Inc. (VES), Revised July 7, 2023. In addition, we reviewed the letter titled, "Water Resources Impact Study Review Response," prepared by VES, dated July 7, 2023.

Summary:

The July 7, 2023 revised Water Resources Impact Study (WRIS) Report and comment-response letter present additional information in order to address deficiencies noted in G&A's March 1, 2023 review letter as well as discussions with the Applicant's hydrogeologist.

The two primary areas that the revised WRIS report addressed were the low yield of the test wells and potential impact to surrounding property wells. The report now includes discussion of methodology to construct 1,000-foot-deep wells with 8-inch diameters, and utilize additional methods for increasing yield, such as hydrofracturing and acid washing. Backup water supply well locations are provided on the site plan attached to the revised WRIS. If the first well that is constructed on the lot does not meet the New Britain Township requirements for minimum sustained yield of 2 gallons per minute (gpm) at the time of building permit, a second well will be constructed and tested as required in accordance with the New Britain Township well ordinance requirements. If the second well is found to have sufficient yield, then the first well would be properly sealed and abandoned. Additional hydrofracturing and a 2-part pumping test were reported for the Lot 2 test well in the revised WRIS report, demonstrating yield that meets New Britain Township requirements. In addition, the number of bedrooms per house has been reduced per the report, which lowers the required yield in each well. Based on our review, the revised WRIS sufficiently demonstrates the likelihood that the minimum yield will be met for each of the proposed lots in the subdivision.

With respect to potential impact to nearby wells, the revised WRIS report now utilizes standard methods to predict the effect of pumping a well on surrounding area wells. A very conservative prediction is required in the New Britain Township well ordinance. Based on the newly provided prediction, "minimal change" in water level was reported up to a distance of 550 feet. The prediction provided in the report is 5.2 feet at a distance of 200 feet, 3.2 feet at a distance of 300 feet, 1.9 feet at a distance of 400 feet, 1 foot at a distance of 500 feet and 0 feet at a distance of 550 feet with the assumption of no groundwater recharge for 1 year of pumping. The prediction is made with the very

conservative assumption of no precipitation or recharge of the aquifer through septic systems. In actual operation of the new on-lot supply wells, there will be some precipitation and return of water through the on-lot septic systems. The conservative nature of the prediction and the requirement to perform water level monitoring at accessible offsite wells, both during and following construction, will provide assurance to the Township and neighbors that the new homes will have minimal to no impact on nearby wells. There will also be an escrow established with the Well Depletion Agreement for the unlikely occurrence of a loss of water in an offsite, existing well.

Specifically, the revised WRIS report includes the following new information:

- There is a reduction in the proposed number of bedrooms from 5 to 4 in the proposed 5 new homes. This reduces the proposed water demand for the 6-lot subdivision and potential impacts.
- The test well in Lot 2 was subject to further construction and testing which included a second hydrofracturing and a 2-part pumping test.
- The Revised WRIS included additional sampling of the Lot 2 well for parameters that were not included in the previous 72-hour pumping test.
- The Revised WRIS included further analysis of long-term drawdown from pumping of the proposed wells.
- The Revised WRIS report provides a proposed groundwater monitoring network for the purpose of the Well Depletion Agreement.
- The Revised WRIS report discusses several options to secure sufficient yield in each of the proposed wells.
- The Revised WRIS report provides a map showing properties with wells and septic systems within ¼-mile of the property.
- The Revised WRIS report provides backup locations for proposed on-lot water supply wells on Lots 1, 3, 5, and 6. Lot 2 is not proposed to have a backup well based on the 2-part pumping test provided in the Revised WRIS report. Lot #4 contains the existing house and will continue to be served by the existing well on that lot.

Comments:

At this time, the WRIS report meets New Britain Township requirements.

The following items shall be performed as conditions once other land development approvals are met:

1. Based on the revised WRIS report, the Lot #1 Well is proposed to remain as a monitoring well for the duration of the Well Depletion Agreement. Following the duration of the Well Depletion, if the Lot #1 Well is no longer intended for use, it shall be noted to be properly sealed. In addition, any other test well if not proposed to be used shall be properly sealed. The sealing of abandoned wells shall be completed in accordance with the PADEP Groundwater Monitoring Guidance Manual, February 1996. (§719.9.D.9)
2. The Well Depletion Agreement shall be executed and associated escrow shall be secured prior to plan recordation (§719.11).

Extrapolated Drawdown

King Road Subdivision
New Britain Twp., Bucks Co., PA
VES Job #22-107

Legend

- Extrapolated Drawdown Area
- Off-Site Well
- Pumping Test Monitoring Well



RESOLUTION NO. 2023-21

(Duly Adopted: 9/25/2023)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL TO CASADONTI HOMES, INC., FOR THE MAJOR SUBDIVISION OF TAX PARCEL #26-004-030 LOCATED AT 396 KING ROAD, NEW BRITAIN TOWNSHIP, PENNSYLVANIA, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM, LLC, WERE DATED SEPTEMBER 14, 2022, AND LAST REVISED JUNE 8, 2023, CONSISTING OF 15 SHEETS, WHICH PROPOSE THE CREATION OF SIX SINGLE-FAMILY DWELLING LOTS.

WHEREAS, Casadonti Homes, Inc. (“*Applicant*”) has submitted an application for preliminary/final plan approval of a major subdivision which proposes the subdivision of Tax Map Parcel #26-004-030 into six (6) separate lots and the construction of a new single-family dwelling on five of the said lots (“*Project*”), which said lots will consist of various square footages (“*Property*”); and

WHEREAS, this proposal is reflected on a plan entitled Major Subdivision Plans for the Estates at Hill Top, prepared by Holmes Cunningham, LLC, dated September 14, 2022, last revised June 8, 2023, consisting of fifteen (15) sheets (“*Plan*”); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its July 25, 2023 meeting, and having found it to be in substantial compliance with the requirements of the Township Zoning Ordinance, the Township Subdivision and Land Development Ordinance, and other applicable Township regulations, recommended that preliminary/final approval be granted subject to conditions.

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

1. Applicant shall comply with all requirements and recommendations of the Gilmore & Associates Review Letter of July 17, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit “A”**. (Township Code §22-403, §22-502)
2. Applicant shall comply with all requirements and recommendations of the Bucks County Planning Commission Review Letter of November 7, 2022 unless herein

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

3. Applicant shall comply with the Water Resource Impact Study Review #2 dated September 12, 2023, July 17, 2023, prepared by Gilmore & Associates, Inc. A true and correct copy of Review #2 is attached hereto and incorporated herein as **Exhibit “C”**.
4. Applicant has requested waivers from the following provisions of the Subdivision and Land Development Ordinance as noted in correspondence received from the Applicant dated September 22, 2022:
 - a. §22-403 & 404 - From providing separate preliminary and final plan submissions.
 - b. §22-502.D - From the requirement to show existing features within 100 feet of the tract boundary conditioned on providing an aerial map and any additional information requested by the Township Engineer.
 - c. §22-502.1.H - From providing a lighting plan.
 - d. §22-703.4.C - From the requirement that lot lines shall be drawn parallel, concentric, at right angles or radial to the street right-of-way line.
 - e. §22-705.3.C - From constructing full width road improvements along King Road, a minor collector road which requires a 60-foot ultimate right-of-way and 36-foot cartway. Widening along King Road shall be 2' of widening where 10' is required, with the following conditions:
 - (i) A 30-foot ultimate right-of-way along King Road shall be offered as an easement to the Township;
 - (ii) As noted on the Record Plan, Site Plan Note 16, all dead trees, live trees and branches interfering with the existing overhead lines shall be removed within the proposed King Road U.R.O.W;
 - (iii) As noted on the Existing Features plan, 2 utility poles shall be relocated near the proposed entrance;
 - (iv) As shown, the entrance culvert shall be replaced with a minimum 15" diameter pipe; and
 - (v) Based on a site visit, there are areas of erosion along the watercourse on both Lots 1 and 6. Any areas of erosion shall be stabilized, downed trees removed from the watercourse, and any associated permits

obtained from PADEP, as required. Notes stating this requirement should be added to the Existing Conditions Plan.

- f. §22-705.3.E - From the requirement to design private streets to the specifications of a local street related to cartway width. A 20' private street is proposed where a 28' cartway is required. This waiver is conditioned on approval of the truck-turning templates by the Fire Marshal.
- g. §22-705.3.G - From providing a 1½" mill and overlay of King Road along the subdivision conditioned upon a leveling course be installed along with 1½" of wearing course. The developer shall document the existing road conditions prior to construction.
- h. §22-705.8.C - From providing a left-side turnaround configuration for the cul-de-sac with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. The plan proposes a 20-foot-wide loop road at the end of the access road.
- i. §22-705.8.F - From providing a 15-foot by 20-foot snow storage easement along the right-of- way of the cul-de-sac bulb.
- j. §22-706 - From providing curb and sidewalk along the property frontage of King Road and the proposed private street.
- k. §22-707.A - From providing pedestrian walkways or recreational trails at locations unless deemed necessary by the Board.
- l. §22-712.4 - From the detention basin facility regulations with the condition that the Rain Garden spillway for Lot 6 be raised a minimum of 6 inches above the 100-year high water elevation.
- m. §22-713.4.B - From the requirement that street trees be planted between three and five feet outside the ultimate right-of-way line and in an informal arrangement if approved by the Board. In addition, the waiver request should be revised to include a partial waiver from §22-713.4.A to allow existing trees to partially satisfy the street tree requirement.
- n. §22-714.3.A- From providing streetlights at the intersection and turnaround conditioned on the lamp posts being installed as shown on the plan.
- o. Resolution 2007-12 - For any public improvement waivers granted, the Applicant is required to contribute a fee to the Township to cover 50% of the cost of future improvements to bring Township rights-of-way up to current standards. Based on the current waivers requested, this contribution would be required for partial road widening, curb, sidewalk, and storm sewer, if granted.

The estimated fee is based on 50% of the cost of full road improvements beyond what is proposed and recommended, which would be \$44,106.50. The fee shall be finalized prior to final approval.

5. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and sanitary sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay; or else, install partial improvements as approved by the Township; and/or contribute a fee-in-lieu of these improvements. When contributing a fee-in-lieu of, Applicant shall be required to submit payment of 50% of the estimated cost of the required public improvements that have been waived as set forth below. This fee will be determined once the Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-700, §22-701.8, §22-903, §22-904; Township Resolution 2007-12).
6. Applicant shall contribute to the Township \$12,500.00 (\$2,500.00/dwelling unit, representing the five (5) new dwellings proposed as part of the subdivision) as a fee-in-lieu of the required park and recreation improvements contemporaneously with execution and funding of Township Development Agreements. (Township Code §22-715)
7. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee of \$4,227.50 (\$2.50 per linear foot of existing and proposed roads within the development) contemporaneously with execution of the Development Agreement. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
8. Applicant shall pay the Stormwater BMP Maintenance Guarantee fee applied to all proposed BMPs installed within the Township for the timely installation, proper construction, and continued maintenance of such facilities by the owner of the subject property. The fee is 5% of the construction costs of all the BMPs proposed as a part of the Project, with a minimum fee of \$100.00, but not to exceed \$10,000.00. This fee will be determined by the Township Engineer once Applicant's Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
9. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, and Bucks County

Conservation District E & S Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

10. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements. (Township Code §22-406.1, §22-903, §22-904)
11. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township. (Township Code §22-406.1)
12. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes. (Township Code §22-406.1)
13. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants. (Township Code §22-406.1)
14. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
15. Applicant and its professionals shall execute, notarize and seal the Final Record Plan. (Township Code §22-406.2)
16. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes. (Township Code §22-905)
17. The plans shall be ADA compliant.
18. Applicant shall resolve with the Township Engineer, prior to recording the Final Subdivision Plans, the extent of uplighting permitted for the Project, which said resolution shall be included within the Homeowners Association documents that will need to be approved prior to recording the subdivision plans. permission and restrictions related thereto shall be contained within the Homeowners Association

~~documents and shall also comply and be certified by the International Dark Sky Association.~~

19. Applicant shall execute a Well Depletion Agreement in accordance with the provisions of the New Britain Township Ordinance, which said Agreement shall be subject to the Township's approval.
20. The Township Solicitor shall review and approve the proposed Homeowners Association documents.
21. Conservation Easements shall be recorded on each of the Lots proposed to be created by the subdivision, the form of which said Conservation Easements shall be subject to the approval of the Township Solicitor.
22. Prior to recording the Final Subdivision Plan with the Recorder of Deeds of Bucks County, the Applicant shall meet with the Township Engineer to determine what additional vegetation along the stream shall be provided so as to meet the requirements for replanting the riparian corridor. Ground cover is required along with trees at the rate of one overstory tree and three shrubs for every 20 feet of waterway.
23. Applicant shall provide to each lot owner a plan and specifications of the on-lot sewage disposal systems, together with all operational manuals required for the use and proper maintenance of said systems.
24. Application to place a location at the end of its private street where children may stand in anticipation of being picked up for school by a school bus.

