



Meeting Packet

**Board of Supervisors
November 20, 2023**



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **approve / table** the hiring of Connor Maloney as a Probationary Officer, effective November 13, 2023, per the attachments.

Presented By: _____

Seconded By: _____



MEMO

TO: Board of Supervisors
FROM: Chief Clowser
DATE: November 20, 2023
RE: Appointment and Administration of Oath of Office for Entry Level Police Officer

In July of 2023 the Board of Supervisors approved the request to hire an Entry Level Police Officer for succession planning, therefore creating a vacancy.

The process for identifying a suitable candidate included an oral interview and ranking of proposed candidates. A follow up interview was conducted by the Chief of Police to assess the top three candidates and recommends that Connor Maloney be appointed as Entry Level Police Officer.

Connor Maloney meets all police certification requirements and is eligible to be administered the oath of office for Entry Level Police Officer.

STAFF RECOMMENDATION:

Approve a motion to appoint Connor Maloney as Entry level Police Officer and administer the Oath of Office.

OATH OF OFFICE

POLICE OFFICER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BUCKS
TOWNSHIP OF NEW BRITAIN

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

CONNOR MALONEY

Affirmed and subscribed
Before me this 20th day of
November, A.D., 2023

Attest:

Honorable Regina Armitage
District Justice

John Granger
Interim Township Manager



ACTION ITEMS



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **approve / table** the minutes of the October 16, 2023, Business Meeting and the November 6, 2023, Business Meeting of the New Britain Township Board of Supervisors.

Presented By: _____

Seconded By: _____



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **approve / table** the Schedule of Bills dated November 20, 2023, in the amount of \$555,145.73, 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: KG100923 to KG110323

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

First Enc Date Range: 10/09/23 to 11/03/23
 Include Non-Budgeted: Y
 Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ADTCO005	ADT COMMERCIAL								
		23001215	10/09/23	SECURITY SYSTEM	Open	578.30	0.00		
AIRGA010	AIRGAS USA LLC								
		23001162	10/10/23	SHOP SUPPLIES	Open	177.57	0.00		
		23001163	10/11/23	SHOP SUPPLIES	Open	124.54	0.00		
						302.11			
AMYGR005	AMY GROSSO								
		23001242	10/19/23	RETURN OF ESCROW	Open	1,000.00	0.00		
ARMOU010	ARMOUR & SONS ELECTRIC I								
		23001198	10/16/23	TRAFFIC SIGNAL REPAIR	Open	240.00	0.00		
ATTMO010	AT&T MOBILITY								
		23001212	10/13/23	MOBILE PHONE SERVICE	Open	328.77	0.00		
AUTOZ005	AutoZone, Inc.								
		23001225	10/20/23	PARTS	Open	16.73	0.00		
BARRY010	BARRY ISETT & ASSOCIATES INC								
		23001124	10/10/23	EMERGENCY MGMT SERVICES	Open	1,050.00	0.00		
BEEBERG	Bee Bergvall & Co								
		23001191	10/16/23	ACCOUNTING SERVICES	Open	6,440.00	0.00		
BERGE010	BERGEY'S INC.								
		23001196	10/19/23	PARTS/REPAIRS	Open	25.48	0.00		
BETTE005	BETTERLIVING SUNROOMS								
		23001126	10/10/23	BUILDING PERMIT REFUND	Open	74.25	0.00		
BILLM010	BILL MITCHELL'S AUTO SERVICE I								
		23001157	10/10/23	EMISSION INSPECTION 48-14	Open	31.57	0.00		
		23001158	10/12/23	VEHICLE REPAIR 48-06	Open	112.00	0.00		
						143.57			
BLOCK005	BLOCK COMMUNICATIONS								
		23001229	10/23/23	2023 POLICE SUV UPFIT - 48-03	Open	555.84	0.00		
BLUEH010	BLUE HAVEN POOLS								
		23001254	10/23/23	RETURN OF ESCROW	Open	1,000.00	0.00		
BUCKS030	BUCKS COUNTY CONSORTIUM								
		23001148	10/16/23	BCC LUNCHEON	Open	80.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
CRICH010	C. RICHARD MICHIE II	23001235	10/26/23	2023 MEDICAL REIMBURSEMENT	Open	24.00	0.00		
CARRO020	CARROT-TOP INDUSTRIES INC.	23001257	10/12/23	FLAGS	Open	1,068.64	0.00		
CASAD010	CASADONTI HOMES INC.	23001253	10/27/23	RETURN OF ESCROW	Open	1,772.60	0.00		
CENTR020	CENTRAL BUCKS AMBULANCE	23001219	10/24/23	3RD QTR 2023 DISTRIBUTION	Open	1,740.00	0.00		
CHAL-030	CHAL-BRIT REGIONAL EMS	23001218	10/24/23	3RD QTR 2023 DISTRIBUTION	Open	27,260.00	0.00		
CHALF030	CHALFONT BOROUGH	23001256	10/25/23	E-RECYCLE REFUND 2023	Open	625.00	0.00		
CHALF080	CHALFONT FIRE COMPANY	23001220	10/24/23	3RD QUARTER 2023 DISTRIBUTION	Open	66,880.00	0.00		
CHALF125	CHALFONT NEW BRITAIN DEMOCRATS	23001154	10/11/23	2023 REFUND FALL FEST SPONSOR	Open	600.00	0.00		
CHARL030	Charles Schwab & Co Inc.	23001185	10/23/23	2023 PENSION STATE AID POLICE	Open	71,397.00	0.00		
		23001186	10/23/23	2023 PENSION STATE AID NON UNI	Open	52,749.46	0.00		
						124,146.46			
CNBBA010	CNBBA	23001153	10/09/23	2023 REFUND FALL FEST SPONSOR	Open	1,135.00	0.00		
COMCA010	COMCAST	23001167	10/09/23	CABLE/INTERNET	Open	262.59	0.00		
		23001273	10/24/23	CABLE/INTERNET	Open	21.22	0.00		
						283.81			
DANIE050	DANIEL A. GONZALEZ	23001187	10/20/23	2023 MEDICAL REIMBURSEMENT	Open	215.00	0.00		
DELAW020	DEL VALL PROP & LIABILITY TRST	23001193	10/17/23	2ND QTR DEDUCTIBLE-PBA NBT TWP	Open	2,500.00	0.00		
DISPL015	Display and Sign Center Inc	23001267	10/31/23	2023 FALL FEST BANNER	Open	85.00	0.00		
DOYLE060	DOYLESTOWN FIRE COMPANY	23001223	10/24/23	3RD QUARTER 2023 DISTRIBUTION	Open	1,520.00	0.00		
DUBLI010	DUBLIN FIRE COMPANY	23001222	10/24/23	3RD QUARTER 2023 DISTRIBUTION	Open	3,040.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
DUNLA010	dunlapSLK	23001121	10/10/23	2022 AUDIT	Open	500.00	0.00		
DVMUN005	DV MUNICIPAL MGMT ASSOC	23001180	10/17/23	MICROSOFT EXCEL CLASS-CLANCY	Open	25.00	0.00		
ECKER010	ECKERT SEAMANS CHERIN&MELLOTT	23001264	10/13/23	GENERAL LABOR	Open	227.50	0.00		
EUREK010	EUREKA STONE QUARRY INC.	23001164	10/12/23	PATCHING	Open	444.92	0.00		
		23001178	10/16/23	DRAINAGE	Open	236.41	0.00		
		23001251	10/25/23	PAVING	Open	10,608.12	0.00		
		23001272	10/26/23	PAVING	Open	8,825.93	0.00		
						<u>20,115.38</u>			
FRANK025	FRANK CALLAHAN CO., INC.	23001197	10/13/23	MULTIPLE V-BELT	Open	10.35	0.00		
GEORG040	GEORGE ALLEN PORTABLE TOILETS	23001231	10/17/23	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
GORDO010	GORDON FLORIST INC.	23001175	10/11/23	VETERANS DAY WREATH	Open	181.95	0.00		
GOVTF005	GOVT FINANCE OFFICERS ASSOC	23001176	10/10/23	MEMBERSHIP RENEWAL - M Walsh	Open	150.00	0.00		
HILLT020	HILLTOWN FIRE COMPANY	23001221	10/24/23	3RD QUARTER 2023 DISTRIBUTION	Open	4,560.00	0.00		
HOOVE010	HOOVER STEEL INC.	23001201	10/18/23	BARE PIPE	Open	94.00	0.00		
JAMESDM	JAMES D. MORRISSEY, INC.	23001259	10/30/23	2023 ROAD PROGRAM	Open	218,163.97	0.00		
JOHNG005	JOHN GRANGER	23001258	11/01/23	LUNCH EXPENSE REIMBURSEMENT	Open	67.24	0.00		
KJDOO010	K.J. DOOR SERVICES INC.	23001200	10/17/23	PW DOOR MAINT	Open	1,756.04	0.00		
KIMG005	KIM GOODWIN	23001224	10/25/23	MILEAGE REIMBURSEMENT	Open	90.39	0.00		
LOUIS005	LOUIS GENTNER	23001149	10/11/23	2023 BOOT ALLOWANCE	Open	144.99	0.00		
		23001234	10/30/23	2023 MEDICAL REIMBURSEMENT	Open	160.00	0.00		
						<u>304.99</u>			
MWPRE005	M&W PRECAST, LLC	23001160	10/16/23	DRAINAGE SUPPLIES	Open	706.71	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MWPRE005	M&W PRECAST, LLC				Continued				
		23001199	10/17/23	DRAINAGE SUPPLIES	Open	56.40	0.00		
						763.11			
MALWA005	MALWAREBYTES								
		23001239	10/25/23	ANNUAL LICENSE FEE	Open	814.47	0.00		
MARKS010	MARK S. DUNCAN JR.								
		23001155	10/16/23	2023 MEDICAL REIMBURSEMENT	Open	219.17	0.00		
		23001188	10/20/23	2023 MEDICAL REIMBURSEMENT	Open	14.55	0.00		
						233.72			
MASTE010	MASTERS TELECOM LLC								
		23001192	10/20/23	SPECIALTY VOICE MAIL/FAX LINE	Open	86.18	0.00		
		23001260	11/01/23	SPECIALTY VOICE MAIL/FAX LINE	Open	10.96	0.00		
						97.14			
MCDON010	MCDONALD UNIFORM COMPANY								
		23001206	10/12/23	UNIFORM	Open	53.39	0.00		
		23001228	10/23/23	UNIFORM	Open	135.64	0.00		
						189.03			
MUNIL005	MUNILOGIC								
		23001150	10/15/23	MONTHLY HOSTING FEE	Open	833.00	0.00		
NEWBR010	NEW BRITAIN BOROUGH								
		23001255	10/25/23	E-RECYCLE REFUND 2023	Open	625.00	0.00		
NORTH050	NORTH PENN WATER AUTHORIT								
		23001244	10/20/23	WATER	Open	179.12	0.00		
		23001275	10/20/23	WATER	Open	31.97	0.00		
						211.09			
PAULZ010	PAUL ZIELINSKI								
		23001232	10/25/23	2023 MEDICAL REIMBURSEMENT	Open	2,426.39	0.00		
PECOE020	PECO ENERGY-PAYMENT PROCESSING								
		23001168	10/10/23	ELECTRIC	Open	467.07	0.00		
		23001205	10/16/23	ELECTRIC	Open	67.45	0.00		
		23001214	10/18/23	ELECTRIC	Open	1,888.30	0.00		
		23001230	10/17/23	ELECTRIC	Open	32.38	0.00		
		23001245	10/23/23	ELECTRIC	Open	167.82	0.00		
		23001274	10/25/23	ELECTRIC	Open	14.99	0.00		
						2,638.01			
PRIMA005	PRIMARY ARMS LLC								
		23001227	10/23/23	SUPPLIES	Open	2,867.67	0.00		
RECRE005	RECREATION RESOURCE USA								
		23001233	10/20/23	BASKETBALL COURT N BRANCH PARK	Open	17,996.00	0.00		
REPUB005	REPUBLIC SERVICES #320								
		23001216	10/15/23	TRASH SERVICES	Open	1,630.62	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
RICHA095 RICHARD CLOWSER									
		23001116	10/09/23	2023 MEDICAL REIMBURSEMENT	Open	2,500.00	0.00		
		23001263	10/26/23	BJS/COSTCO REIMBURSEMENT	Open	173.32	0.00		
						<u>2,673.32</u>			
RICHA100 RICHARD RILEY									
		23001240	10/27/23	RETURN OF ESCROW	Open	1,000.00	0.00		
RIGGI010 RIGGINS INC.									
		23001159	10/12/23	POLICE FUEL	Open	1,444.83	0.00		
		23001190	10/18/23	PW FUEL	Open	791.04	0.00		
		23001226	10/20/23	PW DIESEL	Open	1,888.07	0.00		
		23001248	10/26/23	POLICE FUEL	Open	1,173.60	0.00		
						<u>5,297.54</u>			
ROADB005 ROADBOTICS, INC.									
		23001270	10/31/23	ROADWAY ANNUAL SUBSCRIPTION	Open	1,500.00	0.00		
ROBER270 ROBERT E. LITTLE, INC.									
		23001249	10/27/23	MOWER PART	Open	40.95	0.00		
ROSES005 ROSE SCHWALM									
		23001247	10/20/23	101923 ZONING HEARING	Open	260.00	0.00		
RYANC010 RYAN CRESSMAN									
		23001189	10/22/23	2023 BOOT ALLOWANCE	Open	140.79	0.00		
SCOTT085 SCOTT PAYNE CUSTOM POOLS									
		23001243	10/19/23	RETURN OF ESCROW	Open	1,000.00	0.00		
SERVI010 SERVICE TIRE TRUCK CENTERS									
		23001271	10/26/23	TIRES PW 48-28	Open	634.20	0.00		
SHAWN010 SHAWN MAGUIRE									
		23001262	10/31/23	UNIFORM REIMBURSEMENT	Open	33.89	0.00		
SHAWN020 SHAWN P. KNIGHT									
		23001115	10/10/23	2023 MEDICAL REIMBURSEMENT	Open	1,309.00	0.00		
STAND015 STANDARD DIGITAL LEASING									
		23001236	10/21/23	ADMIN COPIER	Open	261.33	0.00		
		23001237	10/21/23	POLICE COPIER	Open	236.49	0.00		
						<u>497.82</u>			
STAND010 STANDARD INSURANCE COMPANY									
		23001210	10/16/23	LIFE/DISABILITY INSURANCE	Open	3,373.80	0.00		
STAPL015 STAPLES									
		23001246	10/28/23	OFFICE SUPPLIES	Open	312.88	0.00		
STEPH045 STEPHENSON EQUIPMENT, INC.									
		23001161	10/13/23	MOWER REPAIR	Open	670.29	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
STEPH045 STEPHENSON EQUIPMENT, INC. Continued									
		23001250	10/27/23	MOWER REPAIR	Open	2,658.26	0.00		
						3,328.55			
THOMA090 THOMAS J. WALSH III, ESQ.									
		23001173	10/16/23	ZONING LEGAL SERVICES	Open	3,856.00	0.00		
TILLE010 TILLEY FIRE SOLUTIONS									
		23001156	10/10/23	EXTINGUISHER DISPOSAL	Open	30.00	0.00		
USMUN010 U.S. MUNICIPAL SUPPLY IN									
		23001217	10/17/23	SWEeper PARTS	Open	1,131.94	0.00		
UNITE010 UNITED INSPECTION AGENCY INC.									
		23001125	10/10/23	WEBINARS 10/25 & 11/1	Open	100.00	0.00		
		23001171	10/11/23	OUTSIDE INSPECTIONS	Open	150.00	0.00		
		23001202	10/18/23	OUTSIDE INSPECTIONS	Open	100.00	0.00		
		23001261	10/25/23	OUTSIDE INSPECTIONS	Open	625.00	0.00		
						975.00			
UNIVE010 UNIVERSAL ELECTRIC LLC									
		23001268	10/30/23	LIGHT REPLACEMENT	Open	450.00	0.00		
		23001269	10/30/23	INSTALL LED WALL PACKS	Open	600.00	0.00		
						1,050.00			
UPPER015 UPPER GWYNEDD TOWNSHIP									
		23001181	10/19/23	TASER 10 TRAINING - DUNCAN	Open	700.00	0.00		
VERIZ010 VERIZON									
		23001203	10/12/23	INTERNET	Open	22.30	0.00		
		23001204	10/14/23	INTERNET	Open	168.08	0.00		
						190.38			
VERIZ050 VERIZON WIRELESS									
		23001276	10/23/23	POLICE WIRELESS SERVICE	Open	70.18	0.00		
		23001277	10/19/23	POLICE WIRELESS SERVICE	Open	520.13	0.00		
		23001278	10/19/23	POLICE WIRELESS SERVICE	Open	1,214.77	0.00		
						1,805.08			
WITME010 WITMER PUBLIC SAFETY GROUP, INC									
		23001265	10/20/23	FORGED HALLIGAN TOOL	Open	263.97	0.00		
		23001266	10/20/23	FORGED HALLIGAN TOOL	Open	774.00	0.00		
						1,037.97			
Total Purchase Orders: 114 Total P.O. Line Items: 0 Total List Amount: 555,145.73 Total Void Amount: 0.00									

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	3-01	203,960.56	3,074.25	0.00	207,034.81
STREET LIGHTING FUND:	3-02	614.85	0.00	0.00	614.85
FIRE/AMBULANCE TAX FUND:	3-03	105,000.00	0.00	0.00	105,000.00
LAND PRESERVATION FUND:	3-04	32.38	0.00	0.00	32.38
PARKS & RECREATION FUND:	3-07	19,471.28	0.00	0.00	19,471.28
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	3-18	555.84	0.00	0.00	555.84
LIQUID FUELS FUND:	3-35	219,663.97	0.00	0.00	219,663.97
ESCROW:	3-90	2,772.60	0.00	0.00	2,772.60
Total of All Funds:		<u>552,071.48</u>	<u>3,074.25</u>	<u>0.00</u>	<u>555,145.73</u>

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	203,960.56	3,074.25	0.00	207,034.81
STREET LIGHTING FUND:	02	614.85	0.00	0.00	614.85
FIRE/AMBULANCE TAX FUND:	03	105,000.00	0.00	0.00	105,000.00
LAND PRESERVATION FUND:	04	32.38	0.00	0.00	32.38
PARKS & RECREATION FUND:	07	19,471.28	0.00	0.00	19,471.28
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	555.84	0.00	0.00	555.84
LIQUID FUELS FUND:	35	219,663.97	0.00	0.00	219,663.97
ESCROW:	90	2,772.60	0.00	0.00	2,772.60
Total of All Funds:		<u>552,071.48</u>	<u>3,074.25</u>	<u>0.00</u>	<u>555,145.73</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	3-01	203,960.56	0.00	0.00	0.00	203,960.56
STREET LIGHTING FUND:	3-02	614.85	0.00	0.00	0.00	614.85
FIRE/AMBULANCE TAX FUND:	3-03	105,000.00	0.00	0.00	0.00	105,000.00
LAND PRESERVATION FUND:	3-04	32.38	0.00	0.00	0.00	32.38
PARKS & RECREATION FUND:	3-07	19,471.28	0.00	0.00	0.00	19,471.28
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	3-18	555.84	0.00	0.00	0.00	555.84
LIQUID FUELS FUND:	3-35	219,663.97	0.00	0.00	0.00	219,663.97
ESCROW:	3-90	2,772.60	0.00	0.00	0.00	2,772.60
Total of All Funds:		<u>552,071.48</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>552,071.48</u>

**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: November 20, 2023

I MOVE THAT: The Board **approve / table** all items on the consent agenda, dated November 20, 2023, per the attachment.

