



# Meeting Packet

**Board of Supervisors  
December 4, 2023**



# New Britain Township Board of Supervisors

---

## *Business Meeting*

Monday, December 4, 2023

6:00 PM – Executive Session

7:00 PM – Business Meeting

### Agenda

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Chair Comments**

A. None

**4. Action Items**

A. None

**5. Presentation Items**

A. 2024 Final Budget

**6. Subdivision/Land Development Projects**

A. None

**7. Zoning Hearing Board Applications**

A. 545 West Butler Avenue

B. 756 North Limekiln Pike

**8. Information Items**

**A. Departmental Updates**

i. Administration

ii. Engineering

1. Zoning and Subdivision/Land Development amendments #1

iii. Police

iv. Public Works

v. Parks & Recreation

vi. Finance

**B. Board Comments**



## **9. Action Item**

- A.** Motion to consider payment of bills, dated December 1, 2023 in the amount of \$241,653.81
- B.** Motion to consider Resolution 2023-26: 2024 Final Budget
- C.** Motion to consider Resolution 2023-27: 2024 Tax Levy
- D.** Motion to consider Resolution 2023-28: 2024 Fund Balance Policy
- E.** Motion to consider Resolution 2023-29: 2024 First Responder Recruitment & Retention
- F.** Motion to consider accepting proposal from Hough Associates to collect Residential and Commercial Recycling Data and to prepare 904 Recycling Grant application for a three (3) year period (2023-2025)
- G.** Motion to consider accepting proposal from The Meyner Center for the study of State and Local Government to undertake a recruitment search for the position of Township Manager
- H.** Motion to consider Resolution 2023-30: Authorizing payment of certain disbursements that may become due and payable prior to a regularly scheduled Board of Supervisors meeting
- I.** Motion to consider approving the agreement with the Central Bucks School District to enforce violations of 75 Pa. C.A.A. Section 3345, captured using an automated stop signal arm enforcement system (BusPatrol System)
- J.** Motion to consider approving change order number 2 for the Neshaminy Trail project in the amount of \$108,989.95 do to unsuitable soils
- K.** Motion to consider closing all Township offices at 12:00 PM, on Friday, December 22, 2023.
- L.** Motion to consider closing all Township offices at 1:00 PM, on Friday, December 29, 2023.
- M.** Motion to consider the cancellation of the December 18, 2023, Business Meeting

## **10. Public Comment**

## **11. Announcements**

## 12. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Tuesday, January 2, 2024, at 6:30 PM** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. The agenda and meeting materials are posted to the Township website before the meeting date at [www.newbritaintownship.org](http://www.newbritaintownship.org).*



# NEW BRITAIN TOWNSHIP

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

## ZONING HEARING BOARD APPEAL APPLICATION

### Please Note:

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

### TOWNSHIP USE ONLY

Application #: \_\_\_\_\_  
Date Filed: 8/1/23 CC, D  
Payment: \$1,200  
Check #: 104  
Receipt #: 14789

1. Date: 8/1/23
2. Classification of Appeal/Application (Check one or more if applicable):  
 A. Request for Variance  
 B. Request for Special Exception  
 C. Other \_\_\_\_\_
3. Applicant:
  - (a) Name: Heather L. DiSandro
  - (b) Mailing Address: 756 N. Limekiln Pike  
Chalfont, PA 18914
  - (c) Phone Number: (267) 592-9378
  - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
Owner of Legal Title

\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.
4. Applicant's attorney, if applicable:
  - (a) Name: William T. Dudeck, Esq.
  - (b) Mailing Address: P.O. Box 1389  
Doylestown, PA 18901
  - (c) Phone Number: (215) 345-7000 ext. 269
  - (d) Email Address: wdudeck@eastburngray.com
5. Property:
  - (a) Present Zoning Use Classification: WS
  - (b) Tax Parcel Number: 26-003-031-002
  - (c) Location (With reference to nearby intersections or prominent features):  
Left side on Route 152 North just past its  
intersection with Upper Stump Road
6. Proposed use of property/construction:  
Daycare with daily and overnight boarding of  
dogs for no more than 25 dogs at any given time.
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
27-306 (Sched. A) as it pertains to prohibiting a  
pet resort (A13) or, in the alternative, a commercial  
kennel (A9) upon the premises.

8. Has any previous application/appeal been filed concerning the subject of this appeal?  Yes  No  
If yes, specify:

\_\_\_\_\_

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?  Yes  No  
If yes, specify:

Possible variance from Section 27-2608  
permission of pole signs only in WS

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

See attached.

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

  
Signature

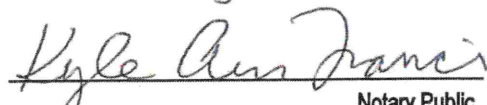
\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania ) SS.  
County of Bucks

Heather L. DiSandro, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

  
Heather L. DiSandro

Sworn to and described before me This  
1st day of August, 2023

  
Notary Public

My Commission expires: 4-18-25

Commonwealth of Pennsylvania - Notary Seal  
KYLE ANN FRANCIS - Notary Public  
Bucks County  
My Commission Expires April 18, 2025  
Commission Number 1052987





The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

**Instructions:**

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

\*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3<sup>rd</sup> Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



NEIGHBORING PROPERTY OWNERS

Application of Alfredo and Heather DiSandro  
Property Owners within 500 feet of Subject Property

26-003-031	Brian Chapman Donna Chapman 776 Limekiln Pike Chalfont, PA 18914
26-003-031-001	Margaret M. Kilroy 764 N. Limekiln Pike Chalfont, PA 18914
26-003-031-003	Michael Gross Margaretta Gross-Kelly 614 Ryder Street Fayetteville, NC 28311-1919
26-003-031-004	David J. Swirsding Susan Swirsding 191 Curley Mill Road Chalfont, PA 18914
26-003-031-007	Dave James Swirsding Susan Lee Swirsding 191 Curley Mill Road Chalfont, PA 18914
26-003-031-008	Richard Burke Jane Burk 203 Curley Mill Road Chalfont, PA 18914
26-003-031-009	Maria Parsons 193 Curley Mill Road Chalfont, PA 18914
26-003-032	Michael Gross Margaretta Gross-Kelly 614 Ryder Street Fayetteville, NC 28311-1919
26-003-032-001	Shaun M. Teat 111 Pinewood Lane Perkasie, PA 18944

26-003-033 Edith Gross  
109 Upper Stump Road  
Chalfont, PA 18914

26-003-033-001 Michael Gross  
Margaretta Gross-Kelly  
614 Ryder Street  
Fayetteville, NC 28311-1919

26-003-034 Brennan Long  
744 Limekiln Pike  
Chalfont, PA 18914

26-003-037 Joseph Savin  
Danielle Savin  
740 Limekiln Pike  
Chalfont, PA 18914

26-003-038 William Earl Bowell, III  
732 Limekiln Pike  
Chalfont, PA 18914

26-003-042-002 Stephen G. Katsarakes  
Kathleen A Katsarakes  
779 Limekiln Pike  
Chalfont, PA 18914

26-003-053-002 Gregory M. Lemek  
116 Upper Stump Road  
Chalfont, PA 18914

26-003-053-004 Daniel F. Collins, III  
Eileen Marie Collins  
120 Upper Stump Road  
Chalfont, PA 18914

26-003-053-004-001 Robert D. Jones  
Bonnie L. Jones  
1725 Klines Mill Road  
Quakertown, PA 18951

26-003-054 Scott A. Shindler  
Margaret T. Mays  
112 Upper Stump Road  
Chalfont, PA 18914



26-003-056 Donald Ray Gerhart, III  
Shannon Laurel Gerhart  
771 Limekiln Pike  
Chalfont, PA 18914

26-003-056-001 Scott A. Shindler  
Margaret T. Mays  
112 Upper Stump Road  
Chalfont, PA 18914

26-003-059 Matthew D. McAskin  
Julie W. McAskin  
612 New Galena Road  
Chalfont, PA 18914

26-003-060 Paul Morath  
Carolann Morath  
733 Limekiln Pike  
Chalfont, PA 18914

26-003-060-001 William J. Teat  
Mary E. Teat  
735 Limekiln Pike  
Chalfont, PA 18914

26-003-061 Edith Gross  
109 Upper Stump Road  
Chalfont, PA 18914

**BUCKS COUNTY RECORDER OF DEEDS**  
55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2022033465

Recorded On 5/23/2022 At 11:34:27 AM

\* Total Pages - 5

\* Instrument Type - DEED

Invoice Number - 1276636 User - JLC

\* Grantor - DISANDRO, HEATHER L

\* Grantee - DISANDRO, HEATHER L

\* Customer - EASTBURN AND GRAY

\* **FEEs**

RECORDING FEES \$81.75

TOTAL PAID \$81.75

Bucks County UPI Certification  
On May 23, 2022 By LMC

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**COPY**

RETURN DOCUMENT TO:  
EASTBURN AND GRAY

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



*Daniel J. McPhillips*

Daniel J. McPhillips  
Recorder of Deeds

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

1A4EB6



CERTIFIED PROPERTY IDENTIFICATION NUMBERS  
26-003-031--002 - N BRITAIN TWP  
CERTIFIED 05/23/2022 BY LMC

RECEIVED

2022 MAY 23 A 11: 26

BUCKS COUNTY  
RECORDER OF DEEDS

**Prepared by and return to:**

William T. Dudeck, Esquire  
Eastburn and Gray, P.C.  
60 East Court Street  
P.O. Box 1389  
Doylestown, PA 18901-0137  
T: (215) 345-7000 ext. 269

T.M.P. No. 26-003-031-002

**DEED**

THIS INDENTURE made the *23* day of *MAY*, 2022, by and between Heather L. DiSandro, (hereinafter called the "Grantor"), of the one part, **and Heather L. DiSandro and Alfredo DiSandro**, as tenants by the entireties (hereinafter called the "Grantee"), of the other part,

WITNESSETH, That the said Grantor for and in consideration of the sum of ONE (\$1.00) DOLLAR lawful money of the United States of America, unto her well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, her heirs and assigns, the lot or piece of ground known as **756 North Limekiln Pike, Chalfont, (New Britain Township, Bucks County), Pennsylvania 18914**, being also known as Bucks County T.M.P. No. 26-003-031-002, and being more fully described as follows:

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, situate in the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, known as Lots numbered 2 and 3 as shown on Plan of Subdivision, made for Bryan Benford by Urwiler and Walter, Inc., dated April 19, 1968 and last revised June 12, 1968 recorded at Doylestown in Plan Book 56 Page 31, bounded and described as follows, to wit:

[LEGAL DESCRIPTION CONTINUES ON THE NEXT PAGE.]