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

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NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2023-21

DULY ADOPTED, this 25th day of September, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

Michael Walsh, Assistant Township Manager

William B. Jones, III, Chair

Stephanie Shortall, Esquire, Vice Chair

Gregory T. Hood, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esquire, Member

EXHIBIT “A”



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 17, 2023

File No. 22-05077

Michael Walsh, Assistant Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: 396 King Road, "The Estates at Hill Top" Preliminary Plan Review 3
Joe Casadonti, T.M.P. #26-004-030

Dear Mike:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised submission for the above-referenced project and offers the following comments for consideration:

I. Submission

- A. Preliminary and Final Land Development and Major Subdivision Plans for The Estates at Hill Top, as prepared by Holmes Cunningham, LLC, consisting of fifteen (15) sheets, dated September 14, 2022, last revised June 8, 2023.
- B. Post Construction Stormwater Management Plan Narrative for The Estates at Hill Top, as prepared by Holmes Cunningham, LLC, dated September 14, 2022, last revised June 8, 2023.
- C. Preliminary Plan Review response letter for 396 King Road, as prepared by Holmes Cunningham, LLC, dated June 8, 2023.
- D. Street Improvement Waiver Cost Estimate for the Estates at Hilltop dated June 8, 2023.

II. General Information

The 36.1-acre subject tract is located at 396 King Road (T-407) within the Watershed Zoning District. The site currently consists of a single-family dwelling amidst various natural resources and agricultural land. The Applicant proposes to subdivide the property into six (6) single-family dwelling lots (Use B1) which is permitted by right with a +/-740'-long private street, Henry Court. The existing single-family dwelling is proposed to remain on Lot 4. The lots are proposed to have on-lot well and septic systems, with individual rain gardens for each new dwelling lot. Widening and storm sewer improvements are proposed along King Road.

III. Review Comments

A. Zoning Ordinance

We have identified the following comments with the proposed plan regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-502.b.3. & 505.1 – Natural resource protection land, such as watercourses, agricultural soils, woodlands, and steep slopes are proposed to be protected and preserved on each site through a conservation easement on each lot. We offer the following comments related to the proposed conservation easements.
 - a. Metes and bounds shall be provided for the conservation easement on each lot.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

- b. The plan notes that all areas located outside of the limits of disturbance are to remain as existing cover. These areas include agricultural soils which are required to be protected and not permitted to be disturbed. The applicant shall discuss if the farming use is proposed to be continued and if the Easement Agreement allows for change in ground cover.
- c. As Easement Agreement shall be executed by the Applicant. (§22-712.A.(3)&(4))
2. §27-502.b.5. – The Lot Area and Coverage Table indicates that Lot 4 has 17,654 square feet of future impervious and shows a conceptual location for a future stormwater facility. The table shall be revised to indicate 0 square feet of future impervious with a note added to the table requiring stormwater management facilities for any future impervious areas on Lot 4.
3. §27-2400.4.i. – For major subdivisions, replanting of the riparian corridor is required where there is little or no existing streamside vegetation and in accordance with this section. An evaluation of the existing vegetation along the stream shall be provided to determine if any revegetation is required or else a site meeting scheduled with our office to review the vegetation. Based on Sheet 4 of 15, there is an area of riparian corridor on Lot 6 that does not have existing vegetation. The engineer's response letter indicates additional landscaping is proposed, however, is not shown on the plan. Ground cover is required along with trees at a rate of one overstory tree and three shrubs for every 20 feet of waterway.

B. Subdivision and Land Development Ordinance Waivers

The following waivers from the Subdivision and Land Development Ordinance have been formally requested by the Applicant in a letter dated September 22, 2022, last revised February 8, 2023:

1. §22-403 & 404 – From providing separate preliminary and final plan submissions.
2. §22-502.D – From the requirement to show existing features within 100 feet of the tract boundary conditioned on providing an aerial map and any additional information requested by the Township Engineer, which we support.
3. §22-502.1.H – From providing a lighting plan, which we support.
4. §22-703.4.C – From the requirement that lot lines shall be drawn parallel, concentric, at right angles or radial to the street right-of-way line, which we support.
5. §22-705.3.C – From constructing full width road improvements along King Road, a minor collector road which requires a 60-foot ultimate right-of-way and 36-foot cartway. We recommend a waiver to allow partial widening along King Road of 2' of widening where 10' is required, with the following conditions:
 - a. A 30-foot ultimate right-of-way along King Road offered as an easement to the Township.
 - b. As noted on the Record Plan, Site Plan Note 16, all dead trees, live trees and branches interfering with the existing overhead lines removed within the proposed King Road U.R.O.W.
 - c. As noted on the Existing Features plan, 2 utility poles relocated near the proposed entrance.
 - d. As shown, the entrance culvert replaced with a minimum 15" diameter pipe.
 - e. Based on a site visit, there are areas of erosion along the watercourse on both Lots 1 and 6. We recommend any areas of erosion be stabilized, down trees removed from the watercourse, and any associated permits obtained from PADEP, as required. Notes stating this requirement should be added to the Existing Conditions Plan.
6. §22-705.3.E – From the requirement to design private streets to the specifications of a local street related to cartway width. A 20' private street is proposed where a 28' cartway is required. We support a waiver conditioned on approval of the truck-turning templates by the Fire Marshal.
7. §22-705.3.G – From providing a 1½" mill and overlay of King Road along the subdivision. Based on a discussion with the Public Works Superintendent, the road was originally a dirt road tar and chipped over the years and, therefore, we do not recommend a waiver. We support a partial waiver from milling King Road, with the condition that a leveling course be installed along with 1½" of wearing course. We recommend that the developer document the existing road conditions prior to construction.

8. §22-705.8.C. – From providing a left-side turnaround configuration for the cul-de-sac with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. The plan proposes a 20-foot-wide loop road at the end of the access road, which we support.
9. §22-705.8.F. – From providing a 15-foot by 20-foot snow storage easement along the right-of-way of the cul-de-sac bulb, which we support.
10. §22-706 – From providing curb and sidewalk along the property frontage of King Road and the proposed private street, which we support.
11. §22-707.A – From providing pedestrian walkways or recreational trails at locations deemed necessary by the Board, which we support.
12. §22-712.4 – From the detention basin facility regulations with the condition that the Rain Garden spillway for Lot 6 be raised a minimum of 6 inches above the 100-year high water elevation.
13. §22-713.4.B – From the requirement that street trees be planted between three and five feet outside the ultimate right-of-way line and in an informal arrangement when approved by the Board. In addition, the waiver request should be revised to include a partial waiver from §22-713.4.A. to allow existing trees to partially satisfy the street tree requirement, which we support.
14. §22-714.3.A – From providing streetlights at the intersection and turnaround. We support this waiver conditioned on the lamp posts being installed as shown on the plan.
15. Resolution 2007-12 - For any public improvement waivers granted, the Applicant is required to contribute a fee to the Township to cover 50% of the cost of future improvements to bring Township rights-of-way up to current standards. Based on the current waivers requested, this contribution would be required for partial road widening, curb, sidewalk, and storm sewer, if granted. The estimated fee based on 50% of the cost of full road improvements beyond what's proposed and recommended within this letter, would be **\$44,106.50**. The fee shall be finalized prior to final approval.
16. We recommend an updated waiver letter be prepared and plans revised to include any waivers.

C. Subdivision and Land Development Ordinance

We offer the following comments with the proposed plan regarding the requirements and provisions of the current Subdivision and Land Development Ordinance (SALDO):

1. §22-406.1 – The Applicant is responsible for any other required reviews, approvals, permits, etc. (i.e., BCPC, BCCD, PADEP, Fire Marshal, Township Road Opening Permit, Well Permits, etc.).
2. §22-502.B. – The following comments regarding plan notes/presentation shall be addressed:
 - a. The common lot lines for Lots 2/3 and 4/5 have been revised. The lot areas listed in the Lot Area and Coverage Table on the Record Plan shall be updated, as well as the Zoning Data.
 - b. Once the waivers and design are finalized, a plan view detail and cross-section detail shall clarify the proposed King Road improvements.
 - c. The bearing and distance for the ultimate right-of-way is overwritten by the Ultimate R.O.W. text and should be revised for clarity.
 - d. A line is shown between the Ultimate right-of-way and the legal right-of-way that crosses through the bearing and distance for the Ultimate right-of-way. This line should be identified or removed from the plan.
 - e. Several unidentified dashed and solid lines are shown on the Record Site Plan at the intersection of Henry Court and King Road. The existing storm sewer and notes related to the removal of the existing wall are shown on this plan as well. All unnecessary lines and notes should be removed from the Record Site Plan.
 - f. The drainage area boundary on the PCSWM Plan should be differentiated from other solid line types.

- g. The rain garden hatching for Lot 5 should be aligned with the bottom of the rain garden.
 - h. Site Plan Note 14 should be revised to note the Ultimate right-of-way of King Road to be offered to the Township as an easement.
 - i. A portion of the existing fence on Lot 4 extends onto Lot 5. This fence should be relocated.
3. §22-502.B.(11) – Legal descriptions are required for the new lots, natural resource easements, UROW easement for King Road, private street access easement, defined stormwater easements, proposed utility easements, back up septic system easements and any other easements which may be proposed. All easements shall be labeled with metes and bounds.
 4. §22-705.12. – The Applicant shall formally request approval of the proposed, private street name from the Fire Marshall and Board of Supervisors.
 5. §22-705.12.G – A detail for the No Parking sign shall be provided.
 6. §22-710 – We defer to the Township Fire Marshal for review of the plans with respect to water supply, emergency access, etc.
 7. §22-711.3 – Erosion controls shall be provided for 1.) the replacement of the 36" RCP culvert pipe, 2.) for the installation of the culvert pipe and road widening along King Road, 3.) along the northeastern side of Henry Court between Lot 1 and King Road to capture any sediment that bypasses the inlet during construction, and 4.) for the embankment at the 36-inch culvert.
 8. §22-711.3 – The following comments related to grading shall be addressed:
 - a. The proposed contours appear to direct runoff towards the dwellings on Lots 1 and 2. Defined swales shall be proposed to demonstrate drainage away from the dwelling.
 - b. The existing 432 contour shows an existing swale in the northern pavement transition from Henry Court to King Road. Proposed contours shall be provided. In addition, the existing contours 338 and 336 along the southern transition indicate a cross slope of 40%. Detailed grading of the transition area should be provided.
 - c. The upstream "headwall" along King Road has a proposed invert of 435.75 directly adjacent to the proposed road widening with an elevation of 438. The invert shall be verified and proposed contours shown. In addition, the type of end treatment shall be clarified as protective barrier and/ or warning signage may be necessary at this location.
 - d. Based on the proposed contours, the grading along the northern edge of the road at the 36" culvert appears to have a slope exceeding 2:1. The grading shall be revised to 3:1 maximum.
 - e. The driveway culvert pipe at Lot 6 appears to have less than 6 inches of cover over the top of the pipe at the proposed 458 contour. The grading should be revised to provide a minimum of 12 inches of cover over the pipe.
 9. §22-714 – Residents have expressed concern regarding lighting installed by future homeowners. We recommend provisions be added to the HOA documents requiring any lighting fixture to be dark sky compliant as certified by the International Dark-Sky Association.
 10. §22-715.2.C.(1) – A fee-in-lieu of park and recreation at a rate of \$2,500 per dwelling unit or **\$12,500.00** for the 5 new dwellings may be provided in lieu of land at the Board's discretion.
 11. §22-716 – Monumentation shall be provided in lieu of pins along the property line between Lots 3 and 4, conservation easements, backup septic easements and at the existing easement's intersection with existing and proposed property lines.