Presented By: _____

Seconded By: _____

Consent Agenda Items for the Next Meeting (11/20/2023)

1. Naplin One Limited Partnership has executed Escrow Release #3 for 4371 County Line Road for \$674,383.20, leaving \$425,793.93 remaining.
2. New Britain Multi-Family Development, LP has executed a Stormwater Facilities Operation and Maintenance Agreement for 1500 Manor Drive, TMP #26-005-049-003, with a Stormwater BMP maintenance fee of \$392.75.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

November 9, 2023

File No. 14-04074-02

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

Reference: Naplin One Limited Partnership, Escrow Release 3
4371 County Line Road, TMP #26-005-002-004

Dear Mr. Conroy:

In response to the Applicant's request for the third escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on November 3, 2023. We have prepared Certificate of Completion 3 in the amount of \$674,383.20 for consideration at an upcoming public meeting. We note that we did not recommend the release of the curblin seal as this item has not been completed. In addition, holding a portion of the sidewalk, curb and handicap ramp security as they have not been installed at the southern parking lot access.

We recommend the release of the funds as delineated on the attached breakdown and which equal \$674,383.20 to Naplin One Limited Partnership. This leaves \$425,793.93 remaining in the escrow fund for work within New Britain Township. The escrowed site improvements are approximately 84% completed.

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

Sincerely,

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

JM/tw/sl

Enclosures: as referenced

cc: John Granger, Interim Manager
Michael Walsh, Assistant Manager
Sean Gresh, Esq./Jeffrey P. Garton, Esq., Begley, Carlin, & Mandio, LLP
Allen & Robert Nappen, Naplin One Limited Partnership
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Construction Observer, Gilmore & Associates, Inc.



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Naplin One Land Development	TOTAL CONSTRUCTION: \$ 1,367,666.44	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 674,383.20
PROJECT NO.: 14-04074-02	TOTAL CONSTRUCTION CONTINGENCY: \$ 136,766.65	AMOUNT OF THIS RELEASE: \$ 674,383.20
PROJECT OWNER: Naplin One Limited Partnership	TOTAL ENG/INSP/LEGAL: \$ 68,383.32	
	TOTAL ESCROW POSTED: \$ 1,572,816.41	
MUNICIPALITY: New Britain Township, Bucks County, PA	RELEASE NO.: 3	TOTAL ESCROW RELEASED TO DATE: \$ 1,147,022.48
ESCROW AGENT: Univest Bank and Trust Co.	RELEASE DATE: 11/09/23	TOTAL ESCROW REMAINING: \$ 425,793.93
TYPE OF SECURITY: Irrevocable Stand-by Letter of Credit		TOTAL CONSTRUCTION CONTINGENCY: \$ 136,766.65
AGREEMENT DATE: December 15, 2021		TOTAL ENG/INSP/LEGAL: \$ 68,383.32
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 220,643.96

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
	UNITS	QUANTITY	PRICE	AMOUNT							
A. EROSION & SEDIMENT CONTROL											
1. Construction Entrance	EA	2	\$3,500.00	\$7,000.00			2	\$7,000.00			
2. 18" Silt Fence	LF	294	\$1.50	\$441.00			294	\$441.00			
3. 24" Filter Sock	LF	771	\$10.00	\$7,710.00			771	\$7,710.00			
4. 32" Filter Sock	LF	550	\$12.00	\$6,600.00			550	\$6,600.00			
5. Safety/Tree Fence	LF	845	\$2.25	\$1,901.25			845	\$1,901.25			
6. SC 150 Biodegradable Erosion Control Matting	SF	69202	\$0.26	\$17,992.52			69202	\$17,992.52			
7. C-125 Biodegradable Erosion Control Blanket	SF	1208	\$0.50	\$604.00			1208	\$604.00			
8. SC-250 Erosion Control Blanket	SF	4310	\$0.55	\$2,370.50			4310	\$2,370.50			
9. Permanent Seeding	SF	295336	\$0.07	\$20,673.52			267668	\$18,736.76	27668	\$1,936.76	
10. Temporary Basin Risers	EA	2	\$2,500.00	\$5,000.00					2	\$5,000.00	
11. Temporary Cofferdam	EA	1	\$1,500.00	\$1,500.00					1	\$1,500.00	
12. Water Filter Bag	EA	1	\$500.00	\$500.00			1	\$500.00			
13. Inlet Protection	EA	11	\$185.00	\$2,035.00			11	\$2,035.00			
14. Convert Sediment Basin to Permanent Facility	LS	1	\$10,000.00	\$10,000.00					1	\$10,000.00	
15. E&S Maintenance & Removal	LS	1	\$3,000.00	\$3,000.00					1	\$3,000.00	
B. STORMWATER MANAGEMENT											
1. 12" HDPE	LF	218	\$34.00	\$7,412.00			218	\$7,412.00			
2. 18" HDPE	LF	309	\$38.25	\$11,819.25			309	\$11,819.25			
3. 24" HDPE	LF	641	\$44.50	\$28,524.50			641	\$28,524.50			
4. 30" HDPE	LF	319	\$59.75	\$19,060.25			319	\$19,060.25			
5. Storm Class III 18" (6' - 10' deep)	LF	95	\$50.00	\$4,750.00			95	\$4,750.00			
6. Flared End Section (6'-10' deep)	EA	1	\$2,150.00	\$2,150.00			1	\$2,150.00			
7. Flared End Section (10'-15' deep)	EA	1	\$2,925.00	\$2,925.00			1	\$2,925.00			
8. Type C Inlets (0-6' deep)	EA	5	\$1,375.00	\$6,875.00			5	\$6,875.00			
9. Type C Inlets (6'-10' deep)	EA	5	\$2,025.00	\$10,125.00			5	\$10,125.00			
10. Type C Inlets (10'-15' deep)	EA	1	\$3,325.00	\$3,325.00			1	\$3,325.00			
11. Type M Inlets (0-6' deep)	EA	4	\$1,400.00	\$5,600.00			4	\$5,600.00			
12. Type M Inlets (6'-10' deep)	EA	4	\$2,050.00	\$8,200.00			4	\$8,200.00			
13. Trench drain	LF	8	\$100.00	\$800.00			8	\$800.00			
14. 4" PVC	LF	1274	\$22.00	\$28,028.00			1274	\$28,028.00			
15. 12" PVC	LF	651	\$32.00	\$20,832.00			651	\$20,832.00			
16. Clean Outs	EA	16	\$300.00	\$4,800.00			16	\$4,800.00			
17. 4' x 4' Outlet Structure Trash Racks	EA	1	\$4,500.00	\$4,500.00			1	\$4,500.00			
18. 18" Concrete Headwall	EA	1	\$1,300.00	\$1,300.00			1	\$1,300.00			
19. 30" Concrete Headwall	EA	2	\$1,600.00	\$3,200.00			2	\$3,200.00			



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Naplin One Land Development	TOTAL CONSTRUCTION:	\$ 1,367,666.44	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 674,383.20
PROJECT NO.:	14-04074-02	TOTAL CONSTRUCTION CONTINGENCY:	\$ 136,766.65	AMOUNT OF THIS RELEASE:	\$ 674,383.20
PROJECT OWNER:	Naplin One Limited Partnership	TOTAL ENG/INSP/LEGAL:	\$ 68,383.32		
		TOTAL ESCROW POSTED:	\$ 1,572,816.41		
MUNICIPALITY:	New Britain Township, Bucks County, PA	RELEASE NO.:	3	TOTAL ESCROW RELEASED TO DATE:	\$ 1,147,022.48
ESCROW AGENT:	Univest Bank and Trust Co.	RELEASE DATE:	11/09/23	TOTAL ESCROW REMAINING:	\$ 425,793.93
TYPE OF SECURITY:	Irrevocable Stand-by Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 136,766.65
AGREEMENT DATE:	December 15, 2021			TOTAL ENG/INSP/LEGAL:	\$ 68,383.32
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 220,643.96

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
	UNITS	QUANTITY	PRICE	TOTAL AMOUNT							
20.	NAG SC250 Spillway	TN	40	\$35.00		\$1,400.00	40	\$1,400.00			
21.	Anti-Seep Collars	EA	4	\$1,200.00		\$4,800.00	4	\$4,800.00			
22.	Level Spreader PennDOT 2B Stone	TN	72	\$28.00		\$2,016.00	72	\$2,016.00			
23.	Level Spreader Non-Woven Geotextile Mirafi 140N	LS	2	\$2,000.00		\$4,000.00	2	\$4,000.00			
24.	Water Quality Snout	EA	5	\$900.00		\$4,500.00	5	\$4,500.00			
C.	PAVING/CONCRETE										
1.	Sawcutting (0-6" Depth)	LF	681	\$3.00		\$2,043.00	681	\$2,043.00			
2.	Concrete Curb (8" Reveal)	LF	4694	\$15.00		\$70,410.00	4460	\$66,900.00	234	\$3,510.00	
3.	Concrete Bollards	EA	11	\$350.00		\$3,850.00	11	\$3,850.00			
4.	Handicap Ramps	EA	6	\$2,500.00		\$15,000.00	4	\$10,000.00	2	\$5,000.00	
5.	4" Concrete Sidewalk	SF	4026	\$6.00		\$24,156.00	3846	\$23,076.00	180	\$1,080.00	
6.	6" Concrete Apron	SF	485	\$8.00		\$3,880.00			485	\$3,880.00	
7.	8" Concrete Pads	SF	3753	\$10.00		\$37,530.00			3753	\$37,530.00	
8.	2" Superpave 9.5mm HMA Wearing Course	SY	10207	\$11.00		\$112,277.00			10207	\$112,277.00	
9.	4" Superpave 19mm HMA Binder Course	SY	10207	\$24.00		\$244,968.00	10107	\$242,568.00	100	\$2,400.00	
10.	6" Stone Subbase	SY	10207	\$8.00		\$81,656.00	10207	\$81,656.00			
11.	Clean and Tack	SY	10207	\$0.75		\$7,655.25			10207	\$7,655.25	
12.	Seal Curblines	LF	1440	\$0.50		\$720.00			1440	\$720.00	
13.	4" Wide Thermoplastic Striping	LF	4406	\$0.75		\$3,304.50			4406	\$3,304.50	
14.	6" Wide Thermoplastic Striping	LF	177	\$0.85		\$150.45			177	\$150.45	
15.	Painted Directional Arrows	EA	24	\$100.00		\$2,400.00			24	\$2,400.00	
16.	Painted Stop Bars	EA	11	\$100.00		\$1,100.00			11	\$1,100.00	
17.	Painted Handicap Symbols	EA	7	\$125.00		\$875.00			7	\$875.00	
18.	Handicap Parking Signs	EA	7	\$225.00		\$1,575.00			7	\$1,575.00	
D.	EARTHWORK										
1.	Mowing (Per Acre)	AC	14.0	\$350.00		\$4,900.00			14	\$4,900.00	
2.	Strip Topsoil	CY	9,000	\$2.25		\$20,250.00			9000	\$20,250.00	
3.	Cut/Fill/Rough Grade	LS	1	\$70,000.00		\$70,000.00			1	\$70,000.00	
6.	Fine Grade Building Pad	SY	13,333	\$1.25		\$16,666.25			13333	\$16,666.25	
7.	Grade Paving	SY	10,207	\$1.00		\$10,207.00	10207	\$10,207.00			
8.	Rough Grade Walks	SY	447	\$4.00		\$1,788.00	447	\$1,788.00			
9.	Grade Curb	LF	4,694	\$1.80		\$8,449.20	2394	\$4,309.20	4694	\$8,449.20	
10.	Backfill Curb	LF	4,694	\$1.50		\$7,041.00	2394	\$3,591.00	4694	\$7,041.00	
11.	Replace Topsoil	CY	900	\$3.50		\$3,150.00			900	\$3,150.00	



ESCROW STATUS REPORT

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ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4	
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT
E.	LANDSCAPING & LIGHTING											
	1.	Shade Trees (3" min. caliper)	EA	193	\$400.00	\$77,200.00	124	\$49,600.00	190	\$76,000.00	3	\$1,200.00
	2.	Evergreen Trees (6' - 7')	EA	5	\$280.00	\$1,400.00					5	\$1,400.00
	3.	Ornamental Tree (2" - 2.5" caliper or 8-10")	EA	27	\$350.00	\$9,450.00	27	\$9,450.00	27	\$9,450.00		
	4.	Evergreen Shrubs & Deciduous Shrubs (18" - 24")	EA	7	\$55.00	\$385.00	7	\$385.00	7	\$385.00		
	5.	Evergreen Shrubs & Deciduous Shrubs (24" - 30")	EA	63	\$65.00	\$4,095.00	63	\$4,095.00	63	\$4,095.00		
	6.	Evergreen Shrubs & Deciduous Shrubs (30" - 36")	EA	26	\$70.00	\$1,820.00	26	\$1,820.00	26	\$1,820.00		
	7.	Evergreen Shrubs & Deciduous Shrubs (3' - 4')	EA	157	\$85.00	\$13,345.00	157	\$13,345.00	157	\$13,345.00		
	8.	Rake, Seed, Stabilize	LS	1	\$2,500.00	\$2,500.00	1	\$2,500.00	1	\$2,500.00		
	9.	Signel LED Setup 30" Exposed Foundation (20' Mounting)	EA	34	\$3,400.00	\$115,600.00	34	\$115,600.00	34	\$115,600.00		
	10.	Double LED Setup with 30" Exposed Foundation (20' Mounting)	EA	6	\$4,600.00	\$27,600.00	6	\$27,600.00	6	\$27,600.00		
F.	MISCELLANEOUS											
	1.	Retaining Wall	LS	1	\$70,000.00	\$70,000.00			1	\$70,000.00		
	2.	Trash Enclosure/Gate	EA	1	\$500.00	\$500.00					1	\$500.00
	3.	Monumentation Certification	LS	1	\$500.00	\$500.00					1	\$500.00
	4.	As-built Plans	LS	1	\$6,000.00	\$6,000.00					1	\$6,000.00
	5.	Traffic Control	LS	1	\$3,000.00	\$3,000.00					1	\$3,000.00

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JEFFREY P. GARTON, ESQUIRE
jgarton@begleycarlin.com

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

November 1, 2023

VIA FIRST CLASS MAIL

David Conroy
Director of Planning & Zoning
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Re: 1500 Manor Drive – Madison New Britain Apartments

Dear David:

Attached please find the original Stormwater Facilities Operation and Maintenance Agreement that has been executed by the owner of the above property. Please have it approved and executed by the Board of Supervisors and return it to me for recording, if that is how you choose to do so, or if the Township will record it, just confirm back to me that it has been recorded so I may notify the attorney for the applicant.

If you have any questions, please advise.