BEGINNING at a point on the center line of Route No. 152 (to be opened to a width of 70 feet), a corner of Lot No. 4 on said Plan; thence extending along the said center line of Route No. 152, South 47 degrees, 25 minutes East, 59.56 feet to a point; thence still along the same, South 43 degrees, 17 minutes East, 219.43 feet to a point; thence extending along Lot No. 1 on said Plan, South 32 degrees, 1 minute, 37 seconds West, 351.08 feet to a point; thence extending along Lot No. 9 on said Plan, North 43 degrees, 17 minutes West, 280 feet to a point; thence extending along Lot No. 4 aforementioned, North 32 degrees, 1 minute, 37 seconds East, 346.64 feet to the point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM ALL THAT CERTAIN tract of land described in Deed from Albert K. Entwistle and Evelyn L. Entwistle, his wife to Margaret R. Haines, singlewoman, dated January 31, 1974 and recorded at Doylestown, Bucks County, Pennsylvania on February 4, 1974 in Deed Book 2116 Page 626, situate in the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania, known as Lot No. 3 as shown on Plan of Subdivision, made for Bryan Benford by Urwiler and Walter, Inc., dated April 19, 1968 and last revised June 12, 1968 recorded at Doylestown in Plan Book 56 Page 31, bounded and described as follows, to wit:

BEGINNING at a point on the center line of Route No. 152 (to be opened to a width of 80 feet), a corner of Lot No. 1 on said Plan; thence extending along the said center line of Route No. 152, South 47 degrees, 25 minutes East, 59.56 feet to a point; thence still along the same, South 43 degrees, 17 minutes East, 79.43 feet to a point; thence extending along Lot No. 2 on said Plan, South 32 degrees, 1 minute, 37 seconds West, 351.08 feet to a point; thence extending along Lot No. 9 on said Plan, North 43 degrees, 17 minutes West, 140 feet to a point; thence extending along Lot No. 4 aforementioned, North 32 degrees, 1 minute, 37 seconds East, 346.64 feet to the point and place of beginning.

PREMISES: 756 Limekiln Pike, New Britain Township, Bucks County.

PARCEL NUMBER: 26-003-031-002.

BEING the same premises that Heather L. Inverso and Timothy Inverso conveyed to Heather L. DiSandro, a married woman, by way of Quitclaim Deed dated December 14, 2015 and recorded January 4, 2016 in the Office of the Recorder of Deeds in and for Bucks County as Instrument No. 2016000099, at the time of which Heather L. DiSandro was and has remained married to Alfredo DiSandro, Grantee herein.

**THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX AS A CONVEYANCE FROM ONE SPOUSE TO BOTH SPOUSES AS TENANTS BY THE ENTIRETY.**



**UNDER AND SUBJECT** to all matters of record to the extent valid and enforceable.

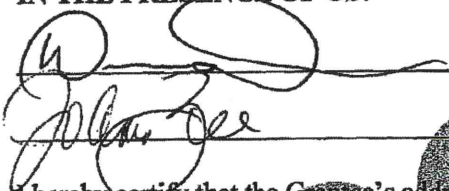
**TOGETHER** with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and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

**TO HAVE AND TO HOLD** the above described premises, with the buildings thereon erected, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto said Grantee, their heirs and assigns forever.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set her hand and seal the day and year first above written.

**SEALED AND DELIVERED  
IN THE PRESENCE OF US:**

**Grantor:**

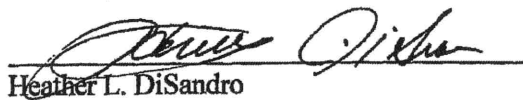
  
\_\_\_\_\_

  
Heather L. DiSandro

**COPY**

I hereby certify that the Grantee's address is:

Heather L. DiSandro and  
Alfredo DiSandro  
756 North Limekiln Pike  
Chalfont, PA 18914

  
Heather L. DiSandro

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF BUCKS :

On this, the 23 day of May, 2022, before me, the undersigned Officer, Notary Public in and for the jurisdiction aforesaid, personally appeared **Heather L. DiSandro** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

*Diane M. Koszyk*  
Notary Public

COPY

Commonwealth of Pennsylvania - Notary Seal  
Diane M. Koszyk, Notary Public  
Bucks County  
My commission expires November 13, 2023  
Commission number 1202893  
Member, Pennsylvania Association of Notaries







# Eastburn and Gray, PC

Attorneys at Law

Thomas F. J. MacAniff  
John A. VanLuvanee  
Derek J. Reid\*  
D. Rodman Eastburn  
John N. Schaeffer, III  
Grace M. Deon\*  
G. Michael Carr\*  
Robert M. Cox\*  
William T. Dudeck\*  
Kimberly Litzke  
Marc D. Jonas  
Judy Hayman\*  
Julie L. Von Spreckelsen\*  
Mark S. Cappuccio  
Robert R. Watson, Jr.  
Michael E. Peters\*  
Erin K. Aronson\*  
Sarah A. Eastburn\*  
R. Rex Herder, Jr.  
Henry E. Van Blunk\*  
Zachary A. Sivertsen\*  
Joan R. Price  
Michael T. Pidgeon\*  
Jennifer N. Donaldson\*  
Mark D. Eastburn\*  
John P. McShea  
Abigail C.S. Bukowski  
Joseph J. Piperato, III  
Ainslie R. Rhoads

Of Counsel  
Joanne D. Sommer  
David L. Marshall  
Jean M. Keeler

\*Also admitted in  
New Jersey

William T. Dudeck, Esquire  
**Eastburn and Gray, P.C.**  
60 East Court Street  
P.O. Box 1389  
Doylestown, PA 18901  
P: (215) 345-7000  
F: (215) 345-9142  
E: wdudeck@eastburngray.com

October 6, 2023

**Via Email Only - dconroy@nbtpa.us**

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

**Re: Owners: DiSandro, Heather L. and Alfredo  
Premises: 756 N. Limekiln Pike (TMP: 26-0003-031-002)**

Dear Mr. Conroy:

Per our recent meeting at the above-referenced Premises, kindly allow this correspondence to serve as the Owners' requested amendment to the pending Zoning Hearing Board Application for a use variance to include their request for dimensional variances arising out of the enclosed Notice of Violation – Non-Permitted Improvements for the Premises issued July 7, 2023..

Specifically, the Owners request dimensional variances relief from the following sections of the New Britain Township Zoning Ordinance as part of their pending application:

- 27-502.f.2
- 27-502.f.3
- 27-502.b.1(h).1).
- 27-502.b.5

Thank you for your time and attention in this regard.

Very truly yours,

*William T. Dudeck*

William T. Dudeck





# SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3340  
(215) 940-9209 (fax)

350 S. Main Street, Suite 308  
Doylestown, Pennsylvania 18901

1602 Pennington Road  
Ewing, New Jersey 08638

E-Mail: [dms@shafkowitzlaw.com](mailto:dms@shafkowitzlaw.com)  
*Reply to Pennsylvania*

*Admitted in PA & NJ*

November 7, 2023

**Via Federal Express**  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

**Re: Zoning Hearing Board Appeal Application  
Corner of County Line Road/Butler Pike  
Tax Map Parcel #26-006-101-001**

To Whom It May Concern:

Please be advised that this office represents the Applicant, Chalfont Holdings LLC, with regard to the above captioned matter. Enclosed please find the following:

- Zoning Hearing Board Application;
- Eight (8) copies of Zoning Hearing Exhibit Plan (folded);
- Recorded Deed; and
- Check in the amount of \$1,200.00 made payable to New Britain Township representing the application fee.

Thank you for your time and attention. Please contact my office should you require anything further to process the application.

Very truly yours,



David M. Shafkowitz

DMS/mka  
Enclosures



# NEW BRITAIN TOWNSHIP

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

## ZONING HEARING BOARD APPEAL APPLICATION

**Please Note:**

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

**TOWNSHIP USE ONLY**

Application #:	
Date Filed:	11-13-23:KGM
Payment:	\$ 1200
Check #:	# 1530
Receipt #:	# 152381

1. Date: 11/6/23
2. Classification of Appeal/Application (Check one or more if applicable):

- A. Request for Variance  
 B. Request for Special Exception  
 C. Other \_\_\_\_\_

3. Applicant:

- (a) Name: Chalfont Holdings, LLC
- (b) Mailing Address: 2200 Michener Street, Suite 4  
Philadelphia PA 19115
- (c) Phone Number: 267 728 0130
- (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
Owner

\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable:

- (a) Name: David Shafkowitz, Esq.
- (b) Mailing Address: 350 S. Mark Street, Suite 308  
Daguerstown PA 18901
- (c) Phone Number: 267 422 3340
- (d) Email Address: dms@shafkowitzlaw.com

5. Property:

- (a) Present Zoning Use Classification: C-1
- (b) Tax Parcel Number: 26-006-101-001
- (c) Location (With reference to nearby intersections or prominent features):  
Corner of County Line Road and  
Butler Pike

6. Proposed use of property/construction:

Quick Service Restaurants  
Dunkin Donuts / Papa John's

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:

Sec 27-2901.J.17 to permit 18 parking spaces  
Sec 27-2904.g.5 to permit parking to be set back less  
than 20 feet from the building



8. Has any previous application/appeal been filed concerning the subject of this appeal?  Yes  No  
If yes, specify:

\_\_\_\_\_

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?  Yes  No  
If yes, specify:

\_\_\_\_\_

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

see Attached Property List

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

[Signature]  
Signature

\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of BUCKS

David Snafkowitz, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

[Signature]

Sworn to and described before me This  
7th day of November

[Signature]  
Notary Public

My Commission expires: Jan 20, 2024

Commonwealth of Pennsylvania - Notary Seal  
Stephanie Hess, Notary Public  
Bucks County  
My commission expires January 20, 2024  
Commission number 1362491  
Member, Pennsylvania Association of Notaries



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

**Instructions:**

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

\*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3<sup>rd</sup> Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