12. §22-719 – Upon review of the revised Water Resource Impact Study, we have no outstanding technical comments. Please see the attached Memo dated July 17, 2023 detailing the revisions. The applicant shall execute a Well Depletion Agreement with the Township and post the required financial security prior to recording the final plans and in accordance with sections §22-719.11.A-C. The approved Well Monitoring Program shall be attached to the Well Depletion Agreement.
13. §22-721 – Planning module approval is required to be obtained from the PADEP. While the Planning Commission recommended approval of the Planning Module, we recommend the Board of Supervisors consider approval of the Component 1 Planning Module at an upcoming meeting. If approved, the Planning Module shall be submitted to DEP.
14. §22-721.8 – The applicant shall provide to each lot owner a plan and specifications of the on-lot sewage disposal systems and all operational manuals required for the use and proper maintenance of the systems.

D. Stormwater Management Ordinance Comments

We offer the following comments related to the Township's Stormwater Ordinance

1. §22-712.5.A – The following comments related to the pipe capacity calculations shall be addressed:
 - a. The Storm Sewer Tabulation models a drainage area of 0.20 acres to the 15" RCP along King Road. The drainage area appears to be larger than what's shown on the Drainage Area Plan. The drainage area should be verified and revised accordingly.
 - b. The drainage area to the existing pipe on the opposite side of King Road, north of the entrance, shall be included in the flow to the 18-inch pipe to confirm the size is sufficient.
2. §22-712.6.C. – Inlets STRU 07 and 15 along Henry Court are noted to be sumped as requested, however, the proposed grading implies some flow may bypass these inlets. The grading should be revised to ensure runoff is directed towards these inlets and inlet capacity reports shall be provided for the inlets along Henry Court.
3. §22-712.8.D. – The riprap apron details on Sheet 10 only reference PRA-1 with a 15-inch pipe which is not consistent with the plan which specifies it at the end of the 36-inch culvert pipe. In addition, the 'Standard Riprap Apron At Pipe Outlet' detail does not provide any specific information. Rip Rap apron details shall be provided for the discharge pipes on Lots 1, 2 and 5, for the 36" RCP culvert crossing Henry Court, and the 18" RCP along King Road.
4. §26-125.3 – The time of concentration calculations should be provided in the report to verify the times used for the hydrographs and labeled on the drainage area maps.
5. §26-132 – The level spreader on Lot 5 has a grate elevation of 473.50 which is 6 inches higher than the invert from the underdrain and outlet structure and will result in a tailwater effect. The level spreader should be lowered.
6. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) agreement with the municipality covering all stormwater facilities and BMPs that are to be privately owned.
7. The Stormwater BMP Maintenance Fee applies to all proposed stormwater BMPs installed in the Township to provide a financial guarantee for the timely installation, proper construction and continued maintenance by the owner. The fee will be calculated once the engineer's estimate of probable cost is submitted and is based on 5% of the construction cost not to exceed \$10,000.00. (Township Resolution 2022-03)
8. §22-712.13.D & 2022 Fee Resolution – The storm sewer fee for the development will be \$2.50 per linear foot of existing and proposed roads. Based on 948 feet of frontage on King Road and 743 feet along Henry Court, a fee of **\$4,227.50** would be required.

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

Sincerely,



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

JM/tw

cc: Dave Conroy, Director of Planning & Zoning Officer
Ryan Gehman, Assistant Planning and Zoning Officer
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
Sean Gresh/Jeffrey P. Garton, Esq., Township Solicitors
Joe Casadonti, Applicant
Robert T. Cunningham, P.E., Holmes Cunningham, LLC
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.

EXHIBIT “B”



BCPC

Bucks County Planning Commission

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

PLANNING COMMISSION:

- Tom Tosti, *Chairman*
- Richard Donovan, *Vice Chairman*
- Thomas J. Jennings, Esq., *Secretary*
- James J. Keenan
- James E. Miller, Jr.
- David R. Nyman
- Judith J. Reiss
- Edward J. Tokmajian
- Walter S. Wydro
- Evan J. Stone
Executive Director

MEMORANDUM

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

From: Staff of the Bucks County Planning Commission

Date: November 7, 2022

Subject: BCPC #12800
Preliminary Plan of Subdivision and Land Development for The Estates at Hilltop
TMP #26-4-30
Applicant: Casadonti Homes, Inc.
Owner: Robert Ferrall
Plan Dated: September 14, 2022
Date Received: October 14, 2022

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

GENERAL INFORMATION

Proposal: Subdivide a 34.33-acre property into six single-family detached residential lots ranging from 166,835 square feet to 347,960 square feet. An existing single-family detached dwelling is located on proposed Lot 4. Single-family detached dwellings are proposed on Lots 1 through 3, 5, and 6. An 836,122-square-foot natural resource conservation easement, spanning across portions of each of the six lots, is also shown. All six lots will be served by individual on-lot water and sewerage.

Location: Along the northwest side of King Road, approximately 1,700 feet southwest of its intersection with SR 313.

Zoning: The WS Watershed District permits Use B1 Single-family detached dwellings on lots of at least 80,000 square feet (1.84 acres) in size with minimum lot widths of 175 feet. Minimum front, side, and rear yard requirements are 100, 30, and 60 feet, respectively.

Present Use: Residential

COMMENTS

1. **Watercourse**—The site is intersected by a tributary to the North Branch Neshaminy Creek. For the most part, the watercourse and its riparian buffer fall within the area designated as a conservation



easement. However, the proposed cul-de-sac road crosses over the watercourse in an area outside of the designated conservation easement. Section 27-2400.i. of the zoning ordinance outlines the requirements for riparian buffer protection. It does not appear that these requirements have been met and specifically it does not appear that a vegetative buffer has been proposed in this area. Without a vegetative buffer, runoff from the road and adjacent lawns will more quickly enter the stream, exacerbating streambank erosion, increasing floodwaters during the flood cycle, and decreasing stream flows during the normal stream cycle. In addition, pesticides and herbicides used in lawn care will be able to flow directly into the stream's surface waters when it rains. The plan should be revised to ensure compliance with the riparian buffer requirements of the zoning ordinance.

2. **Sidewalks**—Section 22-706.2.A. of the subdivision and land development ordinance (SALDO) requires that sidewalks be provided along all new and existing streets. Currently, no sidewalks are shown along the proposed cul-de-sac road.
3. **Park and recreation land**—Section 22-715.2.C.(1) of the SALDO requires that 2,500 square feet of land per new dwelling unit be dedicated to the township for park and recreation uses in all subdivisions. The plan does not indicate whether this provision has been satisfied either through direct dedication or fee-in-lieu.
4. **Street improvements**—Section 22-705.3. of the SALDO requires road improvements to be made to all existing streets abutting a subdivision or land development. Compliance with all required street improvements should be indicated on the plan.
5. **Henry Drive**—Section 22-705.8.B. the SALDO requires that permanent cul-de-sac streets shall have a minimum length of 400 feet but shall not exceed 800 feet in length. The plan should clearly indicate the proposed length of Henry Drive so that compliance with Section 22-705.8.B. can be determined.
6. **Existing cable line**—The plan indicates a cable line crossing through the central portion of the site. Proposed regrading, including construction for the proposed street, the driveways for Lots 2 and 5, and the stormwater management facility on Lot 2, are shown crossing over the delineated cable line. The purpose of the cable line, and an easement along the cable line as may be required per Sections 22-704 and 22-717 of the SALDO, should be clearly indicated. Further, compliance with Section 22-704, Easements, should be verified.
7. **Stormwater management maintenance**—The applicant proposes a stormwater conveyance system, a vegetated stormwater basin (managed release concept), and tree plantings as a part of its stormwater BMPs on the site. We recommend the applicant provide a manual to the township and to the Homeowners' Association (HOA) detailing all required maintenance for the stormwater management facilities. This will help to ensure the long-term maintenance and performance of the stormwater facilities and make the HOA aware of its responsibilities for regular maintenance and repair of the facilities.
8. **Landscaping plan**
 - a. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
 - b. **Oak trees**—The landscaping plan (Sheet 7) proposes 14 white and pin oak trees at various locations. Oak trees, while typically a good native tree for plantings, are subject to bacterial leaf

scorch which is an infectious chronic disease that is affecting several species of oaks in southeastern Pennsylvania.¹ Of the types of oak trees affected by leaf scorch, willow and white oaks are somewhat less susceptible to the disease. Municipal officials should monitor planting plans to ensure that oaks are not overplanted, to avoid the risk of infection and eventual loss of these trees.

9. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the December 7, 2022, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

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

JWS:pmr

cc: Casadonti Homes, Inc. (via email)
Robert Ferrall
Robert Cunningham, PE, Holmes Cunningham LLC (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)
Matt West, Township Manager (via email)

¹ <https://extension.psu.edu/bacterial-leaf-scorch>

EXHIBIT “C”



- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 508 Corporate Drive West | Langhorne, PA 19047 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

IH MEMORANDUM

Date: July 17, 2023
To: Janene Marchand, P.E.
From: Toby Kessler, P.G.
cc: Michael Walsh, Dave Conroy, Randy Teschner, Ryan Gehman, Sean Gresh, Jeffrey Garton, Jeffrey Clark, Joe Casadonti, Craig Kennard, David Gerstenfeld
Reference: File 22-05077
396 King Road (Casadonti), Water Resource Impact Study Review 2
TMP 26-004-030

Please note the following review prepared by Gilmore & Associates, Inc. (G&A) on behalf of New Britain Township of the "Water Resources Impact Study Report," prepared by Valley Environmental Services, Inc. (VES), Revised July 7, 2023. In addition, we reviewed the letter titled, "Water Resources Impact Study Review Response," prepared by VES, dated July 7, 2023.

Summary:

The July 7, 2023 revised Water Resources Impact Study (WRIS) Report and comment-response letter present additional information in order to address deficiencies noted in G&A's March 1, 2023 review letter as well as discussions with the Applicant's hydrogeologist.

The two primary areas that the revised WRIS report addressed were the low yield of the test wells and potential impact to surrounding property wells. The report now includes discussion of methodology to construct 1,000-foot-deep wells with 8-inch diameters, and utilize additional methods for increasing yield, such as hydrofracturing and acid washing. Backup water supply well locations are provided on the site plan attached to the revised WRIS. If the first well that is constructed on the lot does not meet the New Britain Township requirements for minimum sustained yield of 2 gallons per minute (gpm) at the time of building permit, a second well will be constructed and tested as required in accordance with the New Britain Township well ordinance requirements. If the second well is found to have sufficient yield, then the first well would be properly sealed and abandoned. Additional hydrofracturing and a 2-part pumping test were reported for the Lot 2 test well in the revised WRIS report, demonstrating yield that meets New Britain Township requirements. In addition, the number of bedrooms per house has been reduced per the report, which lowers the required yield in each well. Based on our review, the revised WRIS sufficiently demonstrates the likelihood that the minimum yield will be met for each of the proposed lots in the subdivision.

With respect to potential impact to nearby wells, the revised WRIS report now utilizes standard methods to predict the effect of pumping a well on surrounding area wells. A very conservative prediction is required in the New Britain Township well ordinance. Based on the newly provided prediction, "minimal change" in water level was reported up to a distance of 550 feet. The prediction provided in the report is 5.2 feet at a distance of 200 feet, 3.2 feet at a distance of 300 feet, 1.9 feet at a distance of 400 feet, 1 foot at a distance of 500 feet and 0 feet at a distance of 550 feet with the assumption of no groundwater recharge for 1 year of pumping. The prediction is made with the very

conservative assumption of no precipitation or recharge of the aquifer through septic systems. In actual operation of the new on-lot supply wells, there will be some precipitation and return of water through the on-lot septic systems. The conservative nature of the prediction and the requirement to perform water level monitoring at accessible offsite wells, both during and following construction, will provide assurance to the Township and neighbors that the new homes will have minimal to no impact on nearby wells. There will also be an escrow established with the Well Depletion Agreement for the unlikely occurrence of a loss of water in an offsite, existing well.