Very truly yours,

Jeffrey P. Garton

JPG:ber
Attachment

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

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

TMP: 26-005-049-003

**STORMWATER FACILITIES
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this _____ day of _____, A.D., 2023, by *NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP*, a Pennsylvania Limited Partnership, having offices at 1500 Manor Drive, Chalfont, PA 18914 (hereinafter referred to as "*Landowner*"), and *NEW BRITAIN TOWNSHIP*, a Township of the Second Class, with offices located at 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as the "*Township*").

WITNESSETH

WHEREAS, Landowner is the owner of certain premises in the Township of New Britain, Bucks County, Pennsylvania, consisting of one (1) parcel, totaling approximately 14.876 acres, located at 1500 Manor Drive, Chalfont, Pennsylvania, also known as Bucks County Tax Parcel No. 26-005-049-003 (hereinafter referred to as the "*Property*"); and

WHEREAS, Landowner submitted building permit applications for the proposed renovation and expansion of an existing patio/grill area adjacent to the complex clubhouse and pool area, along with plans entitled "Stormwater Management Plan", prepared by Glackin Thomas Panzak Inc., dated September 22, 2023; said plans being made a part hereof and incorporated herein by reference although not physically attached hereto (hereinafter referred to as the "*Plan*"); and

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. To regularly perform all inspections and maintenance of the Stormwater Management Facilities as is necessary and desirable to ensure the proper functioning of the Facilities.
- b. Not to alter any of the Stormwater Management Facilities in a manner which would adversely affect the proper functioning of one or more of the Facilities or cause any of the Facilities to differ from what is shown on the Plan, without written approval of the Township.
- c. To remove debris and silt from the Stormwater Management Facilities to ensure that the Facilities remain in good working order.
- d. To make all repairs necessary to ensure the continued proper operation of the Stormwater Management Facilities.
- e. To forward to the Township in a timely fashion, but not less often than annually, copies of all contracts, agreements, correspondence, invoices, reports, and other documents concerning the inspection and maintenance of the Stormwater Management Facilities required under this Agreement.

6. Any and all Stormwater Management Facilities or erosion and sedimentation control facilities that have been damaged or fail to function properly, for any reason, shall be stabilized and reconstructed by Landowner to approved design grades and specifications as shown on the Plan and approved by the Township.

7. All open swale/drainage easements and drainage, detention, and/or retention basin easements shown on the Plan shall be maintained in a grassed or otherwise improved condition, in accordance with the grades and designs shown on the Plan. All such areas shall be kept free of all obstructions, including but not limited to, fill, temporary or permanent structures, and plants (other than what is shown on the Plan).

8. Whenever sedimentation is caused by stripping vegetation, grading, or other earth moving activities on the Property, it shall be the responsibility of Landowner to remove such

sedimentation from all adjoining surfaces, drainage systems, and watercourses, and to correct and repair any damage caused by such sedimentation at its sole expense.

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

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

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

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

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

14. Landowner shall be responsible for and shall guarantee the proper inspection, operation, performance, maintenance, repair, and replacement of the Stormwater Management

Facilities. Contemporaneously with the execution of this Agreement, Landowner shall pay a Stormwater Maintenance Guarantee Fee of Three Hundred Ninety Two Dollars and Seventy-Five Cents (\$392.75) to provide financial guarantees for the timely and proper installation, construction, inspection, operation, performance, maintenance, repair, and replacement of the Facilities (hereinafter referred to as the "*Fee*"). Furthermore, Landowner shall pay any costs and expenses incurred by the Township regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities and any costs and expenses Township incurred by performing any work of any nature on the Facilities, due to Landowner's failure to perform such work. Landowner shall reimburse the Township within thirty (30) days of receipt of an invoice for all costs and expenses incurred by the Township. In the event Landowner fails to fulfill such responsibility or guarantee regarding the inspection, operation, performance, maintenance, repair, and replacement of the Facilities or fails to pay the aforementioned Township-incurred costs and expenses within 30 days of receiving the invoice, the Township may use any of the funds raised by the *Fee* to reimburse itself for any and all costs and expenses it has incurred due to such failure by Landowner.

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

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

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

17. Landowner, for itself, its grantees, successors and assigns, releases the Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the construction, presence, existence, or maintenance of the Stormwater Management Facilities; the grant of this

Agreement; Landowner's compliance with this Agreement; or the exercise of the rights granted to the Township by this Agreement. Furthermore, Landowner, for itself, its grantees, successors and assigns, warrants and shall forever defend against any such claims. In the event such a claim relating to the Facilities is asserted against the Township, its engineer, solicitor, and all other agents, servants, or employees, the Township shall promptly notify Landowner, and Landowner shall defend, at its own expense, any suit based on such claim. If any judgment or claims against the Township, its engineer, solicitor, and all other agents, servants, or employees, shall be adjudicated against the Township, Landowner shall pay all costs and expenses in connection therewith.

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

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

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

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

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

administrative expenses, all professional fees and costs, and any costs associated with the filing of a municipal lien or lawsuit.

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

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

21. Any other provisions of this Agreement notwithstanding, Township agrees that the liability of the original Landowner, **NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP**, with respect to the Stormwater Management Facilities shall terminate upon the sale of Property to a third party and that the obligations of Landowner shall run with the land.

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

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

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

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

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

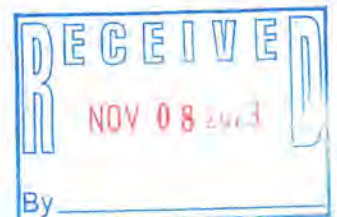
27. If any ambiguity or ambiguities in this Agreement should be claimed by either Landowner or Township, or if any court of competent jurisdiction should determine that any

ambiguity exists in this Agreement, any such ambiguity shall be resolved in favor of ensuring the proper inspection, maintenance, and operation of the Stormwater Management Facilities on the Property at the expense of Landowner.

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

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

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**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP
(Signatures)**

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

LANDOWNER:

**NEW BRITAIN MULTI-FAMILY
DEVELOPMENT, LP**, a Pennsylvania Limited Partnership

By: Hilton Management, L.L.C., its agent



Witness

By: _____

Name: Jeffrey H. Sands

Title: Managing Member

TOWNSHIP:

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

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

By: _____

Name: William B. Jones, III

Title: Chair

ATTEST:

Michael Walsh, Assistant Township Manager


**NEW BRITAIN TOWNSHIP
STORMWATER FACILITIES OPERATION AND MAINTENANCE AGREEMENT
NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP
(Acknowledgments)**

BY LANDOWNER

STATE OF NEW JERSEY :
: **ss.**
COUNTY OF MERCER :

On this 17th day of October, 2023, before me a Notary Public, personally appeared Jeffrey H. Sands, Agent for NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP, a Pennsylvania Limited Partnership, and that he/she as such Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself/herself as such Officer.

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


_____(SEAL)
Notary Public
Andrew J. Schragger
Attorney-At-Law
State of New Jersey

BY TOWNSHIP

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

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

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

_____(SEAL)
Notary Public



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **appoint / table** Resolution 2023-25: 1 Highpoint (Foxlane) Preliminary/Final Approval Amendment #1, per the attachment.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2023-25
FIRST AMENDMENT
(Duly Adopted: 11/20/2023)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP AMENDING RESOLUTION NO. 2022-09 WHICH SAID RESOLUTION GRANTED PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION APPROVAL TO FOXLANE HOMES AT HIGHPOINT, LLC, FOR THE PURPOSE OF THE CONSTRUCTION OF 137 RESIDENTIAL HOMES.

WHEREAS, Foxlane Homes at Highpoint, LLC (“*Applicant*”) has previously submitted an application for preliminary/final land development and subdivision approval of a residential land development that proposed the construction of one hundred thirty-seven (137) townhouse and twin dwellings (“*Project*”) on a 29.17 acre parcel of real property consisting of Bucks County Tax Parcels #26-005-047-005, #26-005-056, #26-005-056-008, and #26-005-056-009 (“*Property*”); and

WHEREAS, the Applicant has submitted Amended Final Plans for the project, which said Amended Plans were prepared by Van Cleef Engineering Associates, LLC, consisting of sheets 2 through 7, 14 through 31, 33, 34, 55, and 66 of 68, dated January 12, 2022, and last revised October 4, 2023, which said Plans have relocated townhome Units 7 through 10 due to conflict with underground utilities; and

WHEREAS, the Township Engineer has recommended that the Board of Supervisors approved the Amended Final Plans subject to conditions.

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

1. The Applicant shall coordinate with DEP and Conservation District on any modifications to the E&S and PCSWM Plans and process to approve the changes.
2. The Applicant shall coordinate with the Water, Sewer, and other applicable utility companies on the utility adjustments.
3. The amended plans resulted in an increase in the net area of Open Space ‘A’ and a decrease in the net area of Open Space ‘B’. The legal descriptions for Open Space A and B should be revised and recorded based on the amended areas.

4. The telecommunication lines and the vault are located outside of the existing telephone easement and conduit easement. The Applicant shall clarify if a revised easement is required by the Utility Provider.
5. The approval of the Amended Final Plans is further subject to continued compliance with the requirements set forth in Resolution 2022-09, except as modified by the four (4) additional conditions noted herein.

BE IT FINALLY RESOLVED, that the conditions of approval have been made known to the Applicant, and this amended preliminary/final land development and subdivision 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 thirty (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 amended preliminary/final land development and subdivision 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. 2023-25

DULY ADOPTED this 20th day of November, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

John Granger, Interim Township Manager

William B. Jones, III, Chair

Stephanie Shortall, Esquire, Vice Chair

Gregory T. Hood, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esquire, Member



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **approve / table** Resolution 2023-22: 84 Curley Mill Road Preliminary/Final Approval, per the attachment.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2023-22

(Duly Adopted: 11/20/2023)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL TO ANATOLIY AND LEONID KLIMENKO FOR THE MINOR SUBDIVISION OF TAX PARCEL #26-001-090 LOCATED AT 84 CURLEY MILL ROAD, WHICH SAID PLANS WERE PREPARED BY R. L. SHOWALTER & ASSOCIATES, INC., WERE DATED MAY 30, 2023, AND WERE LAST REVISED AUGUST 16, 2023, CONSISTING OF 4 SHEETS, WHICH PROPOSE THE CREATION OF TWO SINGLE-FAMILY RESIDENTIAL LOTS, ONE OF WHICH IS OCCUPIED BY A SINGLE-FAMILY DWELLING AND OTHER IMPROVEMENTS.

WHEREAS, Anatoliy and Leonid Klimenko (“*Applicant*”) have submitted an application for preliminary/final plan approval of a minor subdivision which proposes the subdivision of Tax Map Parcel #26-001-090 into two (2) separate lots and the construction of a single-family dwelling on one (1) of the lots, as there is already a single-family dwelling on the other lot (“*Project*”). Lot 1 will consist of 2.45 acres and Lot 2 will consist of 14.44 acres (“*Property*”); and

WHEREAS, this proposal is reflected on a plan entitled Minor Subdivision Plan for Anatoliy & Leonid Klimenko, prepared by R. L. Showalter & Associates, Inc., dated May 30, 2023, last revised August 16, 2023, consisting of four (4) sheets (“*Plan*”); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its October 17, 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 and Associates Review Letter of October 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 work with the Township Engineer to mitigate any runoff issues from the proposed driveway on Lot 2.
3. 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 21, 2023:
 - a. §22-401/6 & 403 – From the requirement to provide separate preliminary and final plan submissions.
 - b. §22-705.3.A, C & G, §22-706 – From the requirements to provide roadway improvements and a half-width mill and overlay on the property frontage with the understanding and recommendation from the Township Engineer that the roadway improvements and mill and overlay for Lots 1 and 2 will be deferred until the development of Lot 2 and further conditioned upon the Applicant meeting with the Township Engineer.
 - c. §22-706 – From the requirement to provide curb and sidewalk along the property frontage with the understanding that potential curb and sidewalk along the property frontage shall be deferred until the development of Lot 2.
 - d. §22-704.4 – From the requirement of being unable to place driveways over easements and to be permitted to install a driveway across the existing 20 foot wide sanitary sewer easement that runs along the frontage of the property.
 - e. §22-713.4 – From the requirement of planting the required number of street trees so as to permit the existing vegetation to satisfy a portion of the street tree requirement on Lot 1, along with planting four (4) new street trees on Lot 1 along the property line, and to defer the installation of street trees on Lot 2 until the development of Lot 2.
 - f. In the event that the subdivision of Lot 2 results in the grant of required waivers by the Township, the Applicant shall be required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.
4. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, utility facilities, stormwater facilities, and the like, on Lot 1.
5. Applicant shall grant conservation easements over the riparian buffer and existing pond, as well as the woodland protection resource area, in the location shown on Lot 2 of the plan, which said Easements shall be prepared and reviewed by the Township Solicitor.

6. Applicant shall contribute to the Township \$3,000.00 (\$3,000.00/dwelling unit) 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, if required by the Township Engineer, execute the required Stormwater Maintenance Agreement for Lot 1 in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee (based upon a cost of \$2.50 per linear foot of existing and proposed roads within the project) 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, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)
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.

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. 2023-22

DULY ADOPTED, this 20th day of November, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

John Granger, Interim 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

October 17, 2023

File No. 21-12016

John Granger, Interim Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Klimenko Minor Subdivision Plan – Preliminary Plan Review 2
84 Curley Mill Road, TMP #26-001-090

Dear John:

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

I. Submission

- A. Minor Subdivision & Re-Zoning Plan for Anatoly & Leonid Klimenko, as prepared by R.L. Showalter & Associates, Inc., consisting of four (4) Sheets, dated May 30, 2023, last revised August 16, 2023.
- B. Waiver Request Letter for Klimenko Minor Subdivision, as prepared by R.L. Showalter & Associates, Inc., dated July 25, 2023.
- C. Legal Descriptions of Conservation Easement, Lot 1 and Lot 2 as prepared by Thomas Pelsinski, P.L.S., dated August 30, 2023.
- D. Planning Module Exemption Mailer for Klimenko Minor Subdivision.
- E. Review Response Memo for Klimenko Minor Subdivision, as prepared by R.L. Showalter & Associates, Inc., dated September 14, 2023.

II. General Information

The subject tract is located at 84 Curley Mill Road (T-342) and encompasses an area of approximately 16.9 gross acres within the SR-2 Single-Family Residential 2 District and a portion within the WS Watershed District. The tract contains an existing single-family home with a detached garage and other out buildings, which was previously operated as King's Landscaping Nursery. Existing natural resources include an existing pond, riparian buffer, woodlands, and floodplain soils. The Applicant proposes to subdivide the property into two lots of 2.45 acres for Lot 1 and 14.44 acres for Lot 2. Lot 1 will contain the existing single-family home, 2-story barn, and the detached garage. The remaining structures are proposed to be demolished and a new driveway installed. Lot 1 is proposed to be serviced by the existing well and a proposed connection to public sewer. The plan notes an overall reduction of 12,637 square feet in impervious coverage because of the removal of existing pavement, stone and existing buildings within the limits of Proposed Lot 1. No improvements are proposed for Lot 2. The subject tract underwent a Lot Line Change in 2021 where 3.68 acres of land in the Watershed Zoning District was conveyed from TMP 26-003-001 to the subject tract, TMP 26-001-090.

III. Review Comments

A. Zoning Ordinance

We offer the following comments related to the Township's Zoning Ordinance:

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

1. §27-2400.g – The Natural Resource Calculation chart notes that there are no areas of steep slopes onsite. However, a portion of the rear yard area of Lot 2 exceeds an 8% slope. This area should be reviewed and added to the steep slope calculations accordingly.
 2. §27-2401.c – As required, a conservation easement is proposed over the riparian buffer and existing pond. However, the plan also notes a required woodland protection resource area of 0.303 acres. An additional conservation easement(s) shall be provided to protect the woodlands area. The Declaration of Easements shall be prepared by the Township Solicitor.
 3. §27-1904.a. & 2402.c – The plan identifies floodplain soils on Lot 1 which are required to be protected. We note that the Applicant proposes to remove a dirt, stone, and asphalt driveway and install a paved driveway covering a smaller area within the floodplain soils area. We note that Section §27-1904.a.2 prohibits encroachments unless it is demonstrated that the cumulative effect of the proposed construction, development, or activity would not, together with all other existing and anticipated development, increase the Base Flood Elevation at any point. A letter shall be provided by a professional engineer.
 4. §27-2904.d.9. – A minimum 5-foot unpaved area setback shall be maintained between any driveway or access way and any abutting lot line of a single-family detached house. The existing accessways on Lot 2 shall be adjusted to be a minimum of 5 feet from the subdivision line.
- 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 21, 2023:
1. §22-401.6 & 403 – From providing separate preliminary and final plan submissions.
 2. §22-705.3.A, C & G §22-706 – From providing roadway improvements and a half-width mill and overlay along the property frontage. The Township's Street Classification Map identifies Curley Mill Road as a Minor Collector road with a required cartway half-width of 18-feet. Since Lot 2 may be further subdivided in the future, we recommend the roadway improvements and mill and overlay for Lots 1 and 2 be deferred until the development of Lot 2. In addition, we recommend a site meeting with Public Works and our office to discuss potential road improvements.
 3. §22-706 – From providing curb and sidewalk along the property frontage. As noted above, we recommend the roadway improvements for Lots 1 and 2 be deferred until development of Lot 2.
 4. In the event any portion of the required improvements are waived by the Township, the Applicant is required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.
- C. Subdivision and Land Development Ordinance
1. §22-406.1.l – We note that the legal descriptions are generally acceptable as submitted. However, the legal description reference plan set Sheet 1 of 2 and should be revised to note Sheet 1 of 4. In addition, the plan revision date noted in the descriptions should be updated once finalized.
 2. §22-502.B. – The following comments related to plan notes and presentation shall be addressed:
 - a. A list of any granted waivers should be noted on the Minor Subdivision Plan.
 - b. The Township Engineer's certification should be added to the plan.
 - c. It appears Lot 1 will be serviced by an on-lot well and public sewer. The plan should note the utility services for Lot 1. In addition, the Grading, Erosion & Sediment Control Plan should specify that the sanitary sewer lateral to be installed.