PARCEL ID	PROPERTY ADDRESS	OWNER	MAILING ADDRESS
26-005-049	4277 County Line Rd, Chalfont, Pa 18914	Lukoil North America LLC	302 Harper Dr, Suite 303, Moorestown, NJ 08057
26-005-049-002	4275 County Line Rd, Chalfont, Pa 18914-2212	E R P New Britain Prop Owner	500 E Broward Blvd #1130, Fort Lauderdale FL 33394, c/o Ryan LLC
26-005-049-004	4275 County Line Rd, Chalfont, Pa 18914-2212	E R P New Britain Prop Owner	500 E Broward Blvd #1130, Fort Lauderdale FL 33394, c/o Ryan LLC
26-005-049-005	4275 County Line Rd, Chalfont, Pa 18914-2212	E R P New Britain Prop Owner	962 Liberty Ln, Warrington Pa 18976 c/o Donna Pilla-Heckmann
26-006-101	521 W Butler Ave, Chalfont, Pa 18914-2218	Richard Real Estate LLC	521 W Butler Ave, Chalfont Pa 18914
26-006-101	525 W Butler Ave, Chalfont, Pa 18914-2218	Provco Pinegood Chalfont LLC	795 E Lancaster Ave #200, Villanova Pa 19085
26-006-101-002	529 W Butler Ave, Chalfont, Pa 18914-2218	Carr, Daniel J Jr & Patricia L	529 W Butler Ave, Chalfont Pa 18914
26-006-101-003	4309 County Line Rd, Chalfont, Pa 18914-1823	Cip Management LLC	4123 Creamery Rd, Creamery Pa 19430
26-006-101-004	County Line Rd, Chalfont, Pa 18914	Cip Management LLC	4123 Creamery Rd, Creamery Pa 19430
46-00-00600-101	County Line Rd, North Wales, PA 19454	MONTGOMERY TOWNSHIP	1001 Stump Rd, Montgomeryville, PA 18936
46-00-00600-002	549 County Line Rd, North Wales, PA 19454	LANSDALE COUNTY LINE LP	1401 Broad St Clifton NJ 07013, c/o ARC PROPERTY TRUST INC
46-00-00856-007	548 Doylestown Rd, Lansdale, PA 19446	SCP 2002F-56 LLC	I CVS Dr, Woonsocket, RI 02895, c/o OCCUPANCY EXPENSE DEP
46-00-00603-008	146 County Line Rd, Lansdale, PA 19446	PECO	2301 Market St, Philadelphia, PA 19103, c/o REAL ESTATE & FACILITIES N3-3
46-00-00604-007	County Line Rd, North Wales, PA 19454	PECO	2301 Market St, Philadelphia, PA 19103, c/o REAL ESTATE & FACILITIES N3-3



**BUCKS COUNTY RECORDER OF DEEDS**  
55 East Court Street  
Doylestown, Pennsylvania 18901  
(215) 348-6209

Instrument Number - 2022054655

Recorded On 9/2/2022 At 1:42:49 PM

\* Total Pages - 6

\* Instrument Type - DEED

Invoice Number - 1295393 User - TLF

\* Grantor - COUNTY LINE/NEW BRITAIN REALTY L P

\* Grantee - CHALFONT HOLDINGS LLC

\* Customer - SIMPLIFILE LC E-RECORDING

\* FEES

STATE TRANSFER TAX	\$13,750.00
RECORDING FEES	\$85.75
CENTRAL BUCKS SCHOOL	\$6,875.00
DISTRICT REALTY TAX	
NEW BRITAIN TOWNSHIP	\$6,875.00
TOTAL PAID	\$27,585.75

Bucks County UPI Certification  
On September 1, 2022 By LMC

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

COPY

RETURN DOCUMENT TO:  
COMMONWEALTH LAND TITLE PHILADELPHIA  
COMMERCIAL - 1700 MARKE  
1700 MARKET ST STE 2110  
PHILADELPHIA, PA 19103

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



*Daniel J. McPhillips*

Daniel J. McPhillips  
Recorder of Deeds

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

1AA7FE



CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
26-006-101--001	-	N BRITAIN TWP
CERTIFIED 09/01/2022 BY LMC		

Prepared By:  
Commonwealth Land Title Insurance Company  
1700 Market Street, Suite 2100  
Philadelphia, PA 19103

Return To:  
Commonwealth Land Title Insurance Company  
1700 Market Street, Suite 2100  
Philadelphia, PA 19103

TW File # 10370987  
File # PHI220891

Tax ID / Parcel No. 26-006-101-001

**This Indenture** Made this 24<sup>th</sup> day of August, 2022

**Between**

County Line/New Britain Realty L.P.

(hereinafter called the Grantor),

**AND**

Chalfont Holdings LLC, a Pennsylvania limited liability company

(hereinafter called the Grantee),

**Witnesseth** That the said Grantor for and in consideration of the sum of one million three hundred seventy-five thousand dollars and zero cents (\$1,375,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns,

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by John E. Burkhardt and Associates, dated 8/22/1956, as follows to wit:

BEGINNING at a point formed by the intersection of the center line of County Line Road (State Highway Rural Route No. 09033) (33 feet wide), with the center line of Doylestown Pike (Legislative Route No. 178) (40 feet wide); thence extending from

Fee Simple Deed



TW File # 10370987  
File # PHI220891

said point of beginning, North 49 degrees 44 minutes West along the center line of County Line Road, 201.01 feet to a point ;thence extending, North 41 degrees 26 minutes East, along lands now or late of Ira M. Shaffer and Louise D. Shaffer, crossing the Northeasterly side of County Line Road, 250.01 feet to a monument, a corner; thence extending, South 49 degrees 44 minutes East, still by lands of the aforementioned Shaffer, crossing the Northwesterly side of Doylestown Pike, 201.01 feet to a spike on the center line of Doylestown Pike; thence extending, South 41 degrees 26 minutes West along the center line of Doylestown Pike, 250.01 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM: All that certain Fee Simple Deed conveyed by County Line/New Britain L.P. to the Commonwealth of Pennsylvania, Department of Transportation, dated 2/4/2010 recorded 3/12/2010 in Land Record Book 6356 page 1264.

Tax ID / Parcel No. 26-006-101-001

Being part of the same premises which Allen J. Mutzig and Investors Trust Company, Co-Trustees under the Deed of Trust created by John A. Mutzig, dated 11/1/1984 by Deed dated 11/10/2008 and recorded 12/5/2008 in Bucks County in Land Record Book 5960, Page 2244 granted and conveyed unto County Line/New Britain Realty, L.P., in fee.

TW File # 10370987  
File # PHI220891

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

**To have and to hold** the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever,

**And** the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

TW File # 10370987  
File # PHI220891

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US

County Line/New Britain Realty, L.P., a Pennsylvania limited partnership  
By 202 GP, LLC, a Pennsylvania limited liability company, its general partner

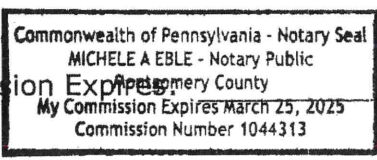
By: Marc S. Haber  
Name: Marc S. Haber  
Title: Sole Member

COMMONWEALTH OF PENNSYLVANIA )  
SS )  
COUNTY OF Montgomery )

On this, the 24<sup>th</sup> day of July, A.D. 2022, before me, a notary public the undersigned officer, personally appeared Marc S. Haber who acknowledged himself to be the Sole Member of 202 GP, LLC, the general partner of County Line/New Britain Realty, L.P. and that he as such Sole Member of the general partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Sole Member of the general partner.

In Witness Whereof, I hereunto set my hand and official seal.

Michele A. Eble  
Notary Public

My Commission Expires:  My Commission Expires March 25, 2025  
Commission Number 1044313

TW File # 10370987  
File # PHI220891

## DEED

**Grantor:** County Line/New Britain Realty L.P., a Pennsylvania limited partnership

**TO**

**Grantee:** Chalfont Holdings LLC, a Pennsylvania limited liability company

**PREMISES**

545 W. Butler Pike  
New Britain Township  
Bucks County, PA

The address of the above named Grantee is:  
2200 Michener Street - Suite 4  
Philadelphia, PA 19115

Certified by: 

TW File # 10370987  
File # PHI220891

Fee Simple Deed





<b>General Services Projects</b>		
<b>Project Name</b>	<b>Location</b>	<b>Status</b>
NBT Stormwater MS4	Township Urbanized Area	WRPP Grant application for Brittany Farm Open Space streambank stabilization submitted 5/31/23, anticipated to be announced on 03/21/23. Design completed and Joint Permit applied for 10/6/23; Easement from Mary Conklin sent; MS4 Annual Report submitted 9/29/23; Next permit term to end June 30, 2024; G&A preparing budget costs for stormwater projects;
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Field Survey completed 3/14/22; Status update meeting 9/22; Michael Baker presented at 10/3/22 & 5/15/23 BOS; Bid awarded to A.H. Cornell on 10/16/23; Pre-Con held 10/31/23; Contract Executed 11/16/23; Anticipated Construction Start 11/28/23; Change Order #1 approved 11/20/23; Change Order #2 Unsuitable Soils scheduled for 12/4/23; Phase 2: G&A to work with BOS and Staff to discuss project scope, planning, and phasing.
Ordinance Amendments		G&A working with Township Staff on amendments to several sections of the ZO and SALDO related to woodlands, landscaping, traffic, parking, uses, fences, stormwater, & misc. cleanup items. G&A provided first draft amendment to NBT Staff on 10/24/23; The first of several presentations to the BOS is scheduled for 12/4/23.
Act 537 Update		Act 537 Plan Update authorized on 3/20/23; Engineer's meeting held 6/27/23 with JSchmidt & GHood to discuss proposed changes to sewer service areas. G&A provided CKS with upcoming Land Developments on 10/9/23; CKS is updating service/expansion area maps and sewage flow projections. To attend an upcoming BOS workshop mtg
Traffic Upgrades	Throughout Township	Received Traffic System Maintenance Report from Armour & Sons 11/21/23; Looking into potential Green Light Go and ARLE grants for 2024 to upgrade traffic signal equipment
Pine Run Trail	Forrest Park Dr. to Cayuga Cir.	Coordinating with Ryan Cressman on potential grants for trail improvements and Pedestrian Bridge replacement.
Code Enforcement Services		Met with Township Staff to discuss internal process for G&A assistance with weekly code/zoning/property enforcement
<b>Subdivision and Land Development Projects - Planning and Reviews</b>		
<b>Project Name</b>	<b>Location</b>	<b>Status</b>
MarMar (fka Lohin) Major Subdivision	Township Line Road and Walter Rd	7-Lot Subd and LD with new private cul-de-sac rd. Prel/Final Plans approved at 9/27/21 BOS Mtg. Planning Module approved by DEP. Plans approved on 3/30/23; 7 Walters LLC/MarMar Builders executing agreements. Well Monitoring Agreement Review 1 issued 11/20/23.
84 Schoolhouse Road	84 Schoolhouse Road	5-Lot SFD LD Sketch Plan with hammerhead cul-de-sac rd. Prel/Final Plans approved at 9/26/22 BOS for PRDC; Agreements drafted for Hallmark Homes. Record Plans being signed. Applicant requested Pre-Con Mtg.
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	PM Mailer Exemption rec'd 10/21/22; Request for Conservation Easement Amendment approved at 10/17 BOS; Amended Cons. Easement Agreement being drafted; Eng mgt held 9/26/23; G&A Ltr 2 issued 10/18/23; PC recommended approval 10/24/23; BOS approved 11/20/23