Specifically, the revised WRIS report includes the following new information:

- There is a reduction in the proposed number of bedrooms from 5 to 4 in the proposed 5 new homes. This reduces the proposed water demand for the 6-lot subdivision and potential impacts.
- The test well in Lot 2 was subject to further construction and testing which included a second hydrofracturing and a 2-part pumping test.
- The Revised WRIS included additional sampling of the Lot 2 well for parameters that were not included in the previous 72-hour pumping test.
- The Revised WRIS included further analysis of long-term drawdown from pumping of the proposed wells.
- The Revised WRIS report provides a proposed groundwater monitoring network for the purpose of the Well Depletion Agreement.
- The Revised WRIS report discusses several options to secure sufficient yield in each of the proposed wells.
- The Revised WRIS report provides a map showing properties with wells and septic systems within ¼-mile of the property.
- The Revised WRIS report provides backup locations for proposed on-lot water supply wells on Lots 1, 3, 5, and 6. Lot 2 is not proposed to have a backup well based on the 2-part pumping test provided in the Revised WRIS report. Lot #4 contains the existing house and will continue to be served by the existing well on that lot.

Comments:

At this time, the WRIS report meets New Britain Township requirements.

The following items shall be performed as conditions once other land development approvals are met:

1. Based on the revised WRIS report, the Lot #1 Well is proposed to remain as a monitoring well for the duration of the Well Depletion Agreement. Following the duration of the Well Depletion, if the Lot #1 Well is no longer intended for use, it shall be noted to be properly sealed. In addition, any other test well if not proposed to be used shall be properly sealed. The sealing of abandoned wells shall be completed in accordance with the PADEP Groundwater Monitoring Guidance Manual, February 1996. (§719.9.D.9)
2. The Well Depletion Agreement shall be executed and associated escrow shall be secured prior to plan recordation (§719.11).

Extrapolated Drawdown

King Road Subdivision
New Britain Twp., Bucks Co., PA
VES Job #22-107

Legend

- Extrapolated Drawdown Area
- Off-Site Well
- Pumping Test Monitoring Well





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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** the 2024-2028 5-Year Capital Improvement Plan, per the attachments.

Presented By: _____

Seconded By: _____



New Britain Township Capital Improvement Plan (CIP) 2024-2028

Supervisors

Bill Jones, *Chair*

Stephanie Shortall, *Vice-Chair*

Greg Hood

Cynthia Jones

MaryBeth McCabe

Capital Planning Committee

Greg Hood

MaryBeth McCabe

Mike Walsh

John Bates

Chief Richard Clowser

Ryan Cressman

William May

Fred Schea

Adopted

September 25, 2023 (*tentative*)

The Capital Improvement Plan (CIP) is a planning document representing a five-year schedule of anticipated significant improvements to the Township's physical property, including equipment and infrastructure. This plan is a result of an intensive review process undertaken by Township staff in coordination with the Capital Planning Committee (Committee) over the past several months. The CIP, attached as **Appendix A**, includes estimated project costs through the year 2027 with a total estimated cost of \$1.985M for 2024, and an additional \$6.267M in projects/assets expected between 2025 and 2028.

Purpose

At the direction of the Board of Supervisors (Board), and through coordination with the Committee, the CIP was created for New Britain Township to provide guidance on known near-future capital investments. The continued volatility of the global, national, and local economies places added pressures on municipalities to better prepare for present and future budgetary needs including capital investments.

In an effort to support continued sound financial planning and decision-making, the CIP offers six primary benefits to the Township:

- The CIP allows for the practical project and financial management of capital expenses within the annual budget to minimize variability;
- Allows for the prioritization of capital needs to ensure funding for the most critical projects/assets;
- Allows the Board of Supervisors and Township staff to consider current expenditures' financial effects on future projects/assets;
- Allows Township staff to identify funding opportunities for projects/assets well in advance of their need for replacement;
- Reduces Township costs by replacing, repairing, or upgrading capital needs before maintenance or emergency repair costs escalate; and
- Allows the Township to maintain and/or improve its quality of service provided to residents and business owners.

The CIP will allow New Britain Township to anticipate upcoming capital needs, identify funding sources, and view projects/assets across all departments to determine how they fit into the Township's long-term goals and future budgets.

Criteria

The projects/assets included in the CIP are those that have been identified as the highest priority over the next five years, as determined by Township staff in coordination with the Committee. To qualify as a capital project/asset, each item must have an estimated life span of more than one year and a one-time cost exceeding \$5,000.

Process

Over the course of several months, township staff developed a comprehensive list of all known projects, assets, maintenance, and/or staff issues to be used as the starting point for the CIP. This list was developed by the Township’s management team with input from support staff, with an emphasis placed on the estimated costs of replacement and an overall priority. The list was then reviewed by the Committee with each item being assigned a priority of High, High-Medium, Medium, Medium-Low, & Low. Each item was then assigned a category of Staff, Maintenance, or Capital. The current inventory list resulted in a total of 211 unique items, with the distribution of items across each of the categories shown in **Figure 1**. Additionally, **Figure 2** shows the distribution of the 169 capital items across the priority sub-categories.

Figure 1: Category Distribution

Category	# of Items
Staff	7
Maintenance	35
Capital	169

Figure 2: Capital Priority Distribution

Priority	# of Items
High	74
Medium-High	19
Medium	38
Medium-Low	10
Low	70
Total	211

Source: NBT, 2023

The CIP focuses on the 74 capital items that have been labeled as a “High” priority, with each item being assigned an anticipated year of completion over the next five years beginning in 2024. The CIP is designed to be reviewed and adopted annually mid-year in preparation for the annual Budget process which aligns with a calendar year.

Funding

The CIP is designed as a planning document that is to be funded through the Township's annual Budget process. This plan is meant to provide quality near-term data to the Board as a way to better anticipate and prepare for known capital expenses. As the CIP is not a funding document, the annual operating Budget is the mechanism for which the CIP should be funded, with an informed discussion by the Board determining how to fund the CIP, including millage rate adjustments and long-term debt obligations.

Included in the CIP is a current funding forecast using the existing tax millage rates as set by the 2023 budget, details of which are attached as **Appendix B**. The Township budget includes six non-capital Funds and four capital-related Funds. **Figure 3** shows each of the Township’s Funds and the millage and revenue generated for each.

Figure 3: Current Funds & Millage Rates

REAL ESTATE TAXES		
Tax Year	Mills/Rate	Total Possible
2023	14.5	\$ 2,653,500
Assessment	\$ 183,000,000	
Non-Capital Funds		
	Mills	Amount
01 - General Fund	6.75	\$ 1,198,440
02 - Street Lights Fund	0	\$ -
03 - EMS Protection Tax Fund	0.5	\$ 88,773
03 - Fire Protection Tax Fund	1.25	\$ 221,933
04 - Land Preservation FundLand Pres.	0	\$ -
07 - Parks & Recreation Operating Fund	2.25	\$ 399,480
15 - General Reserve Fund	0	\$ -
	10.75	
Capital Funds		
	Mills	Amount
07 - Parks & Recreation Capital Fund	0	\$ -
18 - Capital Improvement & Equipment Fund	1	\$ 177,547
20 - Other Capital Debt Service	1	\$ 177,547
20 - Public Works Building (Debt Service)	1.25	\$ 221,933
30 - Road Machine Capital Reserve Fund	0.5	\$ 88,773
	3.75	

Source: NBT, 2023

To fund the CIP, the Board should consider adjusting future millage rates to fund as much of the plan as possible. In addition to adjusting millage rates, the Board should consider long-term debt as an option to fund larger capital expenses that fall outside the typical CIP expense level. The Township continues to benefit from strong Fund balances which has resulted in favorable long-term debt obligations, and future long-term debt considerations must be carefully considered as to not negatively effect the Township’s financial standing.

Future

It is recommended that the CIP be reviewed on an annual basis by Township staff and the Capital Planning Committee for mid-year approval by the Board of Supervisors. Staff and the Board of Supervisors will then use the annually adopted CIP to guide discussions in creating future annual budgets. The master inventory list should be updated to reflect current status of projects, with completed projects being moved to the lowest priority, and newly identified items being added. The CIP should be a living document that is updated on a regular basis to provide quality near and long-term data to the Board for continued good decision-making for generations to come.

Appendix A

Detailed Capital Improvement Plan (CIP): 2024-2028

New Britain Township

Five-Year Capital Improvement Plan (CIP): 2024-2028

Fund 07 - Parks & Recreation Capital Fund						
Department	Asset/Item Detail	2024	2025	2026	2027	2028
Parks & Recreation	NB Park: Update design & build 1 Mile Walking Trail - 8' wide (Multi-use Trail System) - 50% ARPA Funds	\$ 112,500	\$ -	\$ -	\$ -	\$ -
Parks & Recreation	Phase 1 (Planning) - Pickle Ball Court(s) - Location TBD? Multi-use?	20,000	-	-	-	-
Parks & Recreation	Phase 2 - Pickle Ball Court(s) - Location TBD?	-	150,000	-	-	-
Parks & Recreation	NB Park: Phase 1 (Planning) - Replace Front Tot Lot / Swing Set / Pavillion - Drainage	50,000	-	-	-	-
Parks & Recreation	NB Park: Phase 2 - Replace Front Tot Lot / Swing Set / Pavillion	-	200,000	-	-	-
Parks & Recreation	NB Park: 6 Basketball Half Courts (Resurface, Sealing, etc.)	35,000	-	-	-	-
Parks & Recreation	NB Park: Build visual barrier/move Mulch/Materials Storage Pile(s) to other location	15,000	-	-	-	-
Parks & Recreation	NB Park: Replace Sheds and Build Working Public Works Materials Storage Facility	25,000	-	-	-	20,000
Parks & Recreation	Highlands Park: Resurface One (1) 1500' x 6' wide walking trail	-	-	35,000	-	-
Parks & Recreation	Highlands Park: 4 Basketball Half Courts: Resurface, Paint, New Hoops, Plexi Back Boards	-	-	35,000	-	-
Parks & Recreation	Veterans Park: Phase 1: Planning & Installation of Reflection Area	-	-	-	75,000	-
Parks & Recreation	Veterans Park: Phase 1: Fix Existing Walking Trail with proper drainage and regrading	-	-	-	75,000	-
Parks & Recreation	All Parks: Multi-Use Trails & Parking Lots (Planning, Paving, Mile markers)	-	-	-	75,000	-
Parks & Recreation	All Parks: Repair/Rebuild Pavilions at NB Park (3) WB Park (1) Veterans Park (1)	-	-	-	-	35,000
Parks & Recreation	Neshaminy Greenway Trail (Coleman Property)	-	-	-	-	150,000
		\$ 257,500	\$ 350,000	\$ 70,000	\$ 225,000	\$ 205,000

Fund 18 - Capital Improvement & Equip. Fund						
Department	Asset/Item Detail	2024	2025	2026	2027	2028
Parks & Recreation	Brittany Farms: Streambank Restoration (Grant application pending)	\$ 225,000	\$ -	\$ -	\$ -	\$ -
Administration	Roof	125,000	-	-	-	-
Administration	Gutter	75,000	-	-	-	-
Police Department	Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replacing 48-09	87,500	-	-	-	-
Administration	Ceiling Tile Replacement	25,000	-	-	-	-
Administration	Code Enforcement Vehicle Replacement	75,000	-	-	-	-
Police Department	Sworn Personnel - Administrative Supervisor	-	120,000	-	-	-
Police Department	Traffic Truck Based Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replacing 48-08	-	85,000	-	-	-
Police Department	Administrative Vehicle - Chief (Replacing 48-10)	-	45,000	-	-	-
Administration	Electric Vehicle Charging Stations (Township & Public)	-	75,000	-	-	-
Administration	Code Enforcement Vehicle Replacement	-	75,000	-	-	-
Public Works	Keller Rd. Bridge	-	750,000	750,000	-	-
Police Department	Facility Security (Windows, bollards, access control)	-	-	100,000	-	-
Police Department	Truck Based Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replaces 48-04	-	-	90,000	-	-
Police Department	Cell Block Upgrade	-	-	75,000	-	-
Police Department	Evidence Room Upgrade (Ventilation and Pass Thru Temporary Lockers)	-	-	75,000	-	-
Police Department	Mens locker room expansion	-	-	75,000	-	-
Police Department	Construction of female locker room	-	-	75,000	-	-
Police Department	Exterior secure evidence storage and property storage area	-	-	75,000	-	-
Police Department	Training/Conference Room Furniture	-	-	35,000	-	-
Police Department	Patrol Room Upgrade	-	-	35,000	-	-
Police Department	Sally Port Upgrade	-	-	35,000	-	-
Police Department	Armory Upgrade	-	-	35,000	-	-
Police Department	Records Storage Upgrade	-	-	35,000	-	-
Police Department	Secure Interview Room Upgrade	-	-	35,000	-	-
Police Department	Kitchen/Break Room Upgrade	-	-	35,000	-	-
Police Department	Administrative Vehicle - Detective (Replacing 48-12)	-	-	35,000	-	-
Police Department	Lobby area upgrade	-	-	7,500	-	-
Parks & Recreation	NB Park: Technology Update to Digital Sign Board for Township Announcements	-	-	-	75,000	-
Police Department	Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replacing 48-02	-	-	-	87,500	-
Police Department	Truck Based Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replaces 48-15	-	-	-	90,000	-
Administration	Concrete Repair of Walkways & Steps	-	-	-	35,000	-
Administration	Lobby Area Upgrade (Furniture, Flooring, Ceiling, Windows, Etc)	-	-	-	75,000	-
Police Department	In car Radio Systems	-	-	-	-	75,000
Police Department	Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replacing 48-03	-	-	-	-	87,500
Police Department	Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replacing 48-05	-	-	-	-	87,500
Police Department	Mobile ALPR	-	-	-	-	15,000
Police Department	Portable Radios	-	-	-	-	35,000
Police Department	New Police Facility	-	-	-	-	-
		\$ 612,500	\$ 1,150,000	\$ 1,602,500	\$ 362,500	\$ 300,000