- d. The combined square footage of the gross and base site area, as well as the ultimate right-of-way for Lots 1 and 2 are not equal to the square footage listed for the existing parcel. This discrepancy should be addressed.
 - e. The individual areas for the existing impervious surface are not consistent with the total listed in the Impervious Surface Summary and should be corrected.
 - f. The difference between existing barns, sheds and garage and the area to be removed is not consistent with the area to remain and should be corrected.
 - g. The proposed landscaping should be removed from the Existing Features & Demolition Plan.
 - h. It appears that "diameter" should be revised to "height" for the landscaping along the subdivision line as arborvitae and spruce trees.
 - i. Plans should include notes related to the removal/ abandonment of the existing septic tank.
3. §22-502.1.C.(1) – An aerial photograph plan shall be provided. The plan shall show the overall tract outlined, as well as all features up to 1,600 feet from the tract boundary.
 4. §22-704.4. – Nothing shall be placed, planted or set within the area of an easement and the area shall be kept as lawn or in a natural state. The plan proposes the driveway for Lot 1 across the existing 20-foot-wide sanitary sewer easement. Approval from the CNBJSA for the driveway within the easement should be obtained and a waiver shall be requested to allow improvements in the easement.
 5. §22-711.3 – The existing contours should be added to the Grading, Erosion & Sediment Control Plan.
 6. §22-711.6 – The following comments related to erosion controls should be addressed:
 - a. Erosion controls should be provided downslope of the proposed driveway installation and sanitary lateral connection, woodshed and concrete pad removal.
 - b. The proposed topsoil stockpile is located within the limits of grading and should be relocated.
 - c. Inlet protection should be provided for the existing inlets on Lot 1. These inlets and other storm sewer should be shown on the plan.
 - d. The Grading, Erosion & Sediment Control Plan should be revised to eliminate the silt sock across the rock construction entrance at the southern corner of Lot 1.
 - e. The connection of the sanitary lateral should be included in the sequence of construction.
 7. §22-713.2.B & D. – The Grading, Erosion & Sediment Control Plan shows grading within the dripline of several trees to remain. A note stating that "If an applicant encroaches into a designated tree protection zone resulting in the damage or destruction of existing trees and/or vegetation designated to remain, the applicant shall be responsible for replacing the damaged or destroyed vegetation on an equivalent caliper basis." should be added to the plan.
 8. §22-713.4 – Street trees shall be planted every 30 feet along all existing streets when abutted by a subdivision. The Applicant is requesting to use existing vegetation to meet the street tree requirement. The following comments related to the street tree requirement should be addressed:
 - a. A partial waiver would be required to utilize the existing vegetation to meet a portion of the street tree requirement.
 - b. Based on 192 linear feet of frontage for Lot 1, 7 street trees are required. There appear to be three (3) existing trees along the frontage which would meet the street tree requirement. Four (4) additional street trees should be provided. We note that a portion of the property frontage where street trees are required is within the clear sight triangle. The trees shall be planted informally on the property.

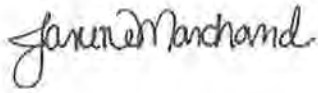
- c. Based on 593 linear feet of frontage for Lot 2, 20 street trees are required. Two (2) street trees are currently proposed. In anticipation of a future subdivision of Lot 2, we recommend the street trees for Lot 2 be deferred until the future development of this lot.
9. §22-720 – Lot 1 is within the Township's public sewer area and the planning module mailer was included in the submission for the connection of Lot 1 to public sewer. We recommend that the Township coordinate with the Sewer Authority and if acceptable, sign and forward it to DEP for review.
10. §22-720.4 – The size of the sanitary sewer lateral and the invert at the connection to the sanitary sewer main along Curley Mill Road should be noted on the Grading, Erosion & Sediment Control Plan. All relevant CNBJSA for the lateral connection should be added to the plan.
11. The Applicant is responsible for any other required approvals, permits, etc. (i.e., BCPC, BCCD, PADEP Planning Module, CNBJSA, Fire Marshal, Township Road Opening Permit, etc.) as applicable. Copies of these permits and approvals shall be submitted to the Township.

D. Stormwater Management Ordinance

1. §22-712.2.B(3) – If an applicant concentrates or redirects stormwater runoff to discharge at another location on the property, the applicant is responsible for constructing an adequate channel or storm sewer system on downstream properties and rights-of-way until a natural outfall is reached. A natural outfall shall have sufficient capacity to receive stormwater without deterioration of the facility and without adversely affecting property in the watershed. The plans should clarify the intent for the existing 12" CMP and 24" RCP at the northwest corner of Lot 1 on the Existing Features & Demolition and the Grading, E&SC Plans. Similarly, the intent for the 24" RCP along Curley Mill Road at the existing driveway should be clarified. Once finalized, we may have additional comments on the grading and drainage.
2. §22-712.12 – All proposed driveways, where curbs and storm sewer are not required by the Board, shall have a culvert with flared end sections or endwalls. The minimum culvert size shall be 15 inches, or equivalent and constructed of reinforced concrete pipe with a minimum length of 24 feet. A driveway culvert pipe with endwalls or flared end sections should be provided in accordance with this requirement and additional grading of the roadside swale, as necessary. We recommend the design be finalized following a site meeting with our office to confirm that no adverse drainage impacts are created at 95 Curley Mill Road.
3. §22-712.13.B – The Existing Features & Demolition Plan shows two existing inlets on Lot 1. Any pipe connection to these inlets and discharge locations should be noted on the plan to confirm pipes do not extend onto Lot 2. The plans indicate one of the inlets is filled with silt and shall be cleaned out to determine pipe connections and inverts.
4. §26-122 – The plan notes a limit of disturbance of 0.97 acres. Please be advised that should the limit of disturbance exceed 1 acre at any time, an NPDES Permit will be required. Since the current design is less than an acre, a note should be added to the plans stating that the Applicant must apply for a NPDES permit if the limit of disturbance exceeds 1 acre. Also, a note should be added to the plans specifying that the limit of disturbance shall be staked out prior to the start of construction to ensure that the Contractor does not encroach beyond the defined limits and exceed the approved disturbance area.

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

Sincerely,



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

JM/tw

cc: Michael Walsh, Assistant Manager
Dave Conroy, Director of Planning and Zoning
Randy Teschner, Fire Marshal
Ryan Cressman, Superintendent of Public Works
Begley, Carlin & Mandio, LLP, Township Solicitors
John Schmidt, Chalfont New Britain Joint Sewage Authority
Kellie A. McGowan, Obermayer Rebrmann Maxwell & Hippel LLP
Rachel L. Butch, P.E., R.L. Showalter & Associates, Inc.
Anatoliy & Leonid Klimenko, Owner/ Applicant
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board award / table Resolution 2023-23: 4359 County Line Road Preliminary/Final Approval, per the attachment.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2023-23

(Duly Adopted: 11/20/2023)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO BROOKE ENTERPRISES, LLC FOR THE LAND DEVELOPMENT OF TAX PARCEL #26-005-006 LOCATED AT 4359 COUNTY LINE ROAD, WHICH SAID PLANS WERE PREPARED BY R. L. SHOWALTER & ASSOCIATES, INC., WERE DATED AUGUST 24, 2023, WITH NO REVISIONS, CONSISTING OF 7 SHEETS, WHICH APPLICATION PROPOSES THE CONSTRUCTION OF A 28,512 SQUARE FOOT ONE-STORY ADDITION CONSISTING OF NINE (9) WAREHOUSE UNITS, WHICH SAID ADDITION IS PROPOSED OVER AN EXISTING PARKING AREA AND THE PARKING AREA IS PROPOSED TO BE EXPANDED RESULTING IN A NET INCREASE OF 3,316 SQUARE FEET OF IMPERVIOUS SURFACE.

WHEREAS, Brooke Associates, LLC (“*Applicant*”) has submitted an application for preliminary/final land development approval for the construction of a 28,512 square foot one-story addition to an existing structure (“*Project*”) located on Tax Map Parcel #26-005-006 located at 4359 County Line Road (“*Property*”); and

WHEREAS, this proposal is reflected on a plan entitled Land Development Plans prepared for Brooke Enterprises, LLC, prepared by R. L. Showalter & Associates, Inc., dated August 24, 2023, with no revisions, consisting of seven (7) sheets (“*Plan*”); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its October 24, 2023 meeting, recommended approval of the aforementioned land development application subject to certain conditions, and having found it to be in substantial compliance with the requirements of the Township

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 and Associates Review Letter of October 10, 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 grant to the Township a conservation easement over the 75-foot buffer yard proposed along the rear yard of the property.
3. 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 21, 2023:
 - a. §22-401/6 & 403 – From the requirement to provide separate preliminary and final plan submissions.
 - b. §22-705.3.A, C & G & § 22-706 – While the sidewalk is proposed along the entire frontage, a waiver is requested by the Applicant from providing roadway improvements and a half width mill and overlay along the property. Said waiver shall be conditioned upon the remainder of the frontage being widened and curbed so as to eliminate the pavement taper.
 - c. §22-706.1.C – From the requirement of installing curb around the parking area for drainage purposes, which is supported by the Township Engineer.
4. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and 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).
5. Applicant shall pay to the Township a fee-in-lieu of dedication for park and recreation purposes in the amount of \$21,384.00 based upon \$2,500.00 for each 4,000 square feet of new building area. (Township Code §22-715.2.C.(2)&G(2))
6. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee of \$1,000.00 (\$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)
7. 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)

8. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)
9. 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)
10. 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)
11. 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)
12. 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)
13. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
14. Applicant and its professionals shall execute, notarize and seal the Final Record Plan. (Township Code §22-406.2)

15. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes. (Township Code §22-905)
16. The plans shall be ADA compliant.

BE IT FINALLY RESOLVED, that the conditions of approval have been made known to Applicant, and this preliminary/final land development 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 land development 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. 2023-23

DULY ADOPTED, this 20th day of November, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

John Granger, Interim 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

October 10, 2023

File No. 23-04011

John Granger, Interim Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: 4359 County Line Road, Preliminary Plan Review 1
Brooke Enterprises, LLC, TMP# 26-005-006

Dear John:

Pursuant to your request, Gilmore & Associates, Inc. has completed a preliminary land development engineering review of the referenced plan submission for compliance with the Township's current Zoning, Subdivision and Land Development (SALDO) and Stormwater Management Ordinances. We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Land Development Plans prepared for Brooke Enterprises, LLC, as prepared by R.L. Showalter & Associates, Inc., seven (7) sheets, dated August 24, 2023.
- B. Stormwater Management Report for CP Rankin Building Addition, as prepared by R.L. Showalter & Associates, Inc. dated August 24, 2023.
- C. Truck Turning Plan prepared for Brooke Enterprises, LLC, as prepared by R.L. Showalter & Associates, Inc., one (1) sheet, dated August 24, 2023
- D. Waiver Request letter for Brooke Enterprises, LLC, as prepared by R.L. Showalter & Associates, Inc. dated September 21, 2023.

II. General Information

The subject property is located at 4359 County Line Road within the I Industrial Zoning District between Byers Choice and Bova Foods. Per the plan, the 5-acre lot contains an existing 15,084-sf building used for contractor offices and a shop (Use K5 - Contracting). The Applicant is proposing a 28,512-sf one-story addition consisting of nine (9) warehouse units. The addition is proposed over an existing parking area and the parking lot is proposed to be expanded resulting in a net increase of 3,316-sf of impervious coverage. Though the site has two access driveways to the neighboring Byer's Choice properties, one of the access driveways is proposed to be restriped with parking spaces as the shared agreement has expired.

Stormwater runoff is currently managed by two existing basins. The increase in impervious coverage will be managed by expanding the rear basin. The site will continue to be serviced by public water and sewer.

III. Review Comments

A. Zoning Ordinance

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

1. §27-2803.a – The required 75-foot buffer yard is proposed along the rear yard within a Conservation Easement. At the discretion of the Board of Supervisors, existing deciduous and coniferous trees larger than two inches in caliper and/or six feet in height located within a proposed buffer yard may be considered to meet the buffer yard planting requirements in accordance with §27-2803. Based on a site visit, the existing vegetation provides an adequate buffer along the rear yard. The Easement Agreement shall be prepared by the Township Solicitor.

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 21, 2023:

1. §22-401.6 & 403 – From providing separate preliminary and final plan submissions.
2. §22-705.3.A, C & G & §22-706 – While sidewalk is proposed along the entire frontage, a waiver is requested from providing roadway improvements and a half width mill and overlay along the property. County Line Road is an arterial road with a required cartway half-width of 26 feet. Approximately 45 feet of frontage tapers down to a 21-ft half-width cartway without curb. We offer the following comments related to the requested waivers:
 - a. We recommend the remainder of the frontage be widened and curb provided to eliminate the pavement taper. We note that there have been previous discussions about installing a designated left-turn lane with a traffic signal on County Line Road for vehicles turning onto Richardson Road. In addition, a center-turn lane would be installed on County Line Road north of Richardson Road. The required widening would allow for these lanes to be installed in the future.
 - b. Based on past research of PennDOT Plans for County Line Road, it could not be determined if the existing pavement shoulder is full-depth pavement. The depth shall be confirmed to determine the full extent of road improvements required.
 - c. Any improvements within County Line Road will require PennDOT review and approval.
 - d. We note that the Applicant is open to discussion of dedicating the County Line Road ultimate right-of-way of the adjoining parcel under same ownership to the Township and/or PennDOT simultaneously with the current application.
 - e. In the event the required improvements are waived by the Township, the Applicant is required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.
3. §22-706.1.C – The Applicant has indicated the intent to request a waiver from providing curb around the parking area for drainage purposes, which we support.

C. Subdivision and Land Development Ordinance (SALDO) Comments (Chapter 22)

1. §22-401.8 – The applicant for a subdivision shall, with the submission of a preliminary plan, notify all surrounding property owners within 1,000 feet of the proposed development perimeter of the Planning Commission date at which the project is anticipated to be discussed and other project information per this section. Affidavits of the notifications shall be provided to the Township and the property posted.
2. §22-406.1 – The Applicant is responsible for any other required reviews, approvals, permits, etc. (i.e., BCPC, BCCD, PADEP, Fire Marshal, etc.) as applicable.
3. §22-502.B. – The following comments related to plan notes and presentation shall be addressed:
 - a. A list of any granted waivers shall be noted on the Land Development Plan, as applicable.