Subdivision and Land Development Projects - Planning and Reviews (cont'd)		
Project Name	Location	Status
98 Railroad (JAMP)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Rec'd amended final approval 5/21/21; Applicant revised plans to propose public sewer. DEP Exemption received 6/30/23; Plan approval issued 8/16/23. Eng. confirming location of 30" water line. Record Plans being generated. Agreements being signed
Galena Reserve	Limekiln Road	B9 MHP II - 46 33 Age-Restricted Units; Preliminary Plan rvw issued 1/18/23; need correspondence from Water and Sewer Authorities
Toll Brothers Land Development	County Line Road	57 44 Townhomes; G&A issued Sketch Plan Rvw 4/20/22; Attended 4/26/22 PC; 3/16/22 BOS Mtg; 5/9 Eng Mtg; 9/7 Staff Mtg; Eng's Mtg 11/29/22; 1/10/23 Eng's Mtg; 1/23/23 BOS Mtg; Conditional Use Hearing held 5/1/23; Adjudication approved at 7/17/23 BOS meeting; Prel. Plan under review; Tent scheduled for 1/23/24 PC Mtg
Petrucci Land Development	Manor Drive	Age-Restricted Apartments, Medical Office, Senior Living Facility and/or 60,000-SF Warehouse/Office; Sketch Rvw (Warehouse) issued 6/9/22; attended 6/28/22 PC, 7/11/22 BOS, 11/2/22 Staff Mtg, 12/1/22 BOS, 2/14/23 Staff Mtg, 4/3/23 BOS; Applicant attended ZHB 10/19/23
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Sketch Plan issued 6/16/22; 6/28/22 PC and 7/11/22 BOS; PC apprvd Prel. 3/28/23, Residents concerned with uplighting, road widening, and well impacts. DEP apprvd Planning Module exemption 10/12/23; PC recommended Final aprvl at 7/25/23 Mtg. Attended 8/21/23 BOS mtg; BOS apprvd at 9/25/23 mtg (Res 2023-21); Checkset review issued 11/21/23 and Cost Estimate approved
Prestige/Defelice Minor Subd	137 S. Limekiln Pike	Minor Subd: One new lot and SFD proposed; Received variance at 2/23/23 ZHB; 4/25/23 PC; 6/5/23 BOS; Approved by BOS on 6/19/23; Planning Module appvd 9/23; Plans approved 8/15/23 conditioned on NWWA approval. Agreements drafted. Record Plans being signed
180 New Britain Boulevard Land Development	354 Schoolhouse Road	Applicant submitted Sketch Plan to consolidate two parcels and expand parking and loading areas. Eng Rvw issued 1/16/23; Attended 1/24/23 PC and 2/6/23 BOS. Attended 6/22/23 ZHB.
Dunkin Donuts/Papa Johns, Rao Group	545 W. Butler Ave	2 Sketches reviewed for a 2,500-SF bldg with Drive-thru; one with 19 parking spaces, one with 23 spaces. Zoning relief required. G&A Sketch Rvw issued 9/21/22; Attended 9/27 PC; Applicant to meet with PennDOT and submit a modified traffic study for review prior to attending BOS; attended 5/31/23 Staff Meeting. Access to site was discussed. Applicant forwarded PennDOT crsp and a revised Sketch Plan following mtg. Scheduled for upcoming ZHB with revised Sketch Plan
Casadonti Minor Subdivision	140 Upper Church Rd	Sketch Plan for one new lot and two new dwellings issued 4/19/23; Preliminary Plan Eng Rvw issued. Attended 7/25/23 PC mtg. Applicant to attend ZHB for second dwelling on Lot 1 on 11/16/23
Klimenko Minor Subdivision	84 Curley Mill Road	fka King's Nursery, Carving off existing lot. 7/25/23 PC mtg. Drainage complaint across Curley Mill Rd. Prel/Final Eng Rvw Ltr issued 10/17/23; Tent. BOS approved 11/20/23
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; Sketch Plan Review issued 5/15/23; attended 5/23/23 PC; Prel/Final Eng Rvw issued 10/10/23; PC ecommended approval 10/24/23; BOS approved 11/20/23

<b>Subdivision and Land Development Projects - Planning and Reviews (cont'd)</b>		
<b>Project Name</b>	<b>Location</b>	<b>Status</b>
Madison Apts - Patio Expansion	1500 Manor Drive	Waiver of LD approved at 8/21/23 BOS mtg; Rev SWM Plan under rvw
Isai Kastriot	104 S. Limekiln Pike	3-lot Subd for 2 new single-fam semi-detached/twin; Rec'd variance on 9/25/23 to allow B3 use on two lots.
Mazzeo Minor Subdivision	175 Curley Mill Road	1 New SFD Lot proposed, no improvements; Prel Plan under review
Clouser Tree Care (Holy Properties)	324 Schoolhouse Road	Escrow Rel 6 (Zoning) approved 4/6/22; Phase 2 (Land Development) Escrow 1 Release Request approved 6/20/22; 2/14/23 Staff Mtg-App to submit parking lot expansion plan; need Asbuilt Plans; Amended Final Plans under review
<b>Subdivision and Land Development Projects - Under Construction</b>		
<b>Project Name</b>	<b>Location</b>	<b>Status</b>
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way (Walters Road)	12 of 12 lots substantially complete. Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. Punchlist being addressed. Dorothy Lane and Anna Way to be dedicated.
Naplin LD (Nappen & Associates)	4371 County Line Road	Record Plans recorded 8/26/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. Site/building under construction. Rel 3 approved 11/20/23
Tecce Minor Subdivision	9 Sellersville Road	Prelim/Final Plans approved 9/27/21 for 2 SFD's; Record Plans recorded 8/3/22; Driveway waiver approved 2/6/23; Revised Plot Plan approvals issued 9/23/23. Pre-Con held 10/4/23. Bldg fndns poured
Sharpan Building Permit	52 N. Chapman Road	1 new SFD Under Construction; Conservation Easement Violation Notice Issued; 4/28/22 Mtg with Owner; As-built survey review issued 10/27/22, Engineer's meeting held 11/9/22 to discuss relocating features outside of conservation easement. Revised Plans under review.
County Builders Mixed Use	409 West Butler Ave	Site work for 70-Unit Apt Bldg under construction; Complaint from Mr. Cain being addressed by developer; Site seeded and stabilized; parking lot paved; Rel1 approved; Building and site under construction.
Highpoint Land Development	1 Highpoint Drive	CUApproved for 137 units (twins/towns). Prelim/Final approval received 4/14/22; Pre-Con held 7/6/23; Retaining Wall review issued 9/11/23; Sitework under construction including sanitary, storm sewer, Basin2, townhome building pads, stabilizing swales. Amended Final Plans approved 11/20/23; First building plot plan approved 11/29/23
<b>Subdivision and Land Development Projects - In Maintenance Period</b>		
<b>Project Name</b>	<b>Location</b>	<b>Status</b>
Mode Transportation (Jillamy)	New Britain Boulevard	G&A Asbuilt Plan Review 1/Maintenance punchlist issued 9/19/20
Wawa (Provco)	525 West Butler Ave	Maintenance period up, Escrow Rel 9 (FINAL) approved 11/20/23
New Britain Woods (Toll Brothers)	Haines Ct and Rowland Lane	Escrow Rel approved 11/7/22. 18-mo maintenance period to end 4/2024; Developer addressing HOA comments; To be added to Liquid Fuels
Mill Ridge Land Development	Mill Ridge Drive	8 new SFD's and new cul-de-sac rd. Dedication accepted at 01/23/23 BOS Mtg. Drainage being monitored, need Deed of Dedication Recorded; NBT to add to liquid fuels. Maintenance to end 7/1/24
NB Meadows Houselines (Fox Lane)	New Galena Road and Elaines Lane	Release 2 approved 3/20/23; 18-mo maintenance to end 9/1/24
180 New Britain Boulevard Land Development	180 New Britain Boulevard	Parking lot expansion for existing 101,700-SF building completed; Rel3 approved 10/16/23; Maintenance Period to end 1/17/25





GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

- 5100 Tilghman Street, Suite 150 | Allentown, PA 18104 | P: 610.366.8064 | F: 610.366.0433
- 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- 184 W. Main Street, Suite 300 | Trappe, PA 19426 | P: 610.489.4949 | F: 610.489.8447
- One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

## MEMORANDUM

---

**Date:** November 28, 2023

**To:** Dave Conroy, Director of Planning & Zoning

**From:** Craig D. Kennard, P.E., E.V.P.

**cc:** John Granger, Township Manager; Sean Gresh, Esq.; Jeff Garton, Esq.; Janene Marchand, P.E.

**Reference:** New Britain Township Zoning and Subdivision/Land Development Ordinance Amendments

---

As our office has been authorized to prepare DRAFT Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SALDO) amendments, to facilitate these potential amendments and for ease of discussion, our office has divided the proposed amendments into the following four categories:

1. Natural Resources, Buffer Plantings, Specimen Trees, (ZO and SALDO Amendments)
2. Parking and Traffic Amendments (ZO and SALDO Amendments)
3. Miscellaneous ZO Amendments
4. Miscellaneous SALDO Amendments

Please find attached Amendment #1, scheduled to be presented to the Board of Supervisors on December 4, 2023. The other three (3) amendments will be presented individually to the Township Staff and Board of Supervisors at subsequent dates in early 2024.

Once any comments are resolved to the Board of Supervisors satisfaction, we anticipate combining all changes into two Ordinance Amendments, one for Zoning and one for SALDO. Both ordinances will need to be advertised and adopted at the same time since there are several requirements being removed from Zoning and added to SALDO.

## ZONING AND SALDO AMENDMENTS

October 24, 2023

### Zoning Amendment – Woodlands, Specimen Trees, Buffer Yards

Text – To be added  
~~Text~~ – To be removed

#### §27-201

SPECIMEN TREE A unique, rare, or otherwise specifically selected tree considered worthy of conservation by New Britain Township because of its species, size, age, shape, form, historical importance, or any other significant characteristic, including listing as a species of special concern by the Commonwealth of Pennsylvania.

§27-2400.f. Woodlands. In areas of woodlands, the following standards shall apply:

1. No more than 20% of woodlands located upon a lot or site shall be altered, regraded, cleared, or built upon in the CR, WS, SR-1, SR-2, and RR Districts.
2. In all other zoning districts, no more than 50% of woodlands located upon a lot or site may be altered, regraded, cleared, or built upon, provided the following requirements are met:
  - (a) Where more than 20% of the woodlands are being disturbed, all disturbed woodlands exceeding this 20% limit shall be replaced on an acre-for-acre basis through the planting of replacement trees. The actual number of replacement trees shall be calculated by multiplying the acreage of disturbance exceeding 20% by 200 trees per acre. All replacement trees shall have a minimum tree caliper of 3 1/2 inches DBH.
  - ~~(b) The planting of replacement trees shall be done in accordance with a woodlands management plan prepared by a licensed forester.~~
  - (c) The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors, unless the owner/developer offers a fee in lieu of the required replacement, such fee being approved by the Board of Supervisors, in its sole discretion.
  - ~~(d) Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with written permission from the Township.~~

Add §27-2400.j Individual Trees. In order to maintain the supply of natural vegetation, prevent erosion of the topsoil on the site and surrounding properties, foster the retention of groundwater supply and generally attempt to maintain the ecological balance in the township, the following requirements shall be met:

1. Any specimen tree having a diameter of thirty (30) inches or more, measured at twelve (12) inches above natural grade line, shall not be removed, whether located within a woodland area or standalone without approval of the Township.