New Britain Township
Five-Year Capital Improvement Plan (CIP): 2024-2028

Fund 20 - Public Works & Municipal Building (Debt Service)						
Department	Asset/Item Detail	2024	2025	2026	2027	2028
Current G.O.N.	RSLLP Streetlights - Series 2007	\$ 4,327	\$ -	\$ -	\$ -	\$ -
Current G.O.N.	G.O.N. Series 2005	42,941	41,176	-	-	-
Current G.O.N.	G.O.N. Series 2020	363,512	364,426	363,291	364,106	365,928
Public Works	Future borrowing for Keller Road Bridge	-	-	-	-	-
		\$ 410,780	\$ 405,602	\$ 363,291	\$ 364,106	\$ 365,928

Fund 30 - Road Machine Capital Reserves						
Department	Asset/Item Detail	2024	2025	2026	2027	2028
Public Works	2009 GMC Sierra 3500 Pickup	\$ 90,000	\$ -	\$ -	\$ -	\$ -
Public Works	Fuel Dispensing / Management System Upgrade	137,500	-	-	-	-
Public Works	2004 John Deere TC-54H Wheel Loader - Replace rims	-	6,500	-	-	-
Public Works	2004 Mack Granite Dump Truck 10-wheeler - Replace Frame Rails	-	62,500	-	-	-
Public Works	1992 Cross Country 1.5 Ton Trailer	-	-	20,000	-	-
Public Works	Asphalt HotBox / Recycler	-	-	75,000	-	-
Public Works	6-Ton Roller	-	-	60,000	-	-
Public Works	Pole Barn/ Morton Building - Replace existing	-	-	-	150,000	-
		\$ 227,500	\$ 69,000	\$ 155,000	\$ 150,000	\$ -

American Rescue Plan Act of 2021						
Department	Asset/Item Detail	2024	2025	2026	2027	2028
Public Works	1997 John Deere 410-E Backhoe	\$ 200,000	\$ -	\$ -	\$ -	\$ -
Parks & Recreation	NB Park: Update design & build 1 Mile Walking Trail - 8' wide (Multi-use Trail System)	112,500	-	-	-	-
Police Department	Patrol Vehicle with upfitting (Computer, Camera, and Emergency Equipment) - Replacing 48-07	87,500	-	-	-	-
Police Department	Administration Office Furniture (5 Offices)	35,000	-	-	-	-
Police Department	Common Area Furniture	35,000	-	-	-	-
Police Department	Small Conference/Interview Room Furniture	7,500	-	-	-	-
Administration	Large Meeting Room Technology	-	35,000	-	-	-
Administration	Large Meeting Room Furniture	-	75,000	-	-	-
Administration	Digitizing historical paper records	-	-	20,000	-	-
		\$ 477,500	\$ 110,000	\$ 20,000	\$ -	\$ -

Summary: All Capital Funds		2024	2025	2026	2027	2028	Total
Administration	Total proposed capital investments	\$ 300,000	\$ 260,000	\$ 20,000	\$ 110,000	\$ -	\$ 690,000
Parks & Recreation	Total proposed capital investments	595,000	350,000	70,000	300,000	205,000	1,520,000
Police Department	Total proposed capital investments	252,500	250,000	852,500	177,500	300,000	1,832,500
Public Works	Total proposed capital investments	427,500	819,000	905,000	150,000	-	2,301,500
		\$ 1,575,000	\$ 1,679,000	\$ 1,847,500	\$ 737,500	\$ 505,000	\$ 6,344,000
Total Debt Service commitments (over next 5 years)		\$ 410,780	\$ 405,602	\$ 363,291	\$ 364,106	\$ 365,928	\$ 1,909,707
Total of ALL Funds		\$ 1,985,780	\$ 2,084,602	\$ 2,210,791	\$ 1,101,606	\$ 870,928	\$ 8,253,707

Appendix B
CIP Funding Forecast (2024)

New Britain Township

Five-Year Capital Improvement Plan

Current Funding

FUND 07 - Parks & Recreation Capital Fund

Budgeted Fund Bal. @ 12/31/2023	\$ 117,413				
Fund Balance Rollover from PY	-	544,913	287,413	309,913	84,913
Anticipated Developer Fees	685,000	92,500	92,500	-	-
Anticipated Tax Revenue	-	-	-	-	-

Row Labels	2024	2025	2026	2027	2028
Parks & Recreation	257,500	350,000	70,000	225,000	205,000
Grand Total	257,500	350,000	70,000	225,000	205,000
Remaining Rollover Balance	544,913	287,413	309,913	84,913	(120,087)

FUND 18 - Capital Improvement & Equipment Fund

Budgeted Fund Bal. @ 12/31/2023	\$ 816,247				
Fund Balance Rollover from PY	-	381,294	(591,160)	(2,016,113)	(2,201,067)
Anticipated Tax Revenue	177,547	177,547	177,547	177,547	177,547

Fund (All)

Row Labels	2024	2025	2026	2027	2028
Administration	300,000	150,000	-	110,000	-
Parks & Recreation	225,000	-	-	75,000	-
Police Department	87,500	250,000	852,500	177,500	300,000
Public Works	-	750,000	750,000	-	-
Grand Total	612,500	1,150,000	1,602,500	362,500	300,000
Remaining Rollover Balance	381,294	(591,160)	(2,016,113)	(2,201,067)	(2,323,520)

FUND 20 - Public Works & Municipal Building (Debt Service)

Budgeted Fund Bal. @ 12/31/2023	\$ 545,656				
Fund Balance Rollover from PY	-	534,356	528,234	564,422	599,796
Anticipated Tax Revenue	399,480	399,480	399,480	399,480	399,480

Fund (All)

Row Labels	2024	2025	2026	2027	2028
Public Works	-	-	-	-	-
Current G.O.N	410,780	405,602	363,291	364,106	364,106
Grand Total	410,780	405,602	363,291	364,106	364,106
Remaining Rollover Balance	534,356	528,234	564,422	599,796	635,170

**New Britain Township
Five-Year Capital Improvement Plan
Current Funding**

FUND 30 - Road Machine Capital Reserves

	<i>Budgeted Fund Bal. @ 12/31/2023</i>	\$ 354,123				
	<i>Fund Balance Rollover from PY</i>	-	215,396	235,170	168,943	107,716
	<i>Anticipated Tax Revenue</i>	88,773	88,773	88,773	88,773	88,773
Fund	(All)					
Row Labels		2024	2025	2026	2027	2028
	<i>Public Works</i>	227,500	69,000	155,000	150,000	-
Grand Total		227,500	69,000	155,000	150,000	-
	<i>Remaining Rollover Balance</i>	215,396	235,170	168,943	107,716	196,490

American Rescue Plan Act of 2021

	<i>Budgeted Fund Bal. @ 12/31/2023</i>	\$ 815,029				
	<i>Fund Balance Rollover from PY</i>	-	337,529	227,529		
Fund	(All)					
Row Labels		2024	2025	2026	2027	2028
	<i>Administration</i>	-	110,000	20,000	-	-
	<i>Parks & Recreation</i>	112,500	-	-	-	-
	<i>Police Department</i>	165,000	-	-	-	-
	<i>Public Works</i>	200,000	-	-	-	-
Grand Total		477,500	110,000	20,000	-	-
	<i>Remaining Rollover Balance</i>	337,529	227,529	207,529	-	-



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** the Township Solicitor attending the September 21, 2023, Zoning Hearing Board to oppose the application for 207 Julie Road.

Presented By: _____

Seconded By: _____



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

BOARD MOTION

Date: September 25, 2023

I MOVE THAT: The Board **approve / table** the appointment of Bee, Bergvall, & Co. as the Township's Interim Finance Director and Treasurer, per the attachment.

Presented By: _____

Seconded By: _____



936 Easton Rd., PO Box 754 Warrington, PA 18976 | 130 Almshouse Rd., Suite 201A, Richboro, PA 18954
215-343-2727 | www.bbco-cpa.com

September 14, 2023

Michael Walsh
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Dear Michael

This letter is to confirm our understanding of the terms and objectives of our engagement and the nature and limitations of the services we will provide for New Britain Township.

On an ongoing basis we will:

- Review accounts payable input and generate checks for your signature, and other related accounts payable tasks.
- Assist in the monthly closing process and related worksheets based on your monthly closing calendar
- Reconcile the bank statements monthly - and as needed to bring reconciliations up to date
- Assist with Escrow Billing
- Prepare invoices for miscellaneous instances where you may bill another entity and other related accounts receivable tasks
- Prepare any month end journal entries and post to your system
- Account analysis, as needed or requested
- Review the appropriateness of revenues and expenses compared to prior year and budget with you
- Answer any questions and provide assistance as needed for other areas of the financials to keep your financial statements up to date
- Assist with preparation of items for Board package
- File governmental agency reports, as needed

You agree to:

- Devote uninterrupted time to working with us as needed
- Make candid representations and responses to our questions to the best of your knowledge
- Provide us with information requested in a timely manner
- Provide us with access to Edmunds for training and questions on your computer system. Edmunds may bill you for their time spent
- Handle all payroll functions and related employee work.

All services will be under the direction of Anastasia Devlin. We anticipate starting this engagement in September. We will provide you with weekly status updates of the progress of the work.

The time spent will be billed at our hourly rates which range from \$140/hour to \$170/hour, depending on the task. Fees for our work during the engagement will be rendered at a minimum each month as work progresses and are payable on presentation.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign this letter and return it to us. Should either party wish to cancel this contract, they may do so at anytime with written notification. All outstanding invoices would be due within one week of the termination of this contract.

Very truly yours,



Bee, Bergvall & Co, PC
Certified Public Accountants

Signed: _____

Title: _____

Date: _____



INFORMATION ITEMS



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2023

MONTH: AUGUST

Township Property Maintenance:

The Parks and Recreation Department performed daily inspections of North Branch, West Branch, Highlands, Veteran's and Pheasant Run Parks for trash removal and mutt mitt dispenser refills, along with biweekly checks of the open area behind the New Britain Walk Development.

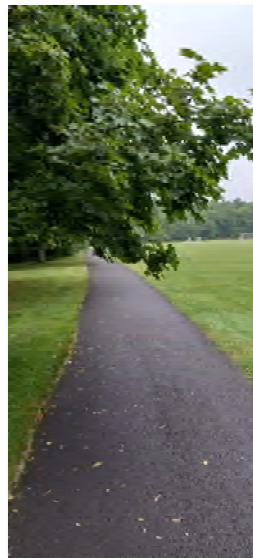
The Parks and Recreation department trimmed and cut back and fell limbs, hedgerows, and dead trees along the walking trail surrounding the soccer fields at North Branch Park.