- b. Metes and bounds shall be provided for the County Line Road legal and ultimate right-of-way. Property boundaries should also provide the distance to the ultimate right-of-way.
 - c. General Note 2 should be revised to offer the legal right-of-way for dedication to PennDOT.
 - d. The radii of the proposed curb should be noted on the plan.
 - e. A professional wetlands/soils scientist's certification shall be provided on the plan verifying that no wetlands exist onsite.
 - f. The Parking Summary table notes 90 spaces proposed for the use and 4 additional spaces for company vehicle storage but then notes a total of only 91 spaces. The summary should be revised to match the total of 91 spaces provided.
 - g. The Sheet Index lists 9 plan sheets, however, the submitted plans only provide 7 sheets. The sheet index should be revised, or the additional sheets provided.
 - h. The text overwrite with the TMP number on Sheet 1 should be corrected.
4. §22-502.B.11 – Legal descriptions are required for the conservation easement and any other easements which may be proposed. All easements shall be labeled with metes and bounds.
 5. §22-502.J. – The following comments related to details shall be addressed:
 - a. Details for the accessible sidewalk ramp and detectable warning surface provided.
 - b. The Land Development Plan notes a mill and overlay of the existing parking area pavement. The extent of the mill and overlay should be shown on the plan and a detail provided.
 - c. Details for any proposed free standing light fixtures, poles, and light pole foundations shall be provided on the plan.
 6. §22-705. – The Applicant shall obtain a Highway Occupancy Permit (HOP) from PennDOT, for the access to County Line Road (SR2038) or other correspondence indicating that PennDOT does not require a permit for the expanded use. The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an “Engineering Firm” on the permit application within the PennDOT ePermitting System.
 7. §22-705.5.A. – Clear sight triangles for street intersections and driveway intersections with street right-of-way lines shall be measured from the point of intersection of the street right-of-way lines. The clear sight triangles shall be shown on the Land Development Plan.
 8. §22-705.6 – The required and available left and right sight distances for the driveway shall be noted on the plan.
 9. §22-705.15.A – Crosswalks shall be required at intersections and at other locations where necessary to facilitate pedestrian circulation. A crosswalk shall be provided at the driveway crossing. Crosswalks shall consist of brick red thermoplastic street imprint with herringbone pattern and six-inch white stripes, unless otherwise approved by the Board of Supervisors.
 10. §22-706.2.E – The existing riprap apron discharges towards the proposed sidewalk. The alignment and gradient of sidewalks shall be coordinated with the grading plan to prevent the passage of concentrated surface water on or across the sidewalk, and to prevent the pocketing of surface water by the sidewalk. Proposed contours should be provided for the sidewalk keeping in mind a maximum 2% cross slope and maximum 5% running slope.
 11. §22-706.3.B. & F – All curbs and sidewalks shall provide access for persons with disabilities in accordance with Americans with Disability Act. The following comments related to accessibility throughout the site should be addressed:

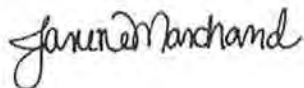
- a. Detailed grading should be provided for the accessible ramps and sidewalk proposed along County Line Road. A 5-ft scale ramp details with dimensions, slopes, and spot elevations shall be provided to verify constructability.
 - b. Based on a site visit, it appears the turning space along the existing sidewalk adjacent to the entrance has a cross slope exceeding 2%. The turning area should be modified as necessary to less than 2%.
 - c. The guy wire for the existing utility poles along County Line Road may conflict with the proposed sidewalk. The Applicant should coordinate with the utility company to determine if the guy wires can be relocated or the sidewalk adjusted to avoid a conflict.
 - d. The Land Development Plan shows symbols for signs at the accessible parking spaces. The sign types should be identified on the plan.
12. §22-708.2.A. – The dimensions of the proposed parking stalls at the front of the property and along the southeastern property line should be noted on the plan.
13. §27-708.3.C – Currently two accessible parking spaces require pedestrians to encroach into the drive aisle. We recommend a sidewalk be provided from the loading space for the two (2) accessible parking spaces to the existing sidewalk on the southwest side of the existing building. In addition, a crosswalk should be provided for the accessible parking spaces located on the opposite side of the driveway from the existing building entrance.
14. §22-708.5 – Turning templates for a trash truck and the largest anticipated vehicles (i.e. WB-62) should be provided on the Truck Turning Plan. In addition, the Fire Marshall should review the Truck Turning Plan to verify the fire truck circulation is acceptable.
15. §22-708.6.C – All parking areas shall be paved in accordance with the Township details unless higher strength paving is required due to the type of anticipated vehicles. The Typical Driveway Paving Section detail on Sheet 3 should be revised to specify a 4 ½" layer of 25mm WMA Base Course in place of the 2" layer of binder course specified, see attached.
16. §22-710 – Fire lanes, emergency access, and need for the shared driveway connection shall be reviewed and approved by the Fire Marshal.
17. §22-711.3 – The following issues related to erosion control shall be addressed:
- a. The disturbance for the roof drain extends into the basin. A form of erosion control shall be provided to prevent sediment from leaving the site.
 - b. The compost filter sock for the swale grading at the rear basin should be relocated downslope of the limits of grading. The size of the filter sock should be clarified as well.
 - c. Improvements to the parking lot and at the front of the site area may result in sediment and debris in the trench drain and ultimately the existing front yard basin. We recommend a form of erosion control be provided to prevent sediment or debris from leaving the site.
 - d. Erosion controls should be provided for the installation of sidewalk along the frontage.
18. §22-711.3 – The following comments related to grading shall be addressed:
- a. The ADA Parking Detail for the accessible spaces closest to the building indicate a 306.62 spot elevation less than 4 feet from the existing 306 contour. It appears the paving will need to be adjusted to be 2% or less. The extent of paving adjustment should be clarified on the plan with proposed spot elevations and contours as necessary.

- b. The Land Development Plan notes several areas of full depth pavement in the front and rear parking lot. Based on the proposed contours and the finished floor elevation of the warehouse, it appears several areas within the driveway aisle on the southeast side of the proposed warehouse will also require full depth pavement. The areas of full depth pavement should be revised as necessary based on the proposed grading.
 - c. Proposed spot elevations should be provided at the corners of the proposed parking expansion near the entrance.
19. §22-713.3.A – Shade trees shall be provided in planting islands. The plan proposes ornamental trees (*Cercis canadensis* and *Cornus kousa*) in the parking islands and shall be revised in accordance with a shade tree from the List of Required Plant Material.
 20. §22-713.5.B.(1) – A single shrub species are proposed along the perimeter buffer of the parking areas. Shrubs species should be grouped in smaller clusters and intermixed throughout the parking buffer.
 21. §22-714.4 – Based upon a site visit, it appears that the Landscaping and Lighting Plan does not reflect actual site conditions. The plan shows and models two existing light fixtures (XS) on each side of the front parking area closest to County Line Road which do not exist. Additionally, the existing lights in the rear interior of the parking area are not compliant with current IES cutoff criteria. The lighting plan shall be revised to comply with all the requirements within this section of the ordinance.
 22. §22-714.4.C – Light standards shall be located in planting islands or strips within parking areas. Light standards shall not be installed directly on the parking area surface. The plan proposes to remove an curbed island to install additional parking spaces but appears to keep the light pole located within the island. This results in the pole being located between two parking spaces. An island should be provided around the light pole or the light pole relocated.
 23. §22-715.2.C.(2)&G(2) – The amount of land dedicated for park and recreation areas for land development shall be 2,500 square feet per 4,000 square feet of building area. The Applicant has indicated that a fee-in-lieu of improvements will be provided. Based on the 28,512-sf addition, the fee is \$21,384.00.
 24. §22-716.2.C – Concrete monuments shall be proposed along the ultimate right-of-way and for the proposed conservation easement.
- D. Stormwater Management Ordinance Comments (Chapter 26)
1. §26-122 – The total limits of disturbance should be noted on the Erosion & Sediment Control Plan. If the total earth disturbance related to the building addition and site improvements exceed 1 acre, the Applicant will be required to obtain an NPDES Permit from DEP.
 2. §26-123.2.B. – The stormwater report demonstrates compliance with the volume control requirement by expanding the footprint of the rear existing basin and showing an increase of 646 cubic feet of additional storage. A majority of this additional storage is above the orifice openings in the outlet structure and would not provide any additional storage to capture the first two inches of runoff from all new impervious surfaces. The design shall be revised to address this requirement.
- Furthermore, a site inspection found that the rear basin outlet structure has a half CMP pipe with openings connected to the outlet structure. The CMP orifice cover has two pairs of approximately 2-inch diameter openings at separate elevations. The size and elevation of these openings and the top elevation of the CMP should be noted on the plans. The volume for the first inch of runoff from the additional impervious surface should be provided below the lowest orifice opening. The volume from the second inch of runoff may be released from the site over a period of 24 to 72 hours.

3. §26-131. – Approval of an adequate erosion and sediment (E&S) control plan review is required from the County Conservation District for all earth disturbance activities exceeding 5,000 square feet.
4. §26-132.2. – The plan notes an existing 4-inch PVC pipe discharging into the rear basin. The extent of the pipe should be shown on the plan to determine if the proposed improvements conflict with this existing drainage pipe.
5. §26-162.1 – The Stormwater O&M Agreement shall be prepared by the Township and executed by the Applicant.
6. §26-162.D – A statement, signed by the facility owner, acknowledging that the stormwater facilities and BMPs are fixtures that can be altered or removed only after approval by the municipality, should be added to the Land Development Plan.
7. §26-164 – When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. A site visit found that the rip rap apron at the discharge from the basin along County Line Road appears to be lower than the surrounding grade. It also appears that this causes runoff to pond within the basin, resulting in poor vegetative cover on the western side of the basin. We recommend this portion of the basin be reseeded with a water tolerant grass mix to ensure a stabilized vegetative cover throughout the basin area.
8. The Stormwater BMP Maintenance Fee applies to all proposed BMPs installed in the Township to provide a financial guarantee for the timely installation, proper construction, and continued maintenance by the owner. The fee is \$0.25 for every square foot of net increase in impervious area for a total amount of \$829.00. (2023 Fee Resolution)

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

Sincerely,



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

JM/tw

Attachment: New Britain Township Non-Residential and Multi-Residential Driveways, Parking Areas and Loading Areas Paving Section Detail

cc: Michael Walsh, Assistant Manager
Dave Conroy, Director of Planning & Zoning
Randy Teschner, Code Enforcement/Fire Marshal
Sean Gresh & Jeffrey Garton, Esq., Begley, Carlin, & Mandio, L.L.P.
Rachel Butch, P.E., R.L. Showalter & Associates, Inc.
Craig Rankin, Brook Enterprises, craig@cprankin.com
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **approve / table** Resolution 2023-24: 123 Creek Road Preliminary/Final Approval, per the attachment.

Presented By: _____

Seconded By: _____

RESOLUTION NO. 2023-24

(Duly Adopted: 11/20/2023)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL TO DAVID M. AND MELANIE D. LABROZZI FOR THE MINOR SUBDIVISION OF TAX PARCEL #26-001-005 LOCATED AT 123 CREEK ROAD, WHICH SAID PLANS WERE PREPARED BY NAVE NEWELL, INC., WERE DATED JUNE 23, 2021, AND LAST REVISED OCTOBER 2, 2023, CONSISTING OF 6 SHEETS, WHICH PROPOSE THE ESTABLISHMENT OF TWO SINGLE-FAMILY RESIDENTIAL LOTS, ONE OF WHICH IS CURRENTLY IMPROVED BY A SINGLE-FAMILY DWELLING.

WHEREAS, David M. and Melanie D. Labrozzi (“*Applicant*”) have submitted an application for preliminary/final plan approval of a minor subdivision which proposes the subdivision of Tax Map Parcel #26-001-005 into two (2) separate lots and the construction of a single-family dwelling on Lot 2, as there is already a single-family dwelling on Lot 1 (“*Project*”). Lot 1 will consist of 14.52 acres and Lot 2 will consist of 2.37 acres (“*Property*”); and

WHEREAS, this proposal is reflected on a plan entitled Minor Subdivision Plans for 123 Creek Road, prepared by Nave Newell, Inc., dated June 23, 2021, last revised October 2, 2023, consisting of six (6) sheets (“*Plan*”); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its October 24, 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 grant unto the Township conservation easements over the required natural resources to be preserved and further, Applicant shall grant to the Township an additional conservation easement limiting the impervious surface area on Lot 2 to 6,332 SF.
2. If the Lots are to be formally deed-restricted from further subdivision, a note to that effect shall be added to the Subdivision Plan.

3. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter of October 18, 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)
4. Applicant shall comply with all requirements and recommendations of the Bucks County Planning Commission Review Letter of September 20, 2023 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)
5. Applicant has requested waivers from the following provisions of the Subdivision and Land Development Ordinance as noted in correspondence received from the Applicant dated October 2, 2023:
 - a. §21-205.10 – From providing a minimum 24 foot, fifteen-inch RCP culvert for the driveway, conditioned upon a gutter being provided in the driveway to prevent stormwater from collecting above the driveway.
 - b. §22-705.3.C – From the requirement to provide roadway widening along the property frontages, conditioned upon the following:
 1. Existing vegetation along the right-of-way of East Peace Valley Road shall be cleared along the entire frontage.
 2. A pull-off area or 4-feet of widening, where 6 feet is required, shall be provided with sufficient area to allow two vehicles to pass from the proposed driveway to the common property line with 42 E. Peace Valley Road. The limits of widening and proposed contours shall be provided on the plans.
 3. The condition of East Peace Valley Road shall be documented prior to construction and repaired if damaged during construction.
 - c. §22-706.1 & 2 – From the requirement to provide curb and sidewalk along the property frontage.
 - d. §22-713.4.A – From the requirement to provide street trees every 30 feet along the existing streets abutting the proposed subdivision, conditioned upon the Applicant using the existing vegetation along the property frontage to meet this requirement and conditioned upon the protection of the remaining shade trees along the frontage and the clear sight lines being cleared for the new driveway.
 - e. In the event the required improvements are waived by the Township, the Applicant is required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.

6. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and 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).
7. Applicant shall contribute to the Township \$3,000.00 (\$3,000.00/dwelling unit) 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)
8. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee of \$1,000.00 (\$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)
9. Applicant shall pay the Stormwater BMP Maintenance Guarantee fee applied to all proposed BMPs installed within the Township for the timely installation, proper construction, and continued maintenance of such facilities by the owner of the subject property. The fee is 5% of the construction costs of all the BMPs proposed as a part of the Project, with a minimum fee of \$100.00, but not to exceed \$10,000.00. This fee will be determined by the Township Engineer once Applicant's Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
10. Confirmation that a fire truck will be able to enter the driveways to both lots adequately.
11. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)

12. 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)
13. 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)
14. 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)
15. 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)
16. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
17. Applicant and its professionals shall execute, notarize and seal the Final Record Plan. (Township Code §22-406.2)
18. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes. (Township Code §22-905)
19. The plans shall be ADA compliant.

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.

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2023-24

DULY ADOPTED, this 20th day of November, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

John Granger, Interim 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

October 18, 2023

File No. 18-01149

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

Reference: Labrozzi Tract –Subdivision Plan Review 2
123 Creek Road, TMP #26-011-005

Dear Dave:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised minor subdivision plan submission for the above-referenced project. We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Minor Subdivision Plans for 123 Creek Road, prepared by Nave Newell, Inc., Sheets 1, 4, 5 and 6 dated June 23, 2021, last revised October 2, 2023, Sheets 2 and 3 last revised July 17, 2023 and Sheet 7 dated October 2, 2023.
- B. Post-Construction Stormwater Management Calculations for 123 Creek Road, as prepared by Nave Newell, Inc., dated August 17, 2023, last revised October 2, 2023.
- C. Waiver Request letter for 123 Creek Road, Labrozzi Tract, as prepared by Nave Newell, Inc., dated October 2, 2023.

II. General Information

The existing 16.17-acre parcel is a through lot with frontage on both Creek and East Peace Valley Roads, within the WS, Watershed District. The Applicant/Owner, David M. & Melanie D. Labrozzi, propose to subdivide the existing parcel to create a new lot with frontage on East Peace Valley Road for a B-1, Single Family Detached Dwelling use which is permitted by right. The existing parcel, which contains an existing single-family dwelling with accessory structures on Creek Road will be reduced to 14.52 acres. Proposed Lot 2 will have a gross lot area of 2.37 and include a single-family dwelling with access onto East Peace Valley Road. The lot will be serviced by a well and on-lot septic system.

III. Review Comments

A. Zoning Ordinance

1. §27-502.b.5 - When an applicant is proposing a land development, the stormwater management facilities shall be designed to manage the runoff from the maximum impervious surface permitted for the entire site or 12%. Where an applicant is permanently preserving natural resources and/or other portions of the site by the placement of a permanent conservation easement, either voluntarily or in accordance with the requirements of this chapter, those areas so preserved can be removed from the calculation of the maximum impervious surface permitted for the entire site at the option of the applicant by the recording of this restriction permanently against the property. The Subdivision Notes indicated that stormwater management facilities have been designed for 8% of the maximum impervious, 6,332 square feet. A deed restriction or additional conservation easement shall be recorded to limit the impervious area on Lot 2 to 6,332 SF. If the lots are being formally deed-restricted from further subdivision, a note shall be added to the Subdivision Plan.

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

2. §27-505.2 & 27-2401 – The calculations on the Natural Resources Plan only identify woodlands. The subdivision plan shall include all natural resources (including stream, wetlands, riparian buffers, steep slopes, etc.) located on each lot included in the subdivision and the proposed disturbance area permitted for Lot 2 shall be provided on the plan in a table.

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 October 2, 2023:

1. §21-205.10 – From providing a minimum 24 foot, fifteen-inch RCP culvert for the driveway. We support this waiver provided a gutter be provided in the driveway to prevent stormwater from collecting above the driveway.
2. §22-705.3.C – From providing roadway widening along the property frontages. Creek Road is considered a Minor Collector Street which requires a 36-foot wide cartway. In addition, East Peace Valley Road is considered a Local Street which requires a 28-foot wide cartway. We recommend any waiver granted from roadway improvements be conditioned upon the following:
 - a. Existing vegetation along the right-of-way of East Peace Valley Road shall be cleared along the entire frontage.
 - b. A pull-off area or 4-feet of widening, where 6 feet is required, shall be provided with sufficient area to allow two vehicles to pass from the proposed driveway to the common property line with 42 E. Peace Valley Road. The limits of widening and proposed contours shall be provided on the plans.
 - c. The condition of East Peace Valley Road shall be documented prior to construction and repaired if damaged during construction.
3. §22-706.1 & 2 – From providing curb and sidewalk along the property frontage. Based on the absence of curb and sidewalk along the adjacent properties, we support a waiver from these requirements.
4. §22-713.4.A – From providing street trees every 30 feet along the existing streets abutting the proposed subdivision. The Applicant proposes to use the existing vegetation along the property frontage to meet this requirement. We would support a waiver from this requirement conditioned upon the protection of the remaining shade trees along the frontage and the clear sight lines being cleared for the new driveway.
5. In the event the required improvements are waived by the Township, the Applicant is required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.