Commented [JM1]: Move to SALDO

Commented [JM2]: Zoning, SALDO, or both?



## ZONING AND SALDO AMENDMENTS

October 24, 2023

2. The planting of replacement trees shall occur on site on an equivalent caliper inch basis unless the owner/developer offers a fee in lieu of the required replacement trees, such fee being approved by the Board of Supervisors, in its sole discretion. Such fee shall be contributed to the Township's tree fund in lieu of plantings at a rate established by the Board of Supervisors of New Britain Township by resolution.

Commented [JM3]: Confirm the fund name

Commented [JM4]: AMEND FEE SCHEDULE ACCORDINGLY

### Part 28 Buffer Yard Requirements

**§27-2802.cB.** Plant materials shall be selected from the following list:

1. Canopy Trees (~~two inches' caliper minimum~~):

Acer rubrum — Red Maple  
Acer saccharum — Sugar Maple  
Aesculus flava - Yello (Sweet) Buckeye  
Celtis occidentalis - Hackberry  
~~Betula alba — European White Birch~~  
Betula lenta - Sweet Birch  
Carya ovata - Shagbark Hickory  
Fagus grandifolia — American Beech  
~~Fagus sylvatica — European Beech~~  
~~Ginkgo biloba — Ginkgo (male only)~~  
Gleditsia triacanthos inermis — Thornless Honey Locust  
Liquidambar styraciflua (seedless variety)— Sweet Gum  
Liriodendron tulipifera — Tulip Tree  
Ostrya virginiana - American Hop-hornbeam  
~~Phellodendron amurense — Amur Cork Tree~~  
~~Platanus acerifolia — London Plane Tree~~  
Platanus occidentalis - Sycamore  
Prunus serotina - Black Cherry  
Quercus alba — White Oak  
Quercus bicolor - Swamp White oak  
Quercus rubra — Red Oak  
Quercus palustris — Pin Oak  
Quercus phellos — Willow Oak  
Quercus prinus - Chestnut oak  
Quercus vellutina - Black Oak  
~~Robina psuedoacacia inermis — Thornless Black Locust~~  
~~Sophora japonica — Japanese Pagodatree~~  
Tilia \*\*\* — Linden/Basswood (all species hardy to the area)  
Tilia americana (disease resistant variety)  
~~Zelkova serrata — Japanese Zelkova~~

2. Flowering Trees (~~two inches' caliper minimum~~):

Amelanchier canadensis — Shadblow Serviceberry  
Betula nigra - Riverbirch  
Carpinus caroliana - American Hornbeam  
Cercis canadensis - Eastern Redbud  
Chionanathus virginicus - Fringetree  
Cornus florida — Flowering Dogwood (disease resistant variety)  
~~Cornus kousa — Kousa Dogwood~~



## ZONING AND SALDO AMENDMENTS

October 24, 2023

~~Cornus mas — Cornelian Cherry~~  
~~Crataegus mollis — Downy Hawthorn~~  
~~Crataegus phaenopyrum — Washington Hawthorn~~  
~~Halesia carolina - Carolina Silverbellk~~  
~~Laburnum vossii — Goldenchain~~  
~~Magnolia soulangeana — Saucer Magnolia~~  
~~Magnolia virginiana — Sweetbay Magnolia~~  
~~Malus baccata — Siberian Crab~~  
~~Malus floribunda — Japanese Flowering Crab~~  
Malus hopa — Hopa Red-Flowering Crabsp. (native, disease-resistant varieties)  
~~Oxydendrum arboreum — Sourwood~~  
~~Prunus kwanzan — Kwanzan Cherry~~  
~~Prunus yedoensis — Yoshino Cherry~~  
~~Sassafras albidum - Sassafras~~

### 3. Evergreens (four feet high minimum):

~~Abies concolor — White Fir~~  
~~Chamaecyparis thyoides - Atlantic White Cedar~~  
~~Ilex opaca — American Holly~~  
~~Juniperus virginiana — Eastern Redcedar~~  
~~Picea abies — Norway Spruce~~  
~~Picea omorika — Serbian Spruce~~  
~~Picea pungens — Colorado Spruce~~  
~~Pinus nigra — Austrian Pine~~  
~~Pinus strobus — Eastern White Pine~~  
~~Pseudotsuga menziesii — Douglas Fir~~  
~~Tsuga canadensis — Canada Hemlock~~

### 4. Hedge (four feet high minimum):

~~Crataegus intricata — Thicket Hawthorn~~  
~~Forsythia intermedia — Border Forsythia~~  
~~Rhamnus fraxula columnaris — Tallhedge Buckthorn~~  
~~Syringa chinensis — Chinese Lilac~~  
~~Syringa vulgaris — Common Lilac~~  
~~Viburnum alatus-sp. — Viburnum (Arrowwood, Possumhaw)~~

### 5. Hedgerow (four feet high minimum):

~~Crataegus crus-galli — Cockspur Hawthorn~~  
~~Crataegus haenopyrum — Washington Hawthorn~~  
~~Viburnum sieboldii — Siebold Viburnum~~  
~~Viburnum tomentosum — Doublefile Viburnum~~

### 6.5. Shrubs (three feet high minimum):

Aronia arbutifolia - Black Chokeberry  
Calycanthus floridus - Sweet Shrub  
Clethra alnifolia - Summersweet  
Cornus amomum - Silky Dogwood  
Cornus racemosa - Gray Dogwood  
Cornus sericea - Redtwig Dogwood  
Fothergilla major - Large Fothergilla

## ZONING AND SALDO AMENDMENTS

October 24, 2023

Hamamelis vermalis — Vernal Witch Hazel  
Hamamelis virginiana — Common Witch Hazel  
Hydrangea arborescens - Smooth Hydrangea  
Hydrangea quercifolia - Oakleaf Hydrangea  
Ilex glabra - Inkberry Holly  
Ilex verticillata — Winterberry Holly  
Itea virginica - Virginia Sweetspire  
Juniperus virginiana — Eastern Redcedar  
Kalmia latifolia - Mountain Laurel  
Lindera benzoin - Spicebush  
Myrica pensylvanica - Northern Bayberry  
Physocarpus opulifolius - Ninebark  
Pieris floribunda - Mountain Andromeda  
~~Pyracantha lalandi — Laland Firethorn~~  
Rhododendron arborescens - Sweet (Smooth) Azalea  
Rhododendron periclymenoides - Pinsterbloom Azalea  
Rhododendron maximum - Rosebay Rhododendron  
Rhus aromatica - Fragrant Sumac  
Sambucus canadensis - Elderberry  
Thuja occidentalis — American Arborvitae (four feet high minimum)  
~~Rhamnus frangula — Glossy Buckthorn~~  
Vaccinium corymbosum - Highbush Blueberry  
Viburnum dentatum — Arrowwood Viburnum  
~~Viburnum lantana — Wayfaring Tree Viburnum~~  
Viburnum nudum sp. - Possumhaw Viburnum (Arrowwood, Possumhaw)

### §27-2803.d. Plant Materials.

#### 1. Minimum size at planting:

Deciduous	2 inches in diameter
Ornamental	1 1/2 inches in diameter
Evergreen	6 feet in height
Shrub	30 inches in height

**Commented [JM5]:** This section refers to general requirements of buffer yards only

**Commented [JM6]:** For reference only, No changes proposed



## **ZONING AND SALDO AMENDMENTS**

October 24, 2023

### **SALDO Amendments – Specimen Trees, Landscaping and Plant List**

#### **§22-202 Definitions**

**INVASIVE PLANTS** Those species that are not native to the state, grow aggressively, and spread and displace native vegetation as noted on the DCNR Invasive Plant List that may be updated from time to time.

**SPECIMEN TREE** Any tree with a caliper that is 75% or more of the record tree of the same species in the commonwealth. A unique, rare, or otherwise specifically selected tree considered worthy of conservation by New Britain Township because of its species, size, age, shape, form, historical importance, or any other significant characteristic, including listing as a species of special concern by the Commonwealth of Pennsylvania.

**TREE PROTECTION ZONE (TPZ)** An area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the individual trees.

**§22-502.1.G.3** The planting of replacement trees or woodlands restoration shall be done in accordance with a woodlands management plan prepared by a licensed forester as may be required by the Board of Supervisors based on the nature of the trees removed and nature of proposed trees.

**Commented [JM7]:** Preliminary Plan requirements for Landscape Plans

#### **§22-713.**

##### 2. Preservation and Protection and Existing Vegetation.

- A. All subdivisions and/or land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. If required by the Township, the applicant shall produce evidence from a qualified professional that no alternative layouts are possible that would reduce the loss of individual trees, vegetated areas and woodlands.
- B. Protection of Existing Vegetation. Each individual tree, vegetated area and woodlands designated "TO REMAIN" shall be made part of the Tree Protection Zone as required in the Township Zoning Ordinance [Chapter 27] and shall be protected in the field prior to any clearing or earthmoving activities in accordance with the following:
  - (1) A four-foot high, orange construction fence shall be erected a minimum of one foot outside the dripline on all sides of individual trees and woodlands and along the entire perimeter of vegetated areas to remain.
  - (2) The tree protection fence shall be placed to prevent disturbance to or compaction of soil inside the area to remain until construction is complete.
  - (3) The limits of clearing and location of tree protection fence shall be shown on the landscape plan.



## ZONING AND SALDO AMENDMENTS

October 24, 2023

- (4) The site plan shall contain a plan notation stating the Township Engineer shall inspect and approve the tree protection fence installation prior to any clearing or earthmoving activities.
- (5) The site plan shall contain plan notations stating that, in the opinion of the Township Engineer's representative or certified arborist, any trees disturbed, damaged or killed during or as a result of construction shall be replaced at a one caliper inch for one caliper inch.