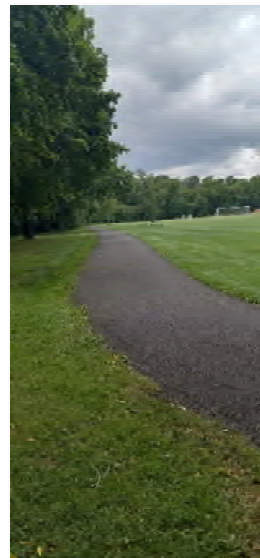
Before



After



Before



After

Above left is the before and after view from the entrance of the walking trail by the combination soccer/football field. Above right is the view from soccer field #2 that runs adjacent to Bridgewater Court.

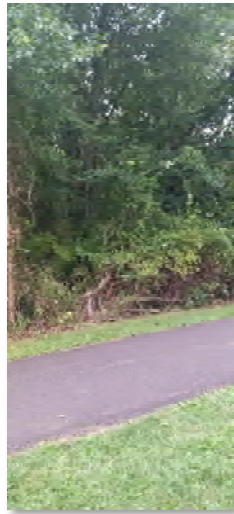


New Britain Township

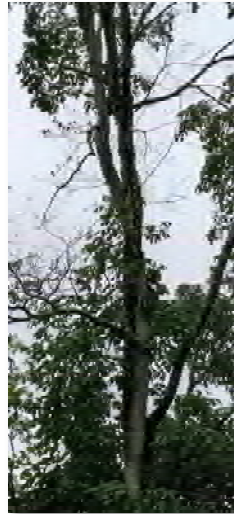
Parks & Recreation



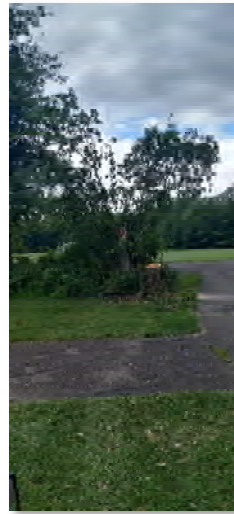
Before



After



Before



After

Above left is the before and after view of a dead tree by the entrance to the Lindenfeld bridge. Above right is the before and after view of a dead tree on the corner of the lower lot below the basketball courts.

The Parks and Recreation Department continued work to refurbish pavilion #2 at North Branch Park as time allows. The PnR Department replaced and painted the T1-11 fascia on both sides of the gabled area. The pictures shown below reflect the stages of replacement.



Before



Removal



After



New Britain Township

Parks & Recreation

The Parks and Recreation Department with the help of Public Works, and Administration was able to coordinate with Recreational Resources for the installation of underdrain, expand and resecure footers, and replace, and retighten fasteners on the new rear playground system at North Branch Park. The work was completed on August 11th. The playground was officially reopened by the PnR Department on August 14th.



Excavation



Installation



Completion

The PnR department continued the weekly mowing and weed whacking schedule of all Township parks and open space areas and weeding and spraying of flower beds as needed.

Special Projects / Other:

The Park and Recreation Department has time spent for the Fall Festival preparations in the Special Projects category. The Parks and Recreation Foreman / Coordinator is categorizing all administrative duties as Other.

Ballfield Maintenance:

The Parks and Recreation Department is grooming and wetting down all the softball and baseball fields at North Branch Park on an as needed basis.



New Britain Township

Parks & Recreation

Parks and Recreation Daily Hours:

Township Property Maintenance: 435 Hrs.

Ballfield Maintenance: 15 Hrs.

Other/ Special Projects: 27 Hrs.



New Britain Township

Planning & Zoning

August 2023 Monthly Report

Permits Issued	114 (Total)
Building	19
Electrical	14
Plumbing	9
Road Occupancy	6
Sign	2
Use & Occupancy	30
Zoning	20
Fire	2
Mechanical	12
Accessibility	0
Inspections Conducted	135 (Total)
Building Inspection	72
United Electrical	26
Commercial Fire Inspections	1
Use & Occupancy	36
Fire Calls	12 (Total)
Chalfont	9
Doylestown	2
Dublin	0
Hilltown	1 Not Submitted
Zoning Hearing Board Applications Submitted	3

- 756 North Limekiln Pike (DiSandro) – The applicant is proposing a pet daycare. The applicant is requesting a variance from §27-306 to permit a pet resort, where it is prohibited, or in the alternative, to permit a commercial kennel; a variance from §27-2608 to permit a pole sign.
 - Township received a complaint regarding barking dogs coming from property during the summer of 2023. Upon investigation, Township determined that residence was conducting a pet resort/kennel without Township approval. A Notice of Violation was issued to the property. Resident has applied to the Zoning Hearing Board for approval. The application has been continued until the 11/16 ZHB meeting in order for resident to conduct a survey of their property.
- 209 Wiltshire Dr (Pulido) – The applicant is proposing a roof addition over an existing deck. The proposed roof would encroach approximately feet into the rear yard setback. The applicant is requesting a variance from §27-902.b to permit a rear yard setback of 57 feet where 75 feet is required.

- 207 Julie Rd (McNaney) – The applicant is proposing to install a shed within the A-lot at the rear of their primary building lot. As such, they are requesting variances from the following sections of the Zoning Ordinance:
 - §27-902.c to permit the proposed shed to have a negative rear yard setback to allow the placement behind their rear lot line.
 - §27-2701, 2702, 2703 and 2704 to permit the construction of the shed within restricted open space, as applicable.
 - §27-2112 pursuant to Plan Note 6 on “Final Plan of Fairwood” to permit the construction of the shed within restricted open space.



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>
2023-13094-B2	08/25/2023	35 FERRY ROAD	Building	Residential	Approved
2023-13133-B2	08/24/2023	224 CORNWALL DRIVE	Building	Residential	Approved
2023-13174-B2	08/01/2023	711 HARVEST HILL DRIVE	Building	Residential	Approved
2023-13219-B1	08/30/2023	308 W BOULDER DRIVE	Building	Residential	Approved
2023-13247-B2	08/10/2023	41 CLEARVIEW AVENUE	Building	Residential	Approved
2023-13248-B2	08/04/2023	267 CREEK ROAD	Building	Residential	Approved
2023-13249-B2	08/01/2023	8 NEWVILLE ROAD	Building	Residential	Closed
2023-13258-B2	08/04/2023	345 MYSTIC VIEW CIRCLE	Building	Residential	Approved
2023-13262-B1	08/01/2023	263 OLD LIMEKILN ROAD	Building	Residential	Approved
2023-13279-B1	08/04/2023	1811 UPPER STUMP ROAD	Building	Residential	Approved
2023-13281-B1	08/10/2023	100 HIGHPOINT DRIVE	Building	Commercial	Closed
2023-13284-B1	08/04/2023	233 CAMBRIDGE PLACE	Building	Residential	Approved
2023-13291-B3	08/31/2023	71 BARRY ROAD	Building	Residential	Approved
2023-13293-B2	08/24/2023	20 WOODMOUNT ROAD	Building	Residential	Approved
2023-13315-B1	08/25/2023	91 NEWVILLE ROAD	Building	Residential	Approved
2023-13316-B1	08/28/2023	61 COWBELL LANE	Building	Residential	Approved
2023-13321-B1	08/28/2023	916 UPPER STATE ROAD	Building	Residential	Approved
2023-13325-B1	08/28/2023	43 CARTLANE CIRCLE	Building	Residential	Approved
2023-13331-B1	08/30/2023	208 WILLOW WOOD DRIVE	Building	Residential	Approved
2023-13094-E3	08/25/2023	35 FERRY ROAD	Electrical	Residential	Approved
2023-13133-E3	08/24/2023	224 CORNWALL DRIVE	Electrical	Residential	Approved



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2023-13174-E3	08/01/2023	711 HARVEST HILL DRIVE	Electrical	Residential	Approved
2023-13219-E2	08/30/2023	308 W BOULDER DRIVE	Electrical	Residential	Approved
2023-13247-E3	08/10/2023	41 CLEARVIEW AVENUE	Electrical	Residential	Approved
2023-13248-E3	08/04/2023	267 CREEK ROAD	Electrical	Residential	Approved
2023-13262-E2	08/01/2023	263 OLD LIMEKILN ROAD	Electrical	Residential	Approved
2023-13281-E2	08/10/2023	100 HIGHPOINT DRIVE	Electrical	Commercial	Closed
2023-13291-E4	08/31/2023	71 BARRY ROAD	Electrical	Residential	Approved
2023-13293-E3	08/24/2023	20 WOODMOUNT ROAD	Electrical	Residential	Approved
2023-13315-E2	08/25/2023	91 NEWVILLE ROAD	Electrical	Residential	Approved
2023-13321-E2	08/28/2023	916 UPPER STATE ROAD	Electrical	Residential	Approved
2023-13322-E1	08/25/2023	38 PASTURE LANE	Electrical	Residential	Approved
2023-13331-E2	08/30/2023	208 WILLOW WOOD DRIVE	Electrical	Residential	Approved
2023-13219-P4	08/30/2023	308 W BOULDER DRIVE	Plumbing	Residential	Approved
2023-13247-P4	08/10/2023	41 CLEARVIEW AVENUE	Plumbing	Residential	Approved
2023-13275-P1	08/04/2023	121 GLEN DRIVE	Plumbing	Residential	Approved
2023-13281-P3	08/10/2023	100 HIGHPOINT DRIVE	Plumbing	Commercial	Closed
2023-13291-P6	08/31/2023	71 BARRY ROAD	Plumbing	Residential	Approved
2023-13315-P3	08/25/2023	91 NEWVILLE ROAD	Plumbing	Residential	Approved
2023-13317-P1	08/25/2023	103 HEATH COURT	Plumbing	Residential	Approved
2023-13320-P1	08/25/2023	101 NICHOLUS COURT	Plumbing	Residential	Closed
2023-13321-P3	08/28/2023	916 UPPER STATE ROAD	Plumbing	Residential	Approved



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2023-13264-RO1	08/01/2023	223 E FAIRWOOD DRIVE	Road Occupancy	Residential	Approved
2023-13283-RO1	08/04/2023	241 W BUTLER AVENUE	Road Occupancy	Commercial	Approved
2023-13286-RO1	08/04/2023	HIGHPOINT DRIVE	Road Occupancy	Commercial	Approved
2023-13287-RO1	08/04/2023	HORIZON DRIVE	Road Occupancy	Commercial	Approved
2023-13324-RO1	08/28/2023	125 CRESCENT DRIVE	Road Occupancy	Residential	Approved
2023-13335-RO1	08/30/2023	5 SUNNYBROOK DRIVE	Road Occupancy	Residential	Closed
2023-12896-S1	08/14/2023	4275 COUNTY LINE ROAD	Sign	Commercial	Approved
2023-13235-S1	08/09/2023	4275 COUNTY LINE ROAD	Sign	Commercial	Approved
2021-11845-U01	08/25/2023	3 TERESA LANE	Use & Occupancy	Residential	Closed
2023-12793-U01	08/23/2023	74 SCHOOLHOUSE ROAD	Use & Occupancy	Residential	Approved
2023-12873-U01	08/09/2023	2201 UPPER STUMP ROAD	Use & Occupancy	Residential	Closed
2023-13184-U01	08/28/2023	220 INVERNESS CIRCLE	Use & Occupancy	Residential	Approved
2023-13215-U01	08/09/2023	27 CITADEL CIRCLE	Use & Occupancy	Residential	Closed
2023-13224-U01	08/02/2023	114 SHADY HILL DRIVE	Use & Occupancy	Residential	Closed
2023-13225-U01	08/09/2023	207 PRINCE WILLIAM WAY	Use & Occupancy	Residential	Closed
2023-13252-U01	08/16/2023	1140 FERRY ROAD	Use & Occupancy	Residential	Closed
2023-13267-U01	08/30/2023	100 HIGHPOINT DRIVE	Use & Occupancy	Residential	Closed
2023-13271-U01	08/07/2023	108 ANTHEM WAY	Use & Occupancy	Commercial	Approved
2023-13272-U01	08/07/2023	1021 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13273-U01	08/15/2023	710 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13274-U01	08/15/2023	815 ANTHEM WAY	Use & Occupancy	Residential	Closed