C. Subdivision and Land Development Ordinance

We have identified the following issues in regard to the requirements and provisions of the current New Britain Township Subdivision and Land Development Ordinance:

1. §22-406.1.I – Legal descriptions for the proposed lots, ultimate right-of-way easements, back up septic system, etc., as applicable, shall be submitted to our office for review and approval.
2. §22-406.2 – The following comments related to the plan signature lines and plan presentation should be addressed:
 - a. A note stating that written inspection and maintenance reports will be filed with the Township for Township compliance with NPDES MS4 permit reports.
 - b. The label for the driveway culvert pipe should be removed.
3. §22-502.1.A.(4) – The ultimate right-of-way and Lot 2 boundary shall be completely described by metes and bounds. The distances between the title line and the ultimate right-of-way line, as well as, from the ultimate right-of-way line to the next property corner, shall be added to the Site Plan.
4. §22-705.3.G - Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to mill and overlay the entire width of the roadway a depth of 1 1/2 inches. If a waiver is requested, it shall be added to the plans and waiver request letter.

5. §21-705.13.A – Sight distances for all driveways shall comply with Pennsylvania Code, Title 67 Transportation, Chapter 441, Access and Occupancy of Highways by Driveways and Local Roads, as amended. The minimum required sight distances are provided on the plans however, the sight lines need to be cleared of vegetation.
6. §22-705.13.C. – All access drives and driveways shall be provided with a stopping area of 20 feet, at a maximum grade of 3%, measured from the edge of cartway. Spot elevations shall be provided at the edge of cartway to demonstrate compliance with this requirement and grading revised to address drainage.
7. §22-711.3 – The following comments related to grading shall be addressed:
 - a. A proposed 302 contour should be provided where the proposed 301 contour crosses over the existing 302 contour to clarify the extent of grading.
 - b. Based on the 294.81 pipe invert elevation, the top of the basin discharge pipe will be at an elevation of 296.06. A proposed 296 contour should be provided at the basin discharge pipe to demonstrate adequate cover over the pipe.
 - c. Based on the proposed grading in the infiltration bed, the outlet structure top at 297.85 and orifice opening at 296.80 will be below the finished grade elevation of 299.00. The grading in the infiltration bed should be revised or the outlet structure relocated to eliminate this conflict.
8. §22-711.6 – The following issues related to erosion controls should be addressed:
 - a. Erosion controls should be provided along the south side of the driveway.
 - b. A riprap apron should be provided at Endwall EW-1 into the infiltration bed. Riprap apron details shall be provided as well.
 - c. Permanent erosion control matting should be provided for the stormwater facility spillway. The matting should be based on the maximum velocity of the flow over the spillway if the outlet structure is completed blocked.
 - d. A topsoil stockpile location should be specified, and erosion controls provided on the downslope end of the stockpile.
 - e. A detail should be provided for inlet protection at Yard Drain 1.
9. §22-715 – Park and recreation land is not being formally dedicated to the Township. The applicant shall pay a fee-in-lieu of dedication of \$3,000.00 per proposed dwelling unit.
10. §22-716 – Concrete monuments should be provided at the proposed lot corners and along the ultimate right-of-way of Lots 1 and 2. A written certification letter from a professional land surveyor shall be provided prior to the recording of the plan indicating that the monuments and markers have been installed in accordance with the plan, prior to recording.
11. §22-719.7 – Although only one new lot is being created at this time, any further subdivision of the site will require a Water Resource Impact Study and Well Depletion Agreement with well monitoring program with the Township as a condition of final plan approval in accordance with §22-719.7-11.
12. §22-721.5 – Final plans shall not be recorded until a permit from the Bucks County Department of Health is issued for the proposed on-lot sewage disposal system.
13. §22-721.7&9 – All lots shall also be tested to identify a suitable septic system replacement area in the event the primary sewage system fails.
 - a. Soil testing for the on-lot sewage replacement area shall be approved by the Bucks County Department of Health. A map showing the locations of the sewer test pits should be provided to verify the backup system location has been tested.
 - b. An easement deed restricting the sewage replacement areas from being built upon shall be provided and shown on the site plan.
 - c. Any unconventional septic systems will require an Operation and Maintenance Agreement.

14. The Applicant is responsible for all other required approvals, permits, etc. (i.e. BCPC, BCCD, PADEP, Bucks County Department of Health, Fire Marshal, etc.) Copies of these permits or approvals shall be forwarded to the Township.

D. Stormwater Comments

The following issues regarding the requirements and provisions of the current New Britain Township Stormwater Management Ordinance shall be addressed:

1. §22-712.4.H – An emergency spillway shall be provided for a detention basin to convey basin inflow in excess of design flows, or in the event the outlet structure becomes blocked and is unable to convey the design flow. The Infiltration Bed 1 detail notes a spillway elevation of 299.00. The location of the spillway should be shown on the plan and the proposed contours should be revised based on the location of the spillway. Calculations should be provided to demonstrate the spillway has the capacity to handle the 100-year flow to the basin if the outlet structure is blocked.
2. §22-712.4.K – A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The stormwater facility is in a fill condition. A basin berm keyway detail should be provided and the plan should note clay backfill for the basin discharge pipe.
3. §26-123 – All regulated activities are required to perform a detailed soils evaluation by a qualified design professional which at minimum address soil permeability, depth to bedrock, and subgrade stability. The tests were conducted at least 1 foot higher than the proposed infiltration elevation and only one of the two infiltration tests submitted noted an acceptable infiltration rate. In addition, the bottom of the infiltration bed is approximately 36 inches below existing grade and the septic test results note a maximum depth to limiting zone of only 27 inches. Additional infiltration tests shall be provided at the elevation of the proposed system and shall confirm a minimum 24-inch separation from any limiting features (bedrock/ groundwater).
4. §26-132.2 – The following stormwater management comments shall be addressed:
 - a. The signature blocks from sections (9) and (10) should be provided on the Subdivision Plan.
 - b. The size of the outlet structure orifice should be specified on the Outlet Structure Detail. It is noted that the stormwater report models a 9 inch orifice.
 - c. A trash rack should be provided over the 9" orifice in the infiltration bed outlet structure.
 - d. A water tolerant seed mix should be specified for the infiltration bed.
5. §26-132.2.B.(2)(a)5 – The following issues related to drainage areas shall be addressed:
 - a. The Tc path for the drainage area to the infiltration bed (DA-3) should be shown on the Post Development Drainage Area plan to verify the 26.5 min time of concentration.
 - b. The Post Development Drainage Area plan shows the portion of the rear yard within the limits of disturbance as part of Drainage Area DA-3 which drains to the infiltration bed. This is not consistent with the existing and proposed contours at the rear of the dwelling which appear to indicate the rear yard area will bypass Yard Drain YD-1 and be bypass flow. The stormwater management calculations should be revised to model this area as bypass flow of the grading and stormwater management facilities should be revised to capture these flows.
 - c. Based on the existing and proposed contours, it appears that a majority of the flow outside of the limits of disturbance modeled to the infiltration bed as Drainage Area DA-4 will bypass the bed and do not need to be included in the flow to the basin. The stormwater report should be revised to reduce and or eliminate this offsite flow.
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 and to provide an access easement benefitting the Township.
7. The Stormwater BMP Maintenance Fee applies to all proposed BMPs installed in the Township to provide a financial guarantee for the timely installation, proper construction, and continued maintenance by the owner. The fee is \$0.25 for every square foot of net increase in impervious area and will be calculated once the layout is finalized. (2023 Fee Resolution)

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

Sincerely,



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

JM/tw

cc: John Granger, Interim Manager
Michael Walsh, Assistant Manager
Randy Teschner, Code Enforcement/Fire Marshal
Ryan Cressman, Public Works Superintendent
Sean Gresh/Jeffrey P. Garton, Township Solicitors
David M. & Melanie D. Labrozzi, Owner/ Applicant
Nave Newell, Inc.
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:
Edward J. Tokmajian, *Chairman*
James E. Miller Jr., *Vice Chairman*
James J. Keenan, *Secretary*

Richard Donovan
Thomas J. Jennings, Esq.
Ann Marie Mitchell
David R. Nyman
Judith J. Reiss
Tom Tosti

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: September 20, 2023

Subject: BCPC #12015-A
Sketch Plan of Subdivision for 123 Creek Road
TMP #26-11-5
Applicant: David Labrozzi
Owner: Same
Plan Dated: June 23, 2021
Last Revised: August 17, 2023
Date Received: August 23, 2023

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 16.90-acre parcel into two lots of 14.52 acres (Lot 1) and 2.38 acres (Lot 2). Lot 1 contains an existing single-family detached dwelling and associated accessory buildings. Lot 2 contains a proposed single-family detached dwelling. The lots are served by individual on-lot water and sewage disposal systems.

Location: Between Creek and Peace Valley roads, approximately 900 feet southwest of Callowhill Road.

Zoning: The WS Watershed District permits Use B1 Single-Family Detached Dwelling with a minimum lot area of at least 80,000 square feet, a minimum lot width of 175 feet, and a maximum impervious surface area of 12 percent.

Present Use: Residential

COMMENTS

1. **Curbs**—Section 22-706.1.B. of the subdivision and land development ordinance (SALDO) requires that curbs be installed along the property frontage of every existing street abutting a proposed subdivision. The plan does not show curbs. Future plan submissions should show compliance with this provision.



2. **Sidewalks**—Section 22-706.2.B. of the SALDO requires that sidewalks be installed along the property frontage of every existing street abutting a proposed subdivision. The plan does not show sidewalks. Future plan submissions should indicate compliance with this provision.
3. **Street trees**—Section 22-713.4.A. of the SALDO requires that street trees be planted every 30 feet along all existing streets when they abut or lie within the proposed subdivision and/or land development. Future plan submissions should indicate the required street trees.
4. **Park and recreation land**—Future plan submissions should indicate how the subdivision will meet the park and recreation land, or fee-in-lieu, requirements of Section 22-715.2. of the SALDO.
5. **Private on-lot water supply**—Section 22-719.6. of the SALDO requires the site plan to contain a plan notation stating that a proposed well is subject to the provisions of the well construction standards, which includes requirements for well permitting, water quality testing, and well production certification.

This review will be included in the Bucks County Planning Commission board materials for the October 4, 2023, 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.

MMW:emh
23-0254

cc: David Labrozzi (via email)
Gregory C. Newell, PE, Nave Newell, Inc. (via email)
L. Paige Maz, PE, Nave Newell, Inc. (via email)
Christina Whitty, EIT, Nave Newel, Inc. (via email)
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)
Michael Walsh, Township Manager (via email)



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

BOARD MOTION

Date: November 20, 2023

I MOVE THAT: The Board **approve / table** Change Order #1: Neshaminy Greenway Trail – 1606 Upper State Road, per the attachments.

Presented By: _____

Seconded By: _____

MEMORANDUM

TO: New Britain Township

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

RE: Neshaminy Greenway Trail - 1606 Upper State Road Section
Change Order #1 - Wearing Course over Existing Trail

File No.: 17-02021-01

DATE: November 16, 2023

Please see the attached Change Order 1 Summary and the Contractor's proposal for the above referenced project. This change order is to add the top pavement course to the existing trail from Bristol Road to the tie in location with the proposed trail. This pavement course was eliminated from the previous phase as a cost savings in exchange for removal of unforeseen unsuitable soils for a portion of the trail along the creek. We recommend this change order be approved so the entire section of trail can be top coated at one time.

G GILMORE & ASSOCIATES, INC.
&A CHANGE ORDER #1 - CONTRACT ADJUSTMENT

CLIENT: New Britain Township

CONTRACTOR: AH Cornell and Son

PROJECT NAME: NGT 1606 Upper State Road

PROJECT NUMBER: 17-02021-01

DATE: 11/14/2023

CONTRACT SUMMARY

Original Contract Sum		\$224,078.00
Net Change by Previous Change Orders	\$	-
Net Change by Change Order #1	\$	14,681.28
Adjusted Contract Amount	\$	238,759.28

Reason for Change: Complete pavement top coat for section of trail from Bristol Road to Station 126+00.

#	DESCRIPTION	ORIG. QTY	UNIT	UNIT PRICE	ADJUSTED QTY	TOTAL AMOUNT
	Install Wearing Course on Existing Trail	1,078	SY	\$13.62		\$ 14,681.28
TOTAL AMOUNT OF CHANGE ORDER #1						\$ 14,681.28

Accepted:

By: _____
Contractor

Date: _____

Recommended:

By: _____
Engineer

Date: _____

Approved:

By: _____
Owner

Date: _____

A. H. CORNELL & SON, INC.
EXCAVATING - UTILITIES - PAVING - SITE DEVELOPMENT
(TEL) 215-343-1830 / (FAX) 215-343-1564
P. O. BOX 311, 2362 YORK RD., JAMISON, PA. 18929

PROPOSAL SUBMITTED TO New Britian Township 207 Park Ave Chalfont PA, 18914	ATTENTION	PHONE	DATE 11/09/23
	JOB NAME EMAIL Neshaminy Trail		Job Number
	JOB LOCATION 1606 Upper State rd		
ENGINEER Gilmore	DATE OF PLANS		LAST REVISED

Proposal

ITEM	DESCRIPTION	Quantity	Unit	TOTAL
1	Install wearing course on existing trail			
	Saw Cut Tie in to existing wearing course	1	LS	-
	Sweep and Tack Coat existing base course	1078	SY	\$1,745.00
	1.5" Wearing course 9.5mm superpave asphalt course	1078	SY	\$12,936.00
	MOBILIZATION	1	LS	-

JOB TOTAL:

\$14,681.00

NOTES

- This proposal is good for 30 days, after which it will be subject to a possible increase

EXCLUSIONS:

- Dewatering and/or Earthwork involving a high water table.
- Building Concrete Footings, Footing Excavation and Spoils.
- Permanent or Temporary Fencing
- Clean Up Of Construction Materials Not Generated By A.H. CORNELL
- Fees, Permits, Testing & Inspections
- Removal and or Replacement Of Unsuitable Soils
- Hazardous Waste Removal
- Winter Concrete
- Removal or Relocation Of Utility Poles
- Temp Construction Facilities
- Utility Trenches, Water Meters
- Environmental & Asbestos Testing
- Electronic As-Builts & Survey Monuments
- Snow Removal
- Dust Control
- Rock Excavation

- 18. Any Item Not Specifically Mentioned Above
- 19. Additional Remediation of Environmental Impacts.
- 20. Permit and/or Fees.

We propose hereby to furnish all labor and trucking to complete in accordance with the above proposal for the sum of:

\$14,681.00

Payments to be made as follows:

Payment due in full 30 days after invoice date.

Acceptance of Contract - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment

Authorized
Signature _____

Date of Acceptance: _____

Signature _____



INFORMATION ITEMS



New Britain Township

Planning & Zoning

October 2023 Monthly Report

Permits Issued	97 (Total)
Building	15
Electrical	12
Plumbing	2
Road Occupancy	5
Sign	0
Accessory Structure	0
Use & Occupancy	29
Well	0
Zoning	22
Fire	2
Mechanical	9
Accessibility	1
Inspections Conducted	172 (Total)
Building Inspection	123
United Electrical	19
Commercial Fire Inspections	0
Use & Occupancy	30
Fire Calls	15 (Total)
Chalfont	12
Doylestown	2 (Plus 1 With Chalfont)
Dublin	2 (with Chalfont)
Hilltown	3 (No Report)
Zoning Hearing Board Applications Submitted	0



New Britain Township

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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>
2023-13420-B1	10/16/2023	800 MANOR DRIVE	Building	Commercial	Approved
2023-13423-B2	10/17/2023	17 KATHRYN ROAD	Building		Approved
2023-13424-B2	10/24/2023	101 TEAL DRIVE	Building		Approved
2023-13435-B1	10/23/2023	134 TARTAN TERRACE	Building	Residential	Approved
2023-13436-B1	10/13/2023	1100 HORIZON CIRCLE	Building	Commercial	Closed
2023-13442-B2	10/23/2023	63 PEACE VALLEY ROAD	Building	Residential	Approved
2023-13445-B1	10/18/2023	125 BRITTANY DRIVE	Building	Residential	Approved
2023-13450-B2	10/24/2023	16 CLEARVIEW AVENUE	Building	Residential	Approved
2023-13457-B1	10/24/2023	4373 COUNTY LINE ROAD	Building	Commercial	Approved
2023-13139-E3	10/24/2023	4275 COUNTY LINE ROAD	Electrical	Commercial	Approved
2023-13161-E3	10/02/2023	544 AIRY AVENUE	Electrical	Residential	Approved
2023-13166-E3	10/02/2023	300 HIGHPOINT DRIVE	Electrical	Commercial	Approved
2023-13318-E3	10/17/2023	100 STEWART LANE	Electrical	Commercial	Approved
2023-13406-E1	10/03/2023	414 OLD IRON HILL ROAD	Electrical	Residential	Approved
2023-13410-E1	10/04/2023	7 TOWER HILL ROAD	Electrical	Residential	Approved
2023-13423-E3	10/17/2023	17 KATHRYN ROAD	Electrical		Approved
2023-13435-E2	10/23/2023	134 TARTAN TERRACE	Electrical	Residential	Approved
2023-13437-E1	10/24/2023	324 SCHOOLHOUSE ROAD	Electrical	Commercial	Approved
2023-13441-E1	10/17/2023	302 UPPER STUMP ROAD	Electrical	Residential	Approved
2023-13444-E1	10/18/2023	210 CORNWALL DRIVE	Electrical	Residential	Approved
2023-13445-E2	10/18/2023	125 BRITTANY DRIVE	Electrical	Residential	Approved