C. Alteration of existing drainage patterns and water supply for the protected trees and vegetation shall be minimized.

D. 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. The caliper of all the trees damaged or destroyed shall be added together, and the applicant shall be required to plant new trees, with a minimum caliper of three inches, whose cumulative caliper equals or exceeds that of the damaged or destroyed trees. The replacement trees shall be selected from the Township's List of Required Plant Material listed in the Appendix and shall be planted not less than 20 feet on center. In addition, the applicant shall be required to replace any damaged or destroyed shrubs or ground cover, with plant material of equivalent type, size and shape. Any new replacement trees or plant material shall be guaranteed for one year or until the end of the eighteen-month maintenance period for the project, whichever is greater.

E. Any specimen tree having a diameter of thirty (30) inches or more, measured at twelve (12) inches above natural grade line, shall not be removed, whether located within a woodland area or standalone without approval of the Township. If a specimen tree is approved to be removed, the following requirements shall be met:

(1) Individual, mature non-invasive trees 30 inches or more DBH shall be designated on a plan, and the total number of tree caliper inches to be removed shall be calculated.

(2) Invasive, diseased, dead, dying, or hazardous trees may be identified as such by a certified arborist based on a field visit and shall be subject to the replacement tree requirements at the discretion of the Township.

(3) The planting of replacement trees shall occur on site on an equivalent caliper inch basis unless the owner/developer offers a fee in lieu of the required replacement trees, such fee being approved by the Board of Supervisors, in its sole discretion. Such fee shall be contributed to the Township's tree fund in lieu of plantings at a rate established by the Board of Supervisors of New Britain Township by resolution.

(4) Replacement trees shall be selected from the Required Plant Material List in Appendix D and installed at the minimum planting sizes noted therein.

**§22-713.4.A.** – Street Trees. Street trees shall be planted every 30 feet along all proposed streets and existing streets when they abut or lie within the proposed subdivision and/or land development. Existing trees may be utilized to meet the street tree requirements as approved by the Township Engineer.

Commented [JM8]: Confirm the fund name

Commented [JM9]: AMEND FEE SCHEDULE ACCORDINGLY



## **ZONING AND SALDO AMENDMENTS**

October 24, 2023

**§22-713.4.B.** – Street trees shall be planted between ~~three and five~~ and ten feet outside the ultimate right-of-way line unless otherwise specified in this Chapter, and as an alternative, the same quantity of trees may be planted in an informal arrangement along the perimeter of the street, when approved by the Board.

**§22-713.5.B.(2)** – Trash Collection Areas and Mechanical Units. A minimum six-foot ~~wooden shadow-box opaque~~ fence, or approved equal, on at least three sides, with a staggered row of evergreen trees planted every 10 feet along the fence perimeter.

**§22-713.5.B.(8) Easements.** The boundary of a pedestrian ~~or vehicular~~ access easement, when located on, or adjacent to, ~~a lot~~ private property, shall have a method of physical delineation ~~on both sides~~ consisting of six-foot arborvitae trees, planted nine feet on center, with four-foot-high split-rail fence, or other type of delineation as approved by the Board of Supervisors.

**Add §22-713.5.B.(9)** The boundary of a vehicular access easement, such as emergency access easements, when located on, or adjacent to a private property, shall have a method of physical delineation on both sides consisting of six-foot arborvitae trees, planted nine feet on center, with four-foot-high split-rail fence, or other type of delineation as approved by the Fire Marshall.

**Add §22-713.5.B.(10)** Proposed and existing conservation easements shall be physically delineated in the field by an evergreen tree at every change in boundary where existing trees do not currently exist. A two-rail split rail tapered fence corner may be substituted at the discretion of the Board of Supervisors.

**§22-713.6.A.** – General Requirements. The location, dimensions and spacing of required plantings should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight. Plantings should be selected and located where they will not contribute to conditions hazardous to public safety and trees shall be a minimum of 10 feet from all existing and proposed underground and overhead utilities.

## ZONING AND SALDO AMENDMENTS

October 24, 2023

### SUBDIVISION AND LAND DEVELOPMENT

22 Attachment 4

Township of New Britain

#### **Appendix D Required Plant Material List**

All required landscape plantings shall be in accordance with the following lists, unless otherwise approved by the Board.

- A. STREET TREES—Suitable for street trees, parking areas and site element buffers and screens. Minimum caliper size shall be 3—~~3 1/4~~ inches.

<b>Scientific Name</b>	<b>Common Name</b>
Acer rubrum	Red Maple
Celtis <del>sp.-occidentalis</del>	Hackberry
<del>Corylus colurna</del>	<del>Turkish Filbert</del>
<del>Ginkgo biloba</del>	<del>Ginkgo (male only)</del>
<del>Koelreuteria paniculate</del>	<del>Golden Rain Tree</del>
<del>Liquidambar styraciflua (seedless variety)</del>	<del>Sweetgum</del>
<del>Platanus occidentalis</del>	<del>Sycamore</del>
Quercus bicolor	Swamp White Oak
Quercus imbricaria	Shingle Oak
Quercus phellos	Willow Oak
Quercus prinus	Chestnut Oak
Quercus rubra (borealis) <sup>1,3</sup>	Red Oak
<del>Sophora japonica</del>	<del>Japanese Pagodatree</del>
Tilia americana	American Linden
<del>Tilia cordata</del>	<del>Little Leaf Linden</del>
<del>Tilia tomentosa</del>	<del>Silver Linden</del>
<del>Ulmus americana (disease resistant variety)</del>	<del>American Elm</del>
<del>Zelkova serrata</del>	<del>Japanese Zelkova</del>

- B. SHADE TREES—Suitable for site element buffers and screens, and for non-vehicular use areas only. Minimum caliper size shall be 3—~~3 1/4~~ inches.

<b>Scientific Name</b>	<b>Common Name</b>
Acer saccharum	Sugar Maple
<del>Aesculus octandra</del>	<del>Yellow (Sweet) Buckeye</del>
Betula lenta	Sweet Birch
<del>Betula nigra</del>	<del>River Birch</del>
Carya ovata	Shagbark Hickory
Fagus grandifolia	American Beech
<del>Fagus sylvatica</del>	<del>European Beech</del>
<del>Fraxinus americana</del>	<del>White Ash</del>
Liriodendron tulipifera	Tulip Tree
<del>Prunus serotina</del>	<del>Black Cherry</del>
Ostrya virginiana	American Hop-Hornbeam



## ZONING AND SALDO AMENDMENTS

October 24, 2023

<del>Phellodendron amurense</del>	<del>Amur Cork Tree</del>
Quercus alba	White Oak
<del>Quercus Coccinea</del>	<del>Scarlet Oak</del>
Quercus palustris <sup>2</sup>	Pin Oak
Quercus vellutina	Black Oak

<sup>1</sup>Quercus rubra is limited 10% of the total street tree and/or shade tree requirements (Ord. 2010-03-01)

<sup>2</sup>Quercus palustris is limited 10% of the total street tree and/or shade tree requirement (Ord. 2010-03-01)

<sup>3</sup>All red oak varieties should be spaced no closer than 60 feet on center to prevent spread of disease through root grafting.

- C. ORNAMENTAL TREES—Suitable for site element buffers and screens. Trees shall have minimum height of eight feet and minimum caliper size of 1 ½ to 2 inches.

<b>Scientific Name</b>	<b>Common Name</b>
<del>Aesculus octandra</del>	<del>Yellow (Sweet) Buckeye</del>
Amelanchier canadensis	Serviceberry
<del>Betula nigra</del>	<del>Riverbirch</del>
<del>Carpinus caroliniana</del>	<del>American Hornbeam</del>
Cercis canadensis	Eastern Redbud
Chionanthus virginicus	Fringetree
<del>Cornus florida (disease resistant variety)</del>	<del>Flowering Dogwood</del>
<del>Cornus kousa</del>	<del>Japanese Dogwood</del>
<del>Crataegus cv. Toba</del>	<del>Toba Hawthorn</del>
Crataegus mollis	Downy Hawthorn
<del>Crataegus oxycantha</del>	<del>English Hawthorn</del>
Crataegus phaenopyrum	Washington Hawthorn
Halesia carolinia	Carolina Silverbelle
<del>Koelreuteria paniculate</del>	<del>Golden Raintree</del>
Magnolia virginiana	Sweetbay Magnolia
<del>Malus sp. (native, disease-resistant variety)</del>	<del>Crab Apple Species</del>
Oxydendrum arboreum	Sourwood
<del>Prunus sargentii</del>	<del>Sargent Cherry</del>
<del>Prunus serrulata cv. Kwanzan</del>	<del>Kwanzan Cherry</del>
<del>Bradford</del>	<del>Callery Pear</del>
Sassafras albidum	Sassafras
<del>Sorbus aucuparia</del>	<del>European Mountain Ash</del>
<del>Styrax japonica</del>	<del>Japanese Snowbell</del>
<del>Syringa amurensis japonica</del>	<del>Japanese Tree Lila</del>

- D. EVERGREEN TREES—Suitable for site element buffers and screens. - Minimum planting height is shall be six 6 feet.

<b>Scientific Name</b>	<b>Common Name</b>
Abies concolor	White Fir
<del>Chamaecyparis thyoides</del>	<del>Atlantic White Cedar</del>
Ilex opaca	American Holly



## ZONING AND SALDO AMENDMENTS

October 24, 2023

<u>Juniperus virginiana</u>	<u>Eastern Red cedar</u>
<u>Picea abies</u>	<u>Norway Spruce</u>
<u>Picea omorika</u>	<u>Siberian Spruce</u>
<u>Picea pungens</u>	<u>Colorado Spruce</u>
<u>Pinus strobus</u>	<u>White Pine</u>
<u>Pinus thunbergii</u>	<u>Japanese Black Pine</u>
<u>Tsuga canadensis</u>	<u>Canadian Hemlock</u>
<u>Tsuga caroliniana</u>	<u>Carolina Hemlock</u>

- E. DECIDUOUS OR EVERGREEN SHRUBS—Suitable for site element buffers and screens. Minimum planting height or spread shall be 30 inches.