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2023-13276-U01	08/15/2023	719 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13277-U01	08/15/2023	923 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13278-U01	08/15/2023	917 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13280-U01	08/14/2023	107 MICHAELS COURT	Use & Occupancy	Residential	Closed
2023-13282-U01	08/14/2023	532 AIRY AVENUE	Use & Occupancy	Residential	Closed
2023-13289-U01	08/09/2023	282 BRISTOL ROAD	Use & Occupancy	Residential	Closed
2023-13292-U01	08/07/2023	1008 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13294-U01	08/14/2023	29 CREEK ROAD	Use & Occupancy	Residential	Closed
2023-13301-U01	08/22/2023	240 CORNWALL CIRCLE	Use & Occupancy	Residential	Approved
2023-13302-U01	08/16/2023	324 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13304-U01	08/22/2023	5203 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13308-U01	08/22/2023	2203 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13310-U01	08/23/2023	74 SCHOOLHOUSE ROAD	Use & Occupancy	Residential	Closed
2023-13311-U01	08/23/2023	87 COWBELL LANE	Use & Occupancy	Residential	Closed
2023-13327-U01	08/30/2023	327 VILLAGE WAY	Use & Occupancy	Residential	Closed
2023-13334-U01	08/30/2023	109 HUNTER WAY	Use & Occupancy	Residential	Closed
2023-13337-U01	08/30/2023	209 HUNTER WAY	Use & Occupancy	Residential	Closed
2023-12949-Z1	08/07/2023	206 JULIE ROAD	Zoning	Residential	Approved
2023-13057-Z1	08/07/2023	200 BRITTANY DRIVE	Zoning	Commercial	Approved
2023-13119-Z1	08/04/2023	308 DOROTHY LANE	Zoning	Residential	Approved
2023-13133-Z1	08/04/2023	224 CORNWALL DRIVE	Zoning	Residential	Approved



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2023-13260-Z1	08/01/2023	100 HIGHPOINT DRIVE	Zoning	Commercial	Approved
2023-13261-Z1	08/02/2023	15 WALDEN WAY	Zoning	Residential	Approved
2023-13266-Z1	08/02/2023	219 FOREST PARK DRIVE	Zoning	Residential	Approved
2023-13288-Z1	08/09/2023	1 HIGHPOINT DRIVE	Zoning	Commercial	Approved
2023-13291-Z1	08/11/2023	71 BARRY ROAD	Zoning	Residential	Approved
2023-13293-Z1	08/11/2023	20 WOODMOUNT ROAD	Zoning	Residential	Approved
2023-13296-Z1	08/11/2023	28 TERESA LANE	Zoning	Residential	Approved
2023-13297-Z1	08/14/2023	16 FERRY ROAD	Zoning	Residential	Approved
2023-13300-Z1	08/18/2023	322 MYSTIC VIEW CIRCLE	Zoning	Residential	Approved
2023-13305-Z1	08/21/2023	132 CIRCLE DRIVE	Zoning	Residential	Approved
2023-13306-Z1	08/29/2023	103 NIGHTINGALE CIRCLE	Zoning	Residential	Approved
2023-13309-Z1	08/22/2023	124 DOLLY CIRCLE	Zoning	Residential	Approved
2023-13328-Z1	08/29/2023	22 FAR VIEW ROAD	Zoning	Residential	Approved
2023-13329-Z1	08/29/2023	278 W BUTLER PIKE	Zoning	Commercial	Approved
2023-13338-Z1	08/31/2023	4275 COUNTY LINE ROAD	Zoning	Commercial	Approved
2023-13339-Z1	08/31/2023	566 ASHLEY DRIVE	Zoning	Residential	Approved
2023-13256-F1	08/08/2023	4275 COUNTY LINE ROAD	Fire	Commercial	Approved
2023-13268-F1	08/11/2023	100 HIGHPOINT DRIVE	Fire	Commercial	Closed
2023-13133-M4	08/24/2023	224 CORNWALL DRIVE	Mechanical	Residential	Approved
2023-13219-M3	08/30/2023	308 W BOULDER DRIVE	Mechanical	Residential	Approved
2023-13247-M5	08/10/2023	41 CLEARVIEW AVENUE	Mechanical	Residential	Approved



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2023-13263-M1	08/01/2023	137 PEGGY LANE	Mechanical	Residential	Approved
2023-13265-M1	08/01/2023	10 HICKORY LANE	Mechanical	Residential	Approved
2023-13269-M1	08/04/2023	122 CORNWALL DRIVE	Mechanical	Residential	Approved
2023-13285-M1	08/04/2023	33 HICKORY LANE	Mechanical	Residential	Approved
2023-13291-M5	08/31/2023	71 BARRY ROAD	Mechanical	Residential	Approved
2023-13312-M1	08/24/2023	115 SUFFIELD COURT	Mechanical	Residential	Approved
2023-13314-M1	08/24/2023	332 BUTLER DRIVE	Mechanical	Residential	Closed
2023-13323-M1	08/28/2023	21 HICKORY LANE	Mechanical	Residential	Approved
2023-13332-M1	08/30/2023	320 NOTTINGHAM PLACE	Mechanical	Residential	Approved



Use & Occupancy Inspections Count 2023 AUGUST

<u>Date</u>	<u>Permit Number</u>	<u>Application Type</u>	<u>Inspection Number</u>	<u>Visit Type</u>	<u>Inspection Type</u>	<u>Inspection Time</u>	<u>Owner</u>	<u>Site Address</u>	<u>Count</u>
08/07/2023	2023-13292-UO1	Residential	1	Initial	Final U & O	1:30 PM		1008 ANTHEM WAY	1
08/07/2023	2023-13272-UO1	Residential	1	Initial	Final U & O	2:00 PM		1021 ANTHEM WAY	1
08/07/2023	2023-13228-UO1	Residential	2	Re-Inspection	Final U & O	1:30 PM	KATHLEEN & MICHAEL POWER	206 DIANA DRIVE	1
08/09/2023	2023-13252-UO1	Residential	1	Initial	Final U & O	11:00 AM	SCOTT COGAN	1140 FERRY ROAD	1
08/09/2023	2023-13276-UO1	Residential	1	Initial	Final U & O	10:00 AM	GREGORY LEMEK	116 UPPER STUMP ROAD	1
08/09/2023	2023-13225-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	JASON & ERIN VANCASSELE	207 PRINCE WILLIAM WAY	1
08/09/2023	2023-12873-UO1	Residential	3	Re-Inspection	Final U & O	1:00 PM	ROBERT & CHERYL BENGE	2201 UPPER STUMP ROAD	1
08/09/2023	2023-13215-UO1	Residential	2	Re-Inspection	Final U & O	1:30 PM	LINDA J. PRIDE	27 CITADEL CIRCLE	1
08/09/2023	2023-13289-UO1	Residential	1	Initial	Final U & O	11:30 AM	ROBERT P. & KAREN M. UPTON	282 BRISTOL ROAD	1
08/10/2023	2023-13048-Z1	Residential	1	Re-Inspection	Final Building		ROBERT & CHERYL BENGE	2201 UPPER STUMP ROAD	1
08/14/2023	2023-13280-UO1	Residential	2	Re-Inspection	Final U & O	2:00 PM	JOANN GARAHAN	107 MICHAELS COURT	1
08/14/2023	2023-13294-UO1	Residential	1	Initial	Final U & O	1:30 PM	JOSEPH & DEBRA KARPOVICH	29 CREEK ROAD	1
08/14/2023	2023-13282-UO1	Residential	1	Initial	Final U & O	1:00 PM	DONALD ELLIOTT	532 AIRY AVENUE	1
08/15/2023	2023-13273-UO1	Residential	1	Initial	Final U & O	9:30 AM		710 ANTHEM WAY	1
08/15/2023	2023-13276-UO1	Residential	1	Initial	Final U & O	10:30 AM		719 ANTHEM WAY	1
08/15/2023	2023-13274-UO1	Residential	1	Initial	Final U & O	10:00 AM		815 ANTHEM WAY	1
08/15/2023	2023-13278-UO1	Residential	1	Initial	Final U & O	11:30 AM		917 ANTHEM WAY	1
08/15/2023	2023-13277-UO1	Residential	1	Initial	Final U & O	11:00 AM		923 ANTHEM WAY	1
08/16/2023	2023-13252-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	SCOTT COGAN	1140 FERRY ROAD	1
08/16/2023	2023-13299-UO1	Residential	1	Initial	Final U & O	10:30 AM	RONALD M. & CHERYL ROQUE	125 CRESCENT DRIVE	1
08/16/2023	2023-13302-UO1	Residential	1	Initial	Final U & O	11:00 AM		324 ANTHEM WAY	1
08/16/2023	2023-13298-UO1	Residential	1	Initial	Final U & O	10:00 AM	A. GEORGE & KAREN HAHN	5 SUNNYBROOK DRIVE	1
08/22/2023	2023-13308-UO1	Residential	1	Initial	Final U & O	11:15 AM		2203 GREY FRIARS TERRACE	1
08/22/2023	2023-13301-UO1	Residential	1	Initial	Final U & O	10:30 AM	RONALD CHWIEROTH	240 CORNWALL CIRCLE	1
08/22/2023	2023-13304-UO1	Residential	1	Initial	Final U & O	11:00 AM		5203 GREY FRIARS TERRACE	1
08/22/2023	2023-13282-UO1	Residential	2	Re-Inspection	Final U & O	11:30 AM	DONALD ELLIOTT	532 AIRY AVENUE	1
08/23/2023	2023-12793-UO1	Residential	2	Re-Inspection	Final U & O		OLEG & JULIA SAVINOV	74 SCHOOLHOUSE ROAD	1
08/23/2023	2023-13310-UO1	Residential	1	Initial	Final U & O	9:30 AM		74 SCHOOLHOUSE ROAD	1
08/23/2023	2023-13311-UO1	Residential	1	Initial	Final U & O	1:00 PM	JOAN STAUB	87 COWBELL LANE	1
08/29/2023	2023-13184-UO1	Residential	1	Initial	Final U & O	1:00 PM		220 INVERNESS CIRCLE	1
08/28/2023	2023-13298-UO1	Residential	2	Re-Inspection	Final U & O	1:30 PM	A. GEORGE & KAREN HAHN	5 SUNNYBROOK DRIVE	1
08/29/2023	2023-13295-UO1	Residential	1	Initial	Final U & O	2:00 PM	JOHN IANIERI	100 NEWVILLE ROAD	1
08/30/2023	2023-13334-UO1	Residential	1	Initial	Final U & O	10:30 AM	BRENDAN SPEERS	109 HUNTER WAY	1
08/30/2023	2023-13337-UO1	Residential	1	Initial	Final U & O	10:30 AM	BRENDAN & LEIGH ANN SPEERS	209 HUNTER WAY	1
08/30/2023	2023-13327-UO1	Residential	1	Initial	Final U & O	11:30 AM	GORDON STOLL	327 VILLAGE WAY	1
08/30/2023	2023-13326-UO1	Residential	1	Re-Inspection	Final U & O	11:00 AM	HEATHER BERNHARDT	9 SUNNYBROOK DRIVE	1

Chalfont Fire Company
Chiefs Report - August 2023

Total # of incidents: 29

Types of Calls

1. Fire	5
2. Rescue and Medical assist	2
3. Good Intent	5
4. Alarm Systems	15
5. Hazardous Condition	1
6. Service Call	1

Total Staff Hours for calls: 100:54:00

Alarms per municipality

Chalfont Boro	8
Colmar/Hatfield	2
Doylestown Boro	1
Doylestown Twp	1
Hilltown Twp	1
Montgomery Twp	3
New Britain Boro	2
New Britain Twp	10
Warrington Twp	1

Training-Maintenance and Drills 4

Total training hours 264:00:00

Total Available Points: 33

TOTAL STAFF HRS FIRES AND TRAINING 364:54:00

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 9/4/2023 4:25:30 PM

Incidents per Zone for Date Range

Start Date: 08/01/2023 | End Date: 08/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 27 - Chalfont Boro				
2023-13096	745 - Alarm system activation, no fire - unintentional	08/01/2023	27 Hellberg Ave	34/74
2023-13663	746 - Carbon monoxide detector activation, no CO	08/09/2023	185 Moyer Rd	34/74
2023-14168	542 - Animal rescue	08/17/2023	61 Sunset Ave	34/74
2023-14471	745 - Alarm system activation, no fire - unintentional	08/22/2023	151 Moyer Rd	34/74
2023-14519	600 - Good intent call, other	08/23/2023	26 Peace Vally Rd	34/74
2023-14735	746 - Carbon monoxide detector activation, no CO	08/26/2023	22 Pleasant Ave	34/74
2023-14963	746 - Carbon monoxide detector activation, no CO	08/29/2023	54 Westview	34/74
2023-15067	745 - Alarm system activation, no fire - unintentional	08/31/2023	50 Hamilton St	34/74