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2023-13318-P5	10/17/2023	100 STEWART LANE	Plumbing	Commercial	Approved
2023-13445-P3	10/18/2023	125 BRITTANY DRIVE	Plumbing	Residential	Approved
2023-13414-RO1	10/10/2023	20 WOODMOUNT ROAD	Road Occupancy	Residential	Approved
2023-13419-RO1	10/06/2023	32 SCHOOLHOUSE ROAD	Road Occupancy	Residential	Closed
2023-13426-RO1	10/13/2023	1 HIGHPOINT DRIVE	Road Occupancy	Commercial	Approved
2023-13438-RO1	10/17/2023	202 LENAPE DRIVE	Road Occupancy	Residential	Approved
2023-13439-RO1	10/17/2023	14 TOWER HILL ROAD	Road Occupancy	Residential	Closed
2019-9878-U07	10/10/2023	315 DOROTHY LANE	Use & Occupancy	Residential	Approved
2021-11236-U07	10/10/2023	316 DOROTHY LANE	Use & Occupancy	Residential	Closed
2021-11602-U07	10/10/2023	301 DOROTHY LANE	Use & Occupancy	Residential	Closed
2021-11905-U01	10/16/2023	118 PEGGY LANE	Use & Occupancy	Residential	Approved
2022-12177-U01	10/16/2023	122 RICHARD DRIVE	Use & Occupancy	Residential	Closed
2022-12233-U01	10/16/2023	231 HOLLY DRIVE	Use & Occupancy	Residential	Closed
2022-12517-U01	10/31/2023	43 CARTLANE CIRCLE	Use & Occupancy	Residential	Closed
2023-12904-U01	10/16/2023	112 ASHMONT WAY	Use & Occupancy	Residential	Closed
2023-12916-U01	10/12/2023	32 SCHOOLHOUSE ROAD	Use & Occupancy	Residential	Closed
2023-13295-U01	10/04/2023	100 NEWVILLE ROAD	Use & Occupancy	Residential	Closed
2023-13355-U01	10/10/2023	206 JULIE ROAD	Use & Occupancy	Residential	Closed
2023-13367-U01	10/10/2023	214 E FAIRWOOD DRIVE	Use & Occupancy	Residential	Closed
2023-13381-U01	10/16/2023	1207 SWAMP ROAD	Use & Occupancy	Residential	Closed
2023-13382-U01	10/16/2023	1207 SWAMP ROAD	Use & Occupancy	Residential	Closed



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2023-13383-U01	10/16/2023	1210 SWAMP ROAD	Use & Occupancy	Residential	Closed
2023-13384-U01	10/16/2023	1210 SWAMP ROAD	Use & Occupancy	Residential	Closed
2023-13396-U01	10/17/2023	102 SUGAR BUSH COURT	Use & Occupancy	Residential	Closed
2023-13399-U01	10/09/2023	216 DORSET WAY	Use & Occupancy	Residential	Closed
2023-13400-U01	10/02/2023	8205 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13404-U01	10/03/2023	712 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13407-U01	10/25/2023	806 LONG MEADOW DRIVE	Use & Occupancy	Residential	Closed
2023-13411-U01	10/24/2023	14 TOWER HILL ROAD	Use & Occupancy	Residential	Closed
2023-13413-U01	10/10/2023	105 BRITTANY DRIVE	Use & Occupancy	Residential	Closed
2023-13417-U01	10/17/2023	126 UPPER STUMP ROAD	Use & Occupancy	Residential	Approved
2023-13418-U01	10/10/2023	95 COWBELL LANE	Use & Occupancy	Residential	Closed
2023-13430-U01	10/17/2023	1107 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13443-U01	10/23/2023	645 CHATHAM COURT	Use & Occupancy	Residential	Closed
2023-13456-U01	10/30/2023	766 SKUNK HOLLOW ROAD	Use & Occupancy	Residential	Closed
2023-13460-U01	10/24/2023	113 DOLLY LANE	Use & Occupancy	Residential	Closed
2023-13122-Z1	10/31/2023	12 NEWVILLE ROAD	Zoning	Residential	Approved
2023-13139-Z1	10/05/2023	4275 COUNTY LINE ROAD	Zoning	Commercial	Processing
2023-13232-Z1	10/09/2023	84 CALLOWHILL ROAD	Zoning	Residential	Approved
2023-13259-Z1	10/25/2023	209 WILTSHIRE DRIVE	Zoning	Residential	Approved
2023-13362-Z1	10/10/2023	109 SHEFFIELD CT	Zoning	Residential	Processing
2023-13408-Z1	10/02/2023	26 EDINBORO CIRCLE	Zoning	Residential	Approved

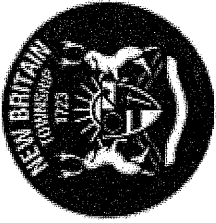


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2023-13415-Z1	10/05/2023	103 STOCKTON COURT	Zoning		Approved
2023-13416-Z1	10/05/2023	9 SUNNYBROOK DRIVE	Zoning		Approved
2023-13422-Z1	10/06/2023	211 DORSET WAY	Zoning		Approved
2023-13423-Z1	10/09/2023	17 KATHRYN ROAD	Zoning		Approved
2023-13424-Z1	10/09/2023	101 TEAL DRIVE	Zoning		Approved
2023-13425-Z1	10/10/2023	756 N LIMEKILN PIKE	Zoning		Approved
2023-13427-Z1	10/10/2023	201 JULIE ROAD	Zoning		Approved
2023-13428-Z1	10/10/2023	23 WOODMOUNT ROAD	Zoning		Approved
2023-13429-Z1	10/10/2023	5 SUNNYBROOK DRIVE	Zoning		Approved
2023-13442-Z1	10/13/2023	63 PEACE VALLEY ROAD	Zoning	Residential	Approved
2023-13448-Z1	10/18/2023	311 DOROTHY LANE	Zoning		Approved
2023-13449-Z1	10/18/2023	249 CAMBRIDGE PLACE	Zoning		Approved
2023-13450-Z1	10/18/2023	16 CLEARVIEW AVENUE	Zoning	Residential	Approved
2023-13451-Z1	10/18/2023	209 E FAIRWOOD DRIVE	Zoning		Approved
2023-13463-Z1	10/25/2023	302 MILL RIDGE DRIVE	Zoning	Residential	Processing
2023-13467-Z1	10/30/2023	205 DIANA DRIVE	Zoning	Residential	Approved
2023-13166-F5	10/02/2023	300 HIGHPOINT DRIVE	Fire	Commercial	Approved
2023-13318-F6	10/17/2023	100 STEWART LANE	Fire	Commercial	Approved
2023-13166-M4	10/02/2023	300 HIGHPOINT DRIVE	Mechanical	Commercial	Approved
2023-13318-M4	10/17/2023	100 STEWART LANE	Mechanical	Commercial	Approved
2023-13412-M1	10/12/2023	101 BLOSSOM HILL LANE	Mechanical	Residential	Approved



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2023-13431-M1	10/12/2023	248 INVERNESS CIRCLE	Mechanical	Residential	Approved
2023-13432-M1	10/13/2023	48 FAIR ISLE CIRCLE	Mechanical	Residential	Approved
2023-13433-M1	10/13/2023	324 ROCKY COURT WEST	Mechanical	Residential	Approved
2023-13434-M1	10/13/2023	72 BLUE JAY ROAD	Mechanical	Residential	Closed
2023-13447-M1	10/18/2023	110 PEGGY LANE	Mechanical	Residential	Approved
2023-13454-M1	10/24/2023	1750 UPPER STATE ROAD	Mechanical	Residential	Approved
2023-13166-6	10/02/2023	300 HIGHPOINT DRIVE	Accessibility Permit	Commercial	Approved
2023-13052-B2	10/10/2023	23 WOODMOUNT ROAD	Building	Residential	Approved
2023-13139-B2	10/24/2023	4275 COUNTY LINE ROAD	Building	Commercial	Approved
2023-13161-B2	10/02/2023	544 AIRY AVENUE	Building	Residential	Approved
2023-13166-B2	10/02/2023	300 HIGHPOINT DRIVE	Building	Commercial	Approved
2023-13405-B1	10/25/2023	654 FERRY ROAD	Building	Commercial	Approved
2023-13409-B1	10/03/2023	16 CLEARVIEW AVENUE	Building	Residential	Approved



Use & Occupancy Inspections Count 2023 OCTOBER

<u>Due 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>
10/2/2023	2023-13355-UO1	Residential	1	Initial	Final U & O	1:00 PM	BRAD ALLAN RUSCIO	206 JULIE ROAD	1
10/2/2023	2023-13399-UO1	Residential	1	Initial	Final U & O	2:00 PM	WILFREDO MACHACA	216 DORSET WAY	1
10/2/2023	2023-13400-UO1	Residential	1	Initial	Final U & O	1:30 PM		8205 GREY FRIARS TERRACE	1
10/3/2023	2023-13396-UO1	Residential	1	Initial	Final U & O	10:00 AM	VINCENZO & JANICE D COLETTA	102 SUGAR BUSH COURT	1
10/3/2023	2023-13404-UO1	Residential	1	Initial	Final U & O	9:30 AM		712 ANTHEM WAY	1
10/4/2023	2023-13295-UO1	Residential	2	Re-Inspection	Final U & O	1:00 PM	JOHN IAMIERI	100 NEWVILLE ROAD	1
10/9/2023	2023-13417-UO1	Residential	1	Initial	Final U & O	2:00 PM	ROBERT & BONNIE JONES	126 UPPER STUMP ROAD	1
10/9/2023	2023-13411-UO1	Residential	1	Initial	Final U & O	1:30 PM	JOSEPH T. & MARY GAWRONSKI	14 TOWER HILL ROAD	1
10/9/2023	2023-13399-UO1	Residential	2	Re-Inspection	Final U & O	1:00 PM	WILFREDO MACHACA	216 DORSET WAY	1
10/10/2023	2023-13413-UO1	Residential	1	Initial	Final U & O	10:30 AM	MARY CONKLIN	105 BRITTANY DRIVE	1
10/10/2023	2023-13355-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	BRAD ALLAN RUSCIO	206 JULIE ROAD	1
10/10/2023	2023-13367-UO1	Residential	3	Re-Inspection	Final U & O	10:00 AM	SNU KULCHUSAN	214 E FAIRWOOD DRIVE	1
10/10/2023	2023-13418-UO1	Residential	1	Initial	Final U & O	11:00 AM	MARY STEINMETZ	95 COWBELL LANE	1
10/15/2023	2023-13381-UO1	Residential	1	Initial	Final U & O	1:15 PM	WESLEY M JOHNSON, JR	1207 SWAMP ROAD	1
10/16/2023	2023-13382-UO1	Residential	1	Initial	Final U & O	1:00 PM	WESLEY M JOHNSON, JR	1207 SWAMP ROAD	1
10/16/2023	2023-13383-UO1	Residential	1	Initial	Final U & O	2:00 PM	WESLEY M JOHNSON, JR	1210 SWAMP ROAD	1
10/16/2023	2023-13384-UO1	Residential	1	Initial	Final U & O	1:30 PM	WESLEY M JOHNSON, JR	1210 SWAMP ROAD	1
10/17/2023	2023-13396-UO1	Residential	2	Re-Inspection	Final U & O	10:30 AM	VINCENZO & JANICE D COLETTA	102 SUGAR BUSH COURT	1
10/17/2023	2023-13430-UO1	Residential	1	Initial	Final U & O	9:30 AM		1107 ANTHEM WAY	1
10/17/2023	2023-13417-UO1	Residential	2	Re-Inspection	Final U & O	10:00 AM	ROBERT & BONNIE JONES	126 UPPER STUMP ROAD	1
10/18/2023	2023-13443-UO1	Residential	1	Initial	Final U & O	9:30 AM	BARBARA C. POOLE	645 CHATHAM COURT	1
10/18/2023	2023-13443-UO1	Residential	2	Re-Inspection	Final U & O	1:00 PM	BARBARA C. POOLE	645 CHATHAM COURT	1
10/23/2023	2023-13411-UO1	Residential	2	Re-Inspection	Final U & O	1:00 PM	JOSEPH T. & MARY GAWRONSKI	14 TOWER HILL ROAD	1
10/23/2023	2023-13407-UO1	Residential	1	Initial	Final U & O	2:00 PM	KENNETH B. & MARION CORBIN	806 LONG MEADOW DRIVE	1
10/24/2023	2023-13411-UO1	Residential	3	Re-Inspection	Final U & O		JOSEPH T. & MARY GAWRONSKI	14 TOWER HILL ROAD	1
10/24/2023	2023-13456-UO1	Residential	1	Initial	Final U & O	10:00 AM	EARL & DOROTHY RITTER	766 SKUNK HOLLOW ROAD	1
10/25/2023	2023-13407-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	KENNETH B. & MARION CORBIN	806 LONG MEADOW DRIVE	1
10/30/2023	2023-13456-UO1	Residential	2	Re-Inspection	Final U & O	1:00 PM	EARL & DOROTHY RITTER	766 SKUNK HOLLOW ROAD	1

10/31/2023	2023-13462-UO1	Residential	1	Initial	Final U & O	9:30 AM TODD & SUSAN GELB	221 DIANA DRIVE	1
10/31/2023	2023-13455-UO1	Residential	1	Initial	Final U & O	9:30 AM THOMAS WARD	5 KATHRYN ROAD	1
							TOTAL	30

**Chalfont Fire Company
Chiefs Report - October 2023**

Total # of incidents: 28

Types of Calls

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

Total Staff Hours for calls: 416:22:00

Alarms per municipality

Chalfont Boro	4
Doylestown Twp	1
Hilltown Twp	1
New Britain Boro	3
Montgomery Twp	3
New Britain Twp	15
Worcester	1

Training-Maintenance and Drills 3
Total training hours 249:00:00

Total Available Points: 31

TOTAL STAFF HRS FIRES AND TRAINING 665:22:00

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 11/1/2023 1:48:03 PM

Incidents per Zone for Date Range

Start Date: 10/01/2023 | End Date: 10/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 27 - Chalfont Boro				
2023-17143	745 - Alarm system activation, no fire - unintentional	10/01/2023	47 Zachary Dr	34/74
2023-17299	745 - Alarm system activation, no fire - unintentional	10/04/2023	205 E Butler Ave	34/74
2023-17666	600 - Good intent call, other	10/09/2023	116 Bristol Rd	34/74
2023-18881	745 - Alarm system activation, no fire - unintentional	10/28/2023	36 Westview Ave	34/74
Total # Incidents for 27:				4

ZONE: 29 - Doylestown Twp.

2023-17217	111 - Building fire	10/02/2023	63 Constitution Ave	34/74
Total # Incidents for 29:				1

ZONE: 36 - Hilltown Twp.

2023-18451	600 - Good intent call, other	10/21/2023	237 Winterberry Ln	34/74
Total # Incidents for 36:				1

ZONE: 47 - New Britian Boro

2023-17125	745 - Alarm system activation, no fire - unintentional	10/01/2023	376 W Butler Ave	34/74
2023-17342	412 - Gas leak (natural gas or LPG)	10/04/2023	10 Pawnee Rd	34/74
2023-18145	600 - Good intent call, other	10/16/2023	85 W Butler Ave	34/74
Total # Incidents for 47:				3

ZONE: 47-MT - Montgomery Twp.

2023-17592	412 - Gas leak (natural gas or LPG)	10/08/2023	251 Twining Rd	34/74
2023-18553	611 - Dispatched & cancelled en route	10/23/2023	221 Chatham Pl	34/74
2023-18925	117 - Commercial Compactor fire, confined to rubbish	10/29/2023	801 Bethlehem Pk	34/74
Total # Incidents for 47-MT:				3

ZONE: 48 - New Britian Twp.