<b>Scientific Name</b>	<b>Common Name</b>
<u>Aronia arbutifolia</u>	<u>Black Chokeberry</u>
<u>Azalea evergreen species</u>	<u>Azalea</u>
<u>Calycanthus floridus</u>	<u>Sweet Shrub</u>
<u>Chamaecyparis obtuse</u>	<u>Chamaecyparis</u>
<u>Chamaecyparis pisifera</u>	<u>Chamaecyparis</u>
<u>Clethra acuminata-alnifolia</u>	<u>Summersweet</u>
<u>Cornus sericea</u>	<u>Redtwig Osier-Dogwood</u>
<u>Cornus amomum</u>	<u>Silky Dogwood</u>
<u>Cornus racemosa</u>	<u>Gray Dogwood</u>
<u>Enkianthus Campanulatus</u>	<u>Redvion Enkianthus</u>
<u>Euonymous alatus</u>	<u>Burning Bush</u>
<u>Forsythia sp.</u>	<u>Forsythia</u>
<u>Fothergilla gardenii</u>	<u>Dwarf Fothergilla</u>
<u>Fothergilla major</u>	<u>Large Fothergilla</u>
<u>Hamamelis vernalis</u>	<u>Vernal Witch Hazel</u>
<u>Hamamelis virginiana</u>	<u>Common Witch Hazel</u>
<u>Hydrangea arborescens</u>	<u>Smooth Hydrangea</u>
<u>Hydrangea quercifolia</u>	<u>Oakleaf Hydrangea</u>
<u>Ilex crenata</u>	<u>Japanese Holly</u>
<u>Ilex glabra compasta</u>	<u>Inkberry Holly</u>
<u>Ilex verticillata</u>	<u>Winterberry Holly</u>
<u>Ilex meserveae</u>	<u>Blue Holly Series</u>
<u>Itea virginica</u>	<u>Virginia Sweetspire</u>
<u>Upright Juniper species</u>	<u>Various Junipers</u>
<u>Kalmia latifolia and cvs</u>	<u>Mountain Laurel</u>
<u>Leucothoe Fontanes</u>	<u>Leucothoe</u>
<u>Lindera benzoin</u>	<u>Spicebush</u>
<u>Myrica pennsylvanica</u>	<u>Northern Bayberry</u>
<u>Philadelphus spp.</u>	<u>Mock Orange</u>
<u>Physocarpus opulifolius</u>	<u>Common Ninebark</u>
<u>Pieris floribunda</u>	<u>Mountain Andromeda</u>
<u>Pieris japonica</u>	<u>Japanese Andromeda</u>
<u>Rhododendron sp.</u>	<u>Various Rhododendrons</u>
<u>Rhododendron arborescens</u>	<u>Sweet (Smooth) Azalea</u>
<u>Rhododendron periclymenoides</u>	<u>Pinxterbloom Azalea</u>
<u>Rhododendron maximum</u>	<u>Rosebay Rhododendron</u>
<u>Rhus aromatica</u>	<u>Fragrant Sumac</u>

## **ZONING AND SALDO AMENDMENTS**

October 24, 2023

<u>Sambucus canadensis</u>	Elderberry
<u>Spiraea nipponica</u>	<u>Snow Mount Spiraea</u>
<u>Taxus sp.</u>	<u>Various Yew</u>
<u>Thuja sp.</u>	Arborvitae
<u>Viburnum sp.</u>	<u>Large Viburnums</u>
<u>Vaccinium corymbosum</u>	<u>Highbush Blueberry</u>
<u>Viburnum dentatum</u>	<u>Arrowwood Viburnum</u>
<u>Viburnum nudum</u>	<u>Possumhaw Viburnum</u>
<u>Viburnum rhytidophyllum</u>	<u>Leatherleaf Viburnum</u>

---

Specific varieties should be chosen for desired size and growth habit.

DRAFT





# New Britain Township

## Planning & Zoning

### November 2023 Monthly Report

Permits Issued	59 (Total)
Building	12
Electrical	8
Plumbing	4
Road Occupancy	1
Sign	0
Accessory Structure	0
Use & Occupancy	15
Well	0
Zoning	11
Fire	1
Mechanical	7
Accessibility	0

Inspections Conducted	117 (Total)
Building Inspection	80
United Electrical	15
Commercial Fire Inspections	1
Use & Occupancy	21

Fire Calls	0 (Total)
Chalfont	0 (Not Submitted)
Doylestown	0 (Not Submitted)
Dublin	0 (Not Submitted)
Hilltown	0 (Not Submitted)

Zoning Hearing Board Applications Submitted      1

- 545 West Butler Avenue (Chalfont Holdings, LLC) – The applicant is proposing two (2) quick service restaurants (Dunkin Donuts/Papa Johns). As such, they are requesting variances from the following sections of the Zoning Ordinance:
  - §27-2901.J.J7 - to allow 18 parking spaces, where a minimum of 51 spaces is required
  - §27-2904.g.5 – to allow paving to be setback 0.5’ from the proposed building, where a minimum of 20’ is required.



## New Britain Township

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

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2023-13074-B2	11/17/2023	171 OLD LIMEKILN ROAD	Building	Residential	Approved
2023-13246-B2	11/02/2023	51 COUNTRY VIEW LANE	Building	Residential	Approved
2023-13259-B2	11/02/2023	209 WILTSHIRE DRIVE	Building	Residential	Approved
2023-13330-B2	11/16/2023	128 CAMBRIDGE PLACE	Building	Residential	Approved
2023-13461-B1	11/08/2023	9 BROOK LANE	Building	Residential	Approved
2023-13465-B1	11/02/2023	753 NEW GALENA ROAD	Building	Commercial	Approved
2023-13467-B2	11/06/2023	205 DIANA DRIVE	Building	Residential	Approved
2023-13475-B2	11/15/2023	36 MAPLE AVENUE	Building	Building	Approved
2023-13476-B2	11/14/2023	311 MYSTIC VIEW CIRCLE	Building	Building	Approved
2023-13483-B1	11/14/2023	30 FARBER DRIVE	Building	Residential	Approved
2023-13484-B1	11/16/2023	230 CAMBRIDGE PLACE	Building	Residential	Approved
2023-13487-B1	11/20/2023	210 CORNWALL DRIVE	Building	Residential	Approved
2023-13074-E3	11/17/2023	171 OLD LIMEKILN ROAD	Electrical	Residential	Approved
2023-13246-E7	11/06/2023	51 COUNTRY VIEW LANE	Electrical	Residential	Approved
2023-13446-E2	11/13/2023	1600 MANOR DRIVE	Electrical	Commercial	Approved
2023-13461-E2	11/08/2023	9 BROOK LANE	Electrical	Residential	Approved
2023-13467-E3	11/06/2023	205 DIANA DRIVE	Electrical	Residential	Closed
2023-13475-E3	11/15/2023	36 MAPLE AVENUE	Electrical	Building	Approved
2023-13476-E3	11/14/2023	311 MYSTIC VIEW CIRCLE	Electrical	Building	Approved
2023-13484-E2	11/16/2023	230 CAMBRIDGE PLACE	Electrical	Residential	Approved
2023-13074-P4	11/17/2023	171 OLD LIMEKILN ROAD	Plumbing	Residential	Approved



## New Britain Township

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

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2023-13246-P3	11/02/2023	51 COUNTRY VIEW LANE	Plumbing	Residential	Approved
2023-13487-P2	11/20/2023	210 CORNWALL DRIVE	Plumbing	Residential	Approved
2023-13495-P1	11/15/2023	96 CEDAR HILL ROAD	Plumbing	Residential	Approved
2023-13492-RO1	11/16/2023	34 CURLEY MILL ROAD	Road Occupancy	Commercial	Approved
2023-13452-U01	11/13/2023	115 HEATH COURT	Use & Occupancy	Residential	Closed
2023-13458-U01	11/16/2023	319 ROCKY COURT WEST	Use & Occupancy	Residential	Closed
2023-13459-U01	11/14/2023	280 PRINCE WILLIAM WAY	Use & Occupancy	Residential	Closed
2023-13462-U01	11/14/2023	221 DIANA DRIVE	Use & Occupancy	Residential	Closed
2023-13468-U01	11/06/2023	96 CEDAR HILL ROAD	Use & Occupancy	Residential	Closed
2023-13469-U01	11/06/2023	1201 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13471-U01	11/06/2023	100 PASTURE LANE	Use & Occupancy	Residential	Closed
2023-13473-U01	11/20/2023	300 BROOKSIDE COURT	Use & Occupancy	Residential	Closed
2023-13479-U01	11/16/2023	706 ANTHEM WAY	Use & Occupancy	Residential	Approved
2023-13480-U01	11/16/2023	1012 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13481-U01	11/16/2023	114 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13482-U01	11/16/2023	310 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13485-U01	11/20/2023	13 GREENWOOD DRIVE	Use & Occupancy	Residential	Closed
2023-13494-U01	11/20/2023	8203 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13496-U01	11/22/2023	146 UPPER CHURCH ROAD	Use & Occupancy	Residential	Closed
2023-13074-Z1	11/03/2023	171 OLD LIMEKILN ROAD	Zoning	Residential	Approved
2023-13330-Z1	11/13/2023	128 CAMBRIDGE PLACE	Zoning	Residential	Approved





## New Britain Township

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

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2023-13472-Z1	11/06/2023	542 AIRY AVENUE	Zoning		Approved
2023-13474-Z1	11/07/2023	20 PASTURE LANE	Zoning		Approved
2023-13475-Z1	11/09/2023	36 MAPLE AVENUE	Zoning		Approved
2023-13476-Z1	11/09/2023	311 MYSTIC VIEW CIRCLE	Zoning		Approved
2023-13486-Z1	11/13/2023	231 WILLOW WOOD DRIVE	Zoning		Approved
2023-13493-Z1	11/15/2023	301 ROWLAND LANE	Zoning		Approved
2023-13501-Z1	11/22/2023	1 HIGHPOINT DRIVE	Zoning		Approved
2023-13502-Z1	11/27/2023	101 CAMBRIDGE PLACE	Zoning		Processing
2023-13503-Z1	11/28/2023	4275 COUNTY LINE ROAD	Zoning		Approved
2023-13246-F5	11/02/2023	51 COUNTRY VIEW LANE	Fire	Residential	Approved
2023-13074-M5	11/17/2023	171 OLD LIMEKILN ROAD	Mechanical	Residential	Approved
2023-13246-M4	11/02/2023	51 COUNTRY VIEW LANE	Mechanical	Residential	Approved
2023-13464-M1	11/02/2023	804 UPPER STATE ROAD	Mechanical	Residential	Approved
2023-13466-M1	11/02/2023	210 CORNWALL DRIVE	Mechanical	Residential	Approved
2023-13477-M1	11/14/2023	348 VILLAGE WAY	Mechanical	Residential	Approved
2023-13489-M1	11/15/2023	26 HICKORY LANE	Mechanical	Residential	Approved
2023-13491-M1	11/15/2023	112 CRESCENT DRIVE	Mechanical	Residential	Approved



## New Britain Township

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

## Inspection Summary

Permit Type:	Use & Occupancy								
Status:	Complete								
<u>Inspection Number</u>	<u>Inspection Date</u>	<u>Inspected By</u>	<u>Inspection Category</u>	<u>Inspection Type</u>	<u>Approval Status</u>				
1	10/31/2023	Bob Skelton	Use & Occupancy	Final U & O	Denied				
1	11/02/2023	Bob Skelton	Use & Occupancy	Final U & O	Denied				
1	11/02/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/02/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/03/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
2	11/06/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/07/2023	Bob Skelton	Use & Occupancy	Final U & O	Denied				
2	11/08/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/13/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
2	11/14/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/15/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
2	11/16/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/16/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/16/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/16/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/16/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				
1	11/21/2023	Bob Skelton	Use & Occupancy	Final U & O	Approved				

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** John Granger, Township Manager  
**FROM:** David Conroy, Director of Planning and Zoning/Zoning Officer  
**DATE:** December 1, 2023  
**RE:** November 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.