Total # Incidents for 27: 8

ZONE: 28 - Doylestown Boro				
2023-13115	735 - Alarm system sounded due to malfunction	08/01/2023	375 W Court St	34/74

Total # Incidents for 28: 1

ZONE: 29 - Doylestown Twp.				
2023-13922	111 - Building fire	08/13/2023	1283 Almshouse Rd	34/74

Total # Incidents for 29: 1

ZONE: 36 - Hilltown Twp.				
2023-13878	111 - Building fire	08/13/2023	515 Twinbrook Rd	34/74

Total # Incidents for 36: 1

ZONE: 47 - New Britian Boro				
2023-13078	745 - Alarm system activation, no fire - unintentional	08/01/2023	65 E Butler Ave	34/74
2023-13325	745 - Alarm system activation, no fire - unintentional	08/05/2023	176 E Butler Ave	34/74

Total # Incidents for 47: 2

ZONE: 47-MT - Montgomery Twp.				
2023-13396	111 - Building fire	08/06/2023	113 Briarwood Ln	34/74
2023-13814	111 - Building fire	08/12/2023	121 Garden Golf Blvd	34/74
2023-14426	611 - Dispatched & cancelled en route	08/21/2023	722 Bethlehem Pk	34/74

Total # Incidents for 47-MT: 3

ZONE: 48 - New Britian Twp.				
2023-13226	735 - Alarm system sounded due to malfunction	08/03/2023	324 Hamlet Dr	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2023-13275	400 - Hazardous condition, other	08/04/2023	200 Hampshire Dr	34/74
2023-13409	745 - Alarm system activation, no fire - unintentional	08/07/2023	4379 County Line Rd	34/74
2023-13652	611 - Dispatched & cancelled en route	08/09/2023	654 Ferry Rd	34/74
2023-13994	611 - Dispatched & cancelled en route	08/14/2023	118 Ferry Rd	34/74
2023-14002	745 - Alarm system activation, no fire - unintentional	08/14/2023	329 Mystic View Cir	34/74
2023-14049	745 - Alarm system activation, no fire - unintentional	08/15/2023	4379 County Line Rd	34/74
2023-14105	311 - Medical assist, assist EMS crew	08/16/2023	228 Green Valley Way	34/74
2023-14302	361 - Swimming/recreational water areas rescue	08/19/2023	264 Creek Rd	34/74
2023-14677	600 - Good intent call, other	08/25/2023	Old Limeliln Pk	34/74

Total # Incidents for 48: 10

ZONE: 55 - Colmar/Hatfield Twp				
2023-13634	745 - Alarm system activation, no fire - unintentional	08/09/2023	3400 Walnut St	34/74
2023-14180	745 - Alarm system activation, no fire - unintentional	08/17/2023	3400 Walnut St	34/74

Total # Incidents for 55: 2

ZONE: 75 - Warrington Twp.				
2023-14593	151 - Outside rubbish, trash or waste fire	08/24/2023	39 Fairmount Ave	34/74

Total # Incidents for 75: 1

TOTAL # INCIDENTS: 29

Only REVIEWED incidents included. Archived Zones cannot be unarchived.

Doylestown Fire Company No. 1



Doylestown, PA

This report was generated on 9/12/2023 7:11:21 PM

Incidents for Zone for Date Range

Zone(s): 48 - New Britain Township | Start Date: 08/01/2023 | End Date: 08/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2023 - 14077	735 - Alarm system sounded due to malfunction	08/15/2023	1456 Ferry RD	BC19,C19,E19
2023 - 14417	735 - Alarm system sounded due to malfunction	08/21/2023	1456 Ferry RD	DC19,E19

Total # Incidents: 2

Only REVIEWED incidents included.



Dublin Volunteer Fire Company

Month: **August 2023**

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Apartment			
Assists			
Engine		Time in Service	11 Hrs 9 Min
Field		Total Man Hours	77 Hrs 42 Min
Full Company		Average Call Length	41
Ladder			
Rescue			
Squad	3		
Tanker		Total Personnel	133
Air Medical Evacuation		Average Personnel per Call	6
Alarm System	5		
Auto Extrication			
Auto Response	3	Borough/Township	
Barn			
Brush	2	Bedminister Township	11
Building	1	Dublin Borough	
Chimney		East Rockhill Township	1
CO Alarm		Hilltown Township	8
Control Burn		New Britain Township	1
Cover/Up		Plumstead Township	
Cover/Up Assist		Doylestown Township	
Domestic Rescue		Doylestown Borough	
Dwelling	1	Tinicum Township	
Extinguished Dwelling		Buckingham Township	
Fuel Spill		Silverdale Borough	
Fumes in a Dwelling		Quakertown Borough	
Gas Alarm			
Hazardous Material			
Investigation			
Marine Rescue			
Rubbish			
Standby Accident	3		
Tree	1		
Truck	1		
Wires	1		
Wire In Dwelling			
Total Number of Calls	21	Total Number of Calls	21

Signature of Chief





MEMO

TO: John Granger, Township Manager; Mike Walsh, Assistant Township Manager
FROM: David Conroy, Director of Planning and Zoning/Zoning Officer
DATE: September 21, 2023
RE: August 2023 Land Development Report

UNDER REVIEW:

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

- Submitted Minor Subdivision application on 8/18.

(2023-13148) 84 Curley Mill Road Minor Subdivision – Anatoliy & Leonid Klimenko

- Presented and approved at 7/25 PC. Revising plans and preparing resubmission to present to BOS.

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

- Submitted Preliminary/Final Plan application on 9/7.

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

- Presented at 7/25 PC. Revising plans and preparing resubmission.

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

- Conditional Use Hearing held 5/1, Conditional Use granted on 7/17.

(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

- Received ZHB approval on 6/22 for relief related to paved area setbacks and impervious for parking lot expansion.

(2022-12689) Galena Reserve Mobile Home Park

- Withdrew from 1/24 PC agenda. Applicant to resubmit plans.

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

- Presented Sketch Plan at 5/23 PC and 6/5 BOS Work Session. Will need zoning relief, applicant preparing ZHB submission.

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

- Presented revised plans at 6/1 Staff Meeting, received comments from staff and will be submitting revised Sketch Plan for formal review.

(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 held 4/17, Conditional Use granted on 6/19

BOARD APPROVAL GRANTED:

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

- Presented and approved at 7/25 PC and 8/21 BOS. Will submit plans for final review.

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

- Planning Module approved by BOS on 7/17. Plans submitted for final review on 7/5. Gilmore approved on 8/15.

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

- G&A checkset review issued. NPDES permit issued, Financial Security approved. Development Agreements prepared by Solicitor, awaiting execution.

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

- Previous Planning Module withdrawn, new mailer executed and sent to applicant for DEP review. G&A checkset review issued.

(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 submitted zoning and 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; owners advised to reach out to adjacent owners for off-site trail.

(16-1300) Township Line Rd – Lohin Subdivision

- Sewage facilities approval received, G&A checkset letter received 3/30, proposed road names reviewed at 4/17 BOS Business meeting, applicant to 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. Pre-construction meeting held on 7/6. Agreements received and fees paid.

(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, conservation easement agreements executed, awaiting Deeds of Consolidation.

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 -

August 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. Currently 1.4% decrease.

Objective 2: 82% of policies complete to date. On track to complete by end of 2023. Consultant onsite in October.

Objective 3: Body worn cameras deployed. In car cameras scheduled for January 2024.

Objective 4: Two officers completed leadership training in August.

Significant Events:

Completed

- ◆ National Night Out—Doylestown August 1st 4-8 PM
- ◆ New 2023 Ford Interceptor Hybrid SUV for police fleet

Upcoming

- ◆ Shrine Festival—September 2,3,4,9, and 10
- ◆ Fall Festival—Distributing Rita's Water Ice
- ◆ Trunk or Treat—October 27th 5:30—7:30 @ New Seasons
- ◆ Drug Take Back—October 28th 10am—2pm
- ◆ Chief Attending IACP San Diego—October 13-18
- ◆ New 2023 Ford Interceptor SUV for police fleet
- ◆ Part Time Police Services Clerk—Starts September 25th
- ◆ Entry Level Police Officer—Conducting interviews and background investigations
- ◆ Proposed Police Facility Plans



New Britain Township Police Department

Monthly Report -

August 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	2	7	-71.42%
Auto Theft	0	3	-100%
Arson	0	0	NA
TOTALS	2	10	-80%

PART 2 CRIMES	28 DAY		
	2023	2022	% Change
Assaults (non-aggravated)\Harassment	3	1	200%
Fraud	0	0	0%
Vandalism/Criminal Mischief	3	0	NA
Disorderly Conduct	0	1	-100%
Drug Violations	0	2	-100%
Driving Under the Influence	5	1	400%
Public Drunkenness	1	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	3	1	200%
TOTALS	15	6	100%

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2023	2022	% Change
Total Accidents	14	16	-12.5%
Non-Reportable	9	12	-25%
Fatal Accidents	0	0	NA
Reportable	5	4	25%



New Britain Township Police Department

Monthly Report -

August 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	3	-100%
Theft	39	31	56.52%
Auto Theft	2	3	NA
Arson	0	0	NA
TOTALS	41	37	58.33%

PART 2 CRIMES	YTD		
	2023	2022	% Change
Assaults (non-aggravated)/Harassment	13	17	-37.5%
Fraud	25	16	92.30%
Vandalism/Criminal Mischief	7	6	-20%
Disorderly Conduct	0	2	-100%
Drug Violations	5	5	25%
Driving Under the Influence	11	11	-25%
Public Drunkenness	1	4	-100%
Weapons Offenses	0	2	NA
All Other Offenses (Except Traffic)	8	3	66.66%
TOTALS	69	66	1.81%

MOTOR VEHICLE ACCIDENTS	YTD		
	2023	2022	% Change
Total Accidents	140	142	-1.4%
Non-reportable	90	98	-8.16%
Fatal Accidents	0	0	NA
Reportable	50	44	13.63%



New Britain Township

Public Works

Departmental Report

Year: 2023

Month: August

Drainage: 109 Hrs.

Public Works checked all drainage systems as needed after rain events. We repaired inlets on Blackburn Dr. and Harvest Hill Dr.

Public Works, with the assistance of Chal-Brit Sewer Authority, televised the storm sewer piping that runs through the Brookdale Dr. and Sunnybrook Dr. development towards the Pine Run Creek to ensure pipes were clear from all debris. There were very minor deficiencies noted, storm sewer is functioning properly.

Road Maintenance: 170 Hrs.

Public Works completed all pipe repairs at #3 Clearview Ave.; blacktopped roadway and driveway entrance, regraded, topsoiled, seeded and strawed the disturbed area.



#3 Clearview Ave. completed pipe repairs.

Street Signs: 75 Hrs.

Public Works, with NBTPD assistance, painted vascar lines on major roadways (County Line Rd., RT. 202, RT. 313) and throughout New Britain Township.



New Britain Township

Public Works

Township Property Maintenance: 213 Hrs.

Public Works continued road bank mowing and trimming of vegetation around signs and guardrails for visibility.

Public Works cleared brush and trees at the Coleman property for the future construction of the Neshaminy Greenway Trail.

Gilmore & Associates and Public Works completed the curb and sidewalk inspection pertaining to the 2024 Road Program. All residents in the proposed developments have been sent two (2) notification letters outlining the deficiencies of each individual property.

Equipment Maintenance: 184 Hrs.

All vehicles and equipment are cleaned, serviced, and inspected as needed.

Public Works accepted delivery of our new street sweeper. Display and Sign lettered the truck with the new graphics and green reflective rear gate.



2024 Freightliner/ Buecher Street Sweeper.

Other: 111 Hrs.

Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.