2023-17190	600 - Good intent call, other	10/02/2023	Schoolhouse Rd	34/74
2023-17433	600 - Good intent call, other	10/05/2023	101 Aspen Ct	34/74
2023-17606	352 - Extrication of victim(s) from vehicle	10/08/2023	1255 Upper State Rd	34/74
2023-17733	745 - Alarm system activation, no fire - unintentional	10/10/2023	800 Manor Dr	34/74
2023-17997	745 - Alarm system activation, no fire - unintentional	10/13/2023	120 Liberty Ln	34/74
2023-18044	745 - Alarm system activation, no fire - unintentional	10/14/2023	323 W Butler Ave	34/74
2023-18141	352 - Extrication of victim(s) from vehicle	10/16/2023	224 Ferry Rd	34/74
2023-18303	745 - Alarm system activation, no fire - unintentional	10/19/2023	134 Rue St Michel	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2023-18355	735 - Alarm system sounded due to malfunction	10/20/2023	46 Cedar Hill Rd	34/74
2023-18378	745 - Alarm system activation, no fire - unintentional	10/20/2023	46 Cedar Hill Rd	34/74
2023-18568	745 - Alarm system activation, no fire - unintentional	10/23/2023	425 Old Iron Hill Rd	34/74
2023-18601	745 - Alarm system activation, no fire - unintentional	10/24/2023	615 N Limekiln Pk	34/74
2023-18878	745 - Alarm system activation, no fire - unintentional	10/28/2023	114 Krista Ct	34/74
2023-18937	745 - Alarm system activation, no fire - unintentional	10/30/2023	100 Manor Dr	34/74
2023-18971	745 - Alarm system activation, no fire - unintentional	10/30/2023	100 Stewart Ln	34/74

Total # Incidents for 48: 15

ZONE: 64 - Worcester

2023-18432	132 - Road freight or transport vehicle fire	10/21/2023	Pennsylvania Turnpike	34/74
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Total # Incidents for 64: 1

TOTAL # INCIDENTS: 28

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



Doylestown Fire Company No. 1



Doylestown, PA

This report was generated on 11/1/2023 9:46:42 PM

Incidents for Zone for Date Range

Zone(s): 48 - New Britain Township | Start Date: 10/01/2023 | End Date: 10/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2023 - 18141	411 - Gasoline or other flammable liquid spill	10/16/2023	224 Ferry RD	DC19,E19,UT19
2023 - 18329	743 - Smoke detector activation, no fire - unintentional	10/19/2023	1510 Swamp RD	TW79
2023 - 18526	735 - Alarm system sounded due to malfunction	10/23/2023	36 Chapman RD	E19-1,R19

Total # Incidents: 3

Only REVIEWED incidents included.

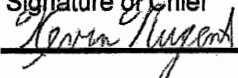


Dublin Volunteer Fire Company

Month: **October 2023**

FIRE CALLS ANSWERED			OTHER PERTINENT INFORMATION	
Apartment				
Assists				
Engine	1		Time in Service	9 Hrs 1 Min
Field			Total Man Hours	59 Hrs 55 Min
Full Company			Average Call Length	30 Min
Ladder				
Rescue	1			
Squad	2			
Tanker			Total Personnel	112
Air Medical Evacuation			Total Ave. Personnel per Call	7
Alarm System	6			
Auto Extrication	1			
Auto Response	1			
Barn				
Brush				
Building			Borough/Township	
Chimney				
CO Alarm	3		Bedminister Township	6
Corn Dryer			Dublin Borough	6
Cover/Up			East Rock Hill Township	
Cover/Up Assist			Hilltown Township	3
Domestic Rescue			New Britain Township	2
Dwelling			New Britain Borough	1
Extinguished Dwelling			Nockamixon Township	
Fuel Spill			Tinicum Township	
Fumes in a Building	1		Perkasie Borough	
Garage			West Rockhill Township	
Hazardous Material				
Investigation				
Marine Rescue				
Rubish				
Special Assignment				
Stand by Accident	1			
Truck Fire	1			
Vehicle Fire				
Wires				
Total Number of Calls	18		Total Number of Calls	18

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: November 15, 2023
RE: October 2023 Land Development Report

UNDER REVIEW:

(2023-13490) 324 Schoolhouse Road – Clauser Facility Expansion

- Submitted Amended Final Land Development application on 11/1. Tentatively scheduled for 1/22 BOS.

(2023-13488) 175 Curley Mill Road – Mazzeo Minor Subdivision

- Submitted Minor Subdivision application on 10/20. Tentatively scheduled for 12/12 PC.

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

- Resubmitted revised plans on 10/2. Presented and approved at 10/24 PC. Scheduled for 11/20 BOS.

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

- Presented and approved at 7/25 PC. Scheduled for 11/20 BOS.

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

- Presented and approved at 10/24 PC. Scheduled for 11/20 BOS.

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

- Presented at 7/25 PC. Revising plans and preparing resubmission. Submitted ZHB application on 9/28 and scheduled for 11/16 ZHB.

(2023-13470) Toll Brothers - County Line Rd & W Butler Ave (Birch Run)

- Submitted Preliminary/Final Plan application on 10/13. Tentatively scheduled for 1/23 PC.

(2022-12243) Manor Dr – Petrucci Land Development

- Approved at 10/19 ZHB meeting. Awaiting formal submission of land development application.

(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'

- Submitted ZHB application on 11/13 and tentatively scheduled for 12/21 ZHB.

(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. Planning Module approved by DEP on 10/12.

(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 and execute agreements.

(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

- Pre-construction meeting held on 10/4.

(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

- Amendment to Record Plans scheduled for 11/20 BOS.

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

- Awaiting submission of Record Plans

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 -

October 2023

Current Goals and Objectives:

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

Objective 2: Become PLEAC Accredited (targeted February 2024)

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 3.4 % decrease.

Objective 2: 89% 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: Working with Accreditation Consultant to develop promotional test for Corporal.

Significant Events:

Completed

- ◆ Trunk or Treat—October 27th 5:30—7:30 @ New Seasons
- ◆ Drug Take Back—October 28th 10am—2pm
- ◆ Halloween Candy Distribution

Upcoming

- ◆ Entry Level Police Officer—Connor Maloney identified and to start November 13th
- ◆ Shop With A Cop—December 5th at Hatfield Walmart
- ◆ Making Spirits Bright—Family sponsorship with Giving Tree
- ◆ Proposed Police Facility Plans
- ◆ Accreditation— targeted for February 2024



New Britain Township Police Department

Monthly Report -

October 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	1	-100%
Burglary	0	1	-100%
Theft	5	3	66.66%
Auto Theft	0	0	NA
Arson	0	0	NA
TOTALS	5	5	0%

PART 2 CRIMES	28 DAY		
	2023	2022	% Change
Assaults (non-aggravated)\Harassment	3	2	50%
Fraud	2	3	-33.33%
Vandalism/Criminal Mischief	1	0	0%
Disorderly Conduct	0	0	NA
Drug Violations	1	1	NA
Driving Under the Influence	3	1	200%
Public Drunkenness	0	1	-100%
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	1	-100%
TOTALS	10	9	11.11%

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2023	2022	% Change
Total Accidents	17	19	-10.52%
Non-Reportable	14	13	7.69%
Fatal Accidents	0	0	NA
Reportable	3	6	-50%



New Britain Township Police Department

Monthly Report -

October 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	2	-100%
Burglary	0	5	-100%
Theft	46	35	31.42%
Auto Theft	3	4	-25%
Arson	0	0	NA
TOTALS	49	46	6.52%

PART 2 CRIMES	YTD		
	2023	2022	% Change
Assaults (non-aggravated)/Harassment	19	21	9.52%
Fraud	28	22	27.27%
Vandalism/Criminal Mischief	8	6	33.33%
Disorderly Conduct	0	2	-100%
Drug Violations	9	6	50%
Driving Under the Influence	15	14	7.14%
Public Drunkenness	1	5	-80%
Weapons Offenses	1	3	-66.66%
All Other Offenses (Except Traffic)	0	4	-100%
TOTALS	86	83	3.61%

MOTOR VEHICLE ACCIDENTS	YTD		
	2023	2022	% Change
Total Accidents	172	178	-3.37%
Non-reportable	114	122	-6.55%
Fatal Accidents	0	0	NA
Reportable	58	56	3.57%



New Britain Township

Public Works

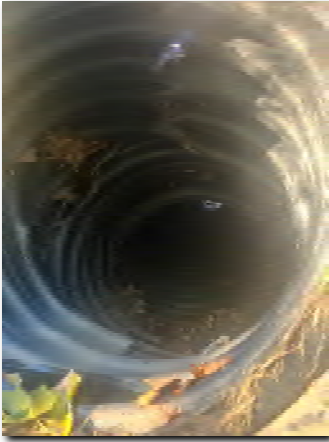
Departmental Report

Year: 2023

Month: October

Drainage: 215 Hrs.

Public Works began vacuuming storm sewer systems/ inlets throughout New Britain Township and will continue weather permitting or until completed. Public Works replaced a broken pipe at the Skyline Drive Culvert.



Skyline Drive Culvert before and during repairs.



Skyline Drive Culvert after repairs.

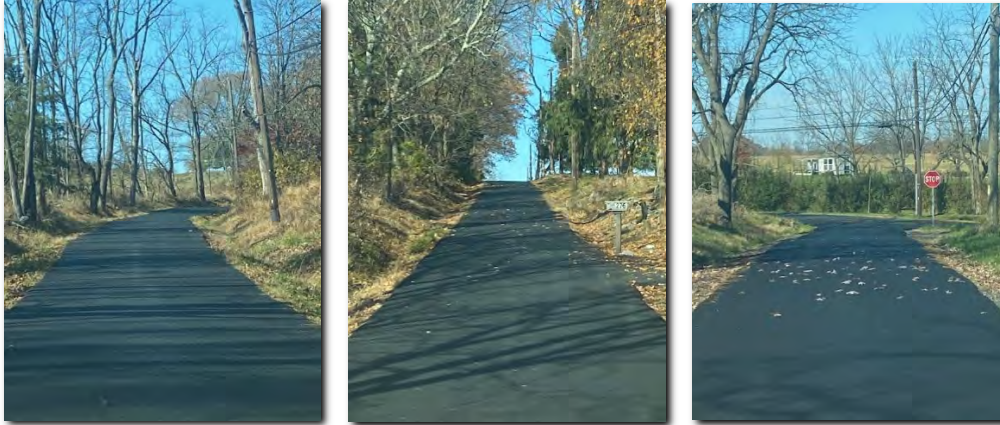


New Britain Township

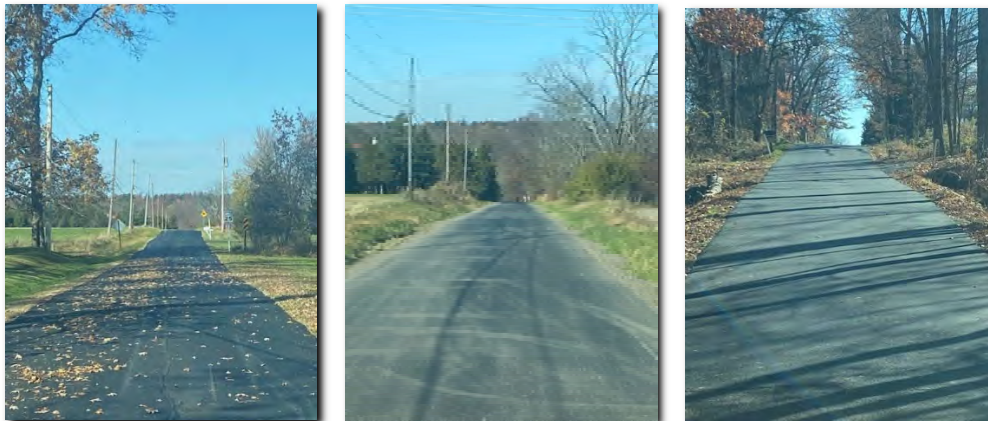
Public Works

Road Maintenance: 309 Hrs.

We continued street sweeping with our new street sweeper until all roads were completed. Public Works paved Chapman Rd. between N. Galena Rd. and King Rd., as well as scratched/ leveled Keller Rd. between Upper Stump Rd. and King Rd.



Chapman Rd. final paving between New Galena Rd. and King Rd.



Keller Rd. scratch/ leveling course.

Street Signs: 44 Hrs.

Public Works painted stop bars where needed and on the newly paved roads. PW posted all Township Properties with “No Trespassing” signage.



New Britain Township

Public Works

Township Property Maintenance: 49 Hrs.

Public Works continued road bank mowing and trimming of vegetation around signs, guardrails, and traffic signals for visibility. PW removed the overgrown fence line at the Coleman Property frontage that was parallel with Upper State Rd.



Coleman Property frontage with overgrown fence line removed.

Equipment Maintenance: 196 Hrs.

All vehicles and equipment are cleaned, serviced, and inspected as needed. The Public Works Department demoed a Caterpillar Backhoe in preparation for a new purchase/ replacement in 2024.

Other: 112 Hrs.

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

The Public Works and Park & Recreation crews attended an MS4 Stormwater Management Training class held at Lower Merion Township in King of Prussia.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2023

MONTH: OCTOBER

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 mitt dispenser refills, along with biweekly checks of the undeveloped area behind the New Britain Walk Development.

The PnR department continued the weekly mowing and weed whacking schedule of all Township parks and open space areas.

The Trac Vac leaf vacuum was serviced by the Parks and Recreation Crew, and the leaf collection process of blowing and removal of leaves at North Branch Park has begun.

Special Projects / Other:

The Park and Recreation Department commenced with final cleanup of all debris left over from the three hundred celebration fireworks display, which consisted of the remnants of the cardboard mortar shells.

The PnR Department was able to continue the work on Pavilion #2 at North Branch Park. In part to the growing season slowing down. The pictures below will show the progress this month.

All gable facias were installed on both sides of the pavilion.



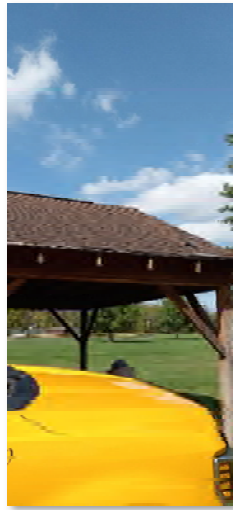


New Britain Township

Parks & Recreation

View from walking trail looking towards playground all pieces.

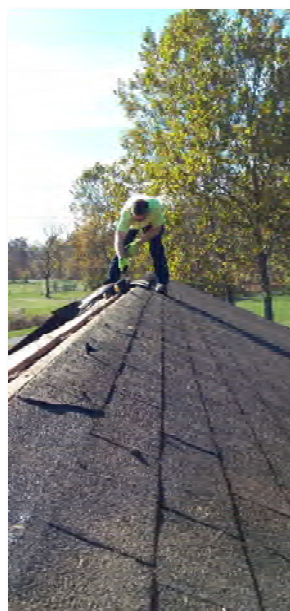
The installation of a new rafter facia.



Before

After

The Parks and Recreation Department began removing old shingles.



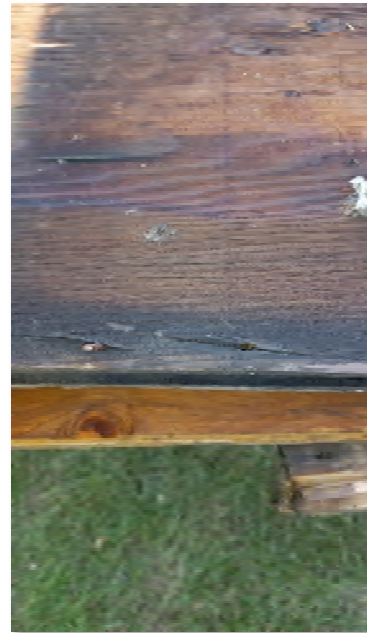
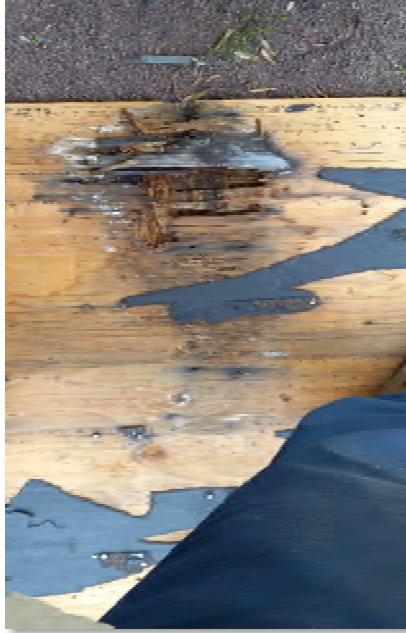
Removal of shingles and ridge cap



New Britain Township

Parks & Recreation

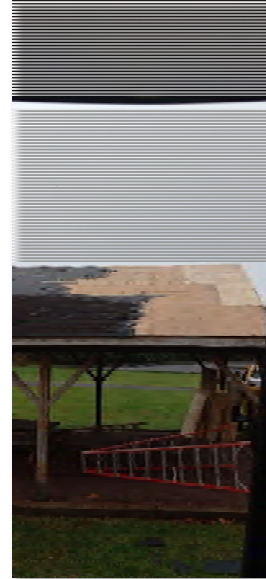
The removal of the shingles exposed all rotted wood. The PnR department began removal and replacement of all rotted wood.



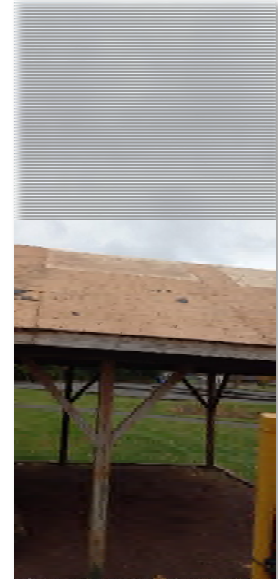
Above are just two examples of wood rot that was found



Plywood replaced on East side



Beginning of plywood replacement on West side





New Britain Township

Parks & Recreation

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.

Parks and Recreation Daily Hours:

Township Property Maintenance:	254	Hrs.
Ballfield Maintenance:	15	Hrs.
Other/ Special Projects:	159	Hrs.