### **(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. Presented and approved at 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. Submitted Land Development application on 11/28.



**(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:**

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

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

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

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

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

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

**(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 presented and approved at 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.

---

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	189,844.32	0.00	0.00	189,844.32
STREET LIGHTING FUND:	02	303.49	0.00	0.00	303.49
LAND PRESERVATION FUND:	04	33.60	0.00	0.00	33.60
PARKS & RECREATION FUND:	07	956.29	0.00	0.00	956.29
ESCROW:	90	50,516.11	0.00	0.00	50,516.11
Total of All Funds:		<u>241,653.81</u>	<u>0.00</u>	<u>0.00</u>	<u>241,653.81</u>



Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	3-01	189,844.32	0.00	0.00	0.00	189,844.32
STREET LIGHTING FUND:	3-02	303.49	0.00	0.00	0.00	303.49
LAND PRESERVATION FUND:	3-04	33.60	0.00	0.00	0.00	33.60
PARKS & RECREATION FUND:	3-07	956.29	0.00	0.00	0.00	956.29
ESCROW:	3-90	50,516.11	0.00	0.00	0.00	50,516.11
Total of All Funds:		<u>241,653.81</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>241,653.81</u>

P.O. Type: All  
 Range: First to Last  
 Format: Condensed  
 Vendors: All  
 Rcvd Batch Id Range: KG110423 to KG120123

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

First Enc Date Range: 11/04/23 to 12/01/23  
 Include Non-Budgeted: Y  
 Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ADTC005	ADT COMMERCIAL	23001387	11/08/23	SECURITY SYSTEM	Open	67.50	0.00		
ARMOU010	ARMOUR & SONS ELECTRIC I	23001332	11/08/23	TRAFFIC SIGNAL REPAIR	Open	248.86	0.00		
		23001363	11/15/23	TRAFFIC SIGNAL REPAIR	Open	<u>1,611.00</u>	0.00		
						1,859.86			
ATTMO010	AT&T MOBILITY	23001383	11/13/23	MOBILE PHONE SERVICE	Open	328.77	0.00		
AUTOZ005	AutoZone, Inc.	23001313	11/09/23	PARTS - PD 48.08	Open	16.99	0.00		
		23001321	11/08/23	PARTS	Open	<u>39.59</u>	0.00		
						56.58			
BARRY010	BARRY ISETT & ASSOCIATES INC	23001312	11/10/23	EMERGENCY MGMT SERVICES	Open	2,350.00	0.00		
BENJA015	BENJAMIN G. GOLDTHORP	23001371	11/22/23	ESCROW RELEASE	Open	6,276.11	0.00		
BERGE010	BERGEY'S INC.	23001316	11/07/23	PD 48-08	Open	1,731.04	0.00		
BILLM010	BILL MITCHELL'S AUTO SERVICE I	23001362	11/17/23	EMISSION INSPECTION - CODE VEH	Open	39.57	0.00		
BKS CT	BKS CTY COURT REPORTERS, LLC	23001356	11/15/23	8/17/23 ZONING HEARING	Open	232.50	0.00		
BK SCT050	BKS CTY PLANNING COMMISSION	23001352	11/09/23	HHW PROGRAM 2023	Open	1,927.12	0.00		
BLOCK005	BLOCK COMMUNICATIONS	23001376	11/24/23	2023 POLICE SUV UPFIT	Open	17,684.29	0.00		
BRIAN010	BRIAN JONES	23001327	11/11/23	2023 MEDICAL REIMBURSEMENT	Open	224.03	0.00		
CRICH010	C. RICHARD MICHIE II	23001342	11/20/23	2023 MEDICAL REIMBURSEMENT	Open	1,327.65	0.00		
CAROL015	CAROL ROBERTS	23001372	11/15/23	FIRE INSURANCE ESCROW RELEASE	Open	43,502.15	0.00		



Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<b>CHALF060 CHALFONT FIRE CO RELIEF ASSOCI</b>									
		23001305	11/09/23	FIRE RELIEF DISTRIBUTION 2023	Open	95,365.39	0.00		
<b>CHRIS075 CHRISTINE NICHOLAS</b>									
		23001309	11/09/23	MILEAGE REIMBURSEMENT	Open	218.24	0.00		
		23001339	11/17/23	JULY-DECEMBER 2023 CELL REIMB	Open	<u>120.00</u>	0.00		
						338.24			
<b>COMCA010 COMCAST</b>									
		23001334	11/06/23	CABLE/INTERNET	Open	507.22	0.00		
		23001357	11/09/23	CABLE/INTERNET	Open	<u>262.59</u>	0.00		
						769.81			
<b>DANIE020 DANIEL L. BEARDSLEY LTD.</b>									
		23001317	11/09/23	EQUIP REPAIR	Open	69.00	0.00		
<b>DEERC010 DEER COUNTRY FARM &amp; LAWN INC.</b>									
		23001366	11/09/23	MOWER REPAIR	Open	744.95	0.00		
<b>DOYLE070 DOYLESTOWN FIREFIGHTERS' RELIE</b>									
		23001308	11/09/23	FIRE RELIEF DISTRIBUTION 2023	Open	2,167.40	0.00		
<b>DOYLE120 DOYLESTOWN WEB DESIGN LLC</b>									
		23001390	11/16/23	ANNUAL MAINTENANCE PLAN	Open	360.00	0.00		
<b>DUBLI020 DUBLIN FIRE COMPANY RELIEF ASS</b>									
		23001307	11/09/23	FIRE RELIEF DISTRIBUTION 2023	Open	4,334.79	0.00		
<b>ECKER010 ECKERT SEAMANS CHERIN&amp;MELLOTT</b>									
		23001348	11/13/23	GENERAL LABOR	Open	747.50	0.00		
<b>EUREK010 EUREKA STONE QUARRY INC.</b>									
		23001318	11/09/23	PAVING	Open	5,576.22	0.00		
		23001319	11/07/23	PAVING	Open	8,853.61	0.00		
		23001320	11/06/23	PAVING	Open	<u>1,059.75</u>	0.00		
						15,489.58			
<b>GATEH005 GATEHOUSE MEDIA PA HOLDINGS</b>									
		23001347	11/20/23	ADVERTISING	Open	786.82	0.00		
<b>GEORG040 GEORGE ALLEN PORTABLE TOILETS</b>									
		23001354	11/14/23	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
<b>HKMAT010 H &amp; K MATERIALS</b>									
		23001365	11/11/23	PAVING	Open	452.87	0.00		
<b>HILLT010 HILLTOWN FIRE CO. RELIEF ASSOC</b>									
		23001306	11/09/23	FIRE RELIEF DISTRIBUTION 2023	Open	6,502.19	0.00		
<b>HOUGH010 HOUGH ASSOCIATES</b>									
		23001391	11/29/23	RECYCLING GRANT	Open	4,900.00	0.00		



Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<b>JOHNG005 JOHN GRANGER</b>									
		23001325	11/14/23	LUNCH EXPENSE REIMBURSEMENT	Open	42.75	0.00		
		23001336	11/14/23	MILEAGE REIMBURSEMENT	Open	34.32	0.00		
						<u>77.07</u>			
<b>JOSEP050 JOSEPH KARPOVICH</b>									
		23001337	11/16/23	2023 MEDICAL REIMBURSEMENT	Open	921.59	0.00		
<b>KIMG005 KIM GOODWIN</b>									
		23001343	11/21/23	JULY-DECEMBER 2023 CELL REIMB	Open	120.00	0.00		
		23001382	11/28/23	2023 MEDICAL REIMBURSEMENT	Open	522.97	0.00		
						<u>642.97</u>			
<b>LMGFA010 LMG FAMILY PRACTICE</b>									
		23001369	11/06/23	PRE-EMPLOYMENT SCREENINGS	Open	155.00	0.00		
<b>LOUIS005 LOUIS GENTNER</b>									
		23001374	11/29/23	2023 MEDICAL REIMBURSEMENT	Open	49.00	0.00		
<b>MARYB005 MaryBeth McCabe</b>									
		23001279	11/06/23	2023 MEDICAL REIMBURSEMENT	Open	929.11	0.00		
<b>MCDON010 MCDONALD UNIFORM COMPANY</b>									
		23001331	11/13/23	UNIFORM	Open	22.98	0.00		
		23001368	11/14/23	UNIFORM	Open	698.73	0.00		
		23001375	11/22/23	UNIFORM	Open	881.68	0.00		
		23001378	11/22/23	UNIFORM	Open	91.00	0.00		
						<u>1,694.39</u>			
<b>MICHA170 MICHAEL WALSH</b>									
		23001341	11/17/23	2023 MEDICAL REIMBURSEMENT	Open	327.93	0.00		
<b>MUNIL005 MUNILOGIC</b>									
		23001350	11/15/23	MONTHLY HOSTING FEE	Open	833.00	0.00		
<b>NICOL005 NICOLE PERCETTI, TAX COLLECTOR</b>									
		23001373	11/15/23	26-003-043	Open	737.85	0.00		
<b>PAMUN005 PA MUNICIPAL LEAGUE</b>									
		23001384	11/21/23	PML L3P MEMBER FEES	Open	65.00	0.00		
<b>PECOE020 PECO ENERGY-PAYMENT PROCESSING</b>									
		23001310	11/06/23	ELECTRIC	Open	167.99	0.00		
		23001349	11/16/23	ELECTRIC	Open	2,100.62	0.00		
		23001355	11/14/23	ELECTRIC	Open	102.43	0.00		
		23001386	11/21/23	ELECTRIC	Open	171.24	0.00		
						<u>2,542.28</u>			
<b>PRIMA005 PRIMARY ARMS LLC</b>									
		23001330	11/10/23	SUPPLIES	Open	108.72	0.00		
		23001379	11/14/23	SUPPLIES	Open	452.60	0.00		
						<u>561.32</u>			

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<b>RANDA010 RANDAL TESCHNER</b>									
		23001328	11/15/23	2023 MEDICAL REIMBURSEMENT	Open	935.25	0.00		
<b>READY005 READY REFRESH BY NESTLE</b>									
		23001335	11/07/23	BOTTLED WATER	Open	515.39	0.00		
<b>REPUB005 REPUBLIC SERVICES #320</b>									
		23001345	11/15/23	TRASH SERVICES	Open	3,999.74	0.00		
<b>RIGHT010 RICHTER DRAFTING &amp; OFFICE SUPP</b>									
		23001329	11/09/23	OFFICE SUPPLIES	Open	124.72	0.00		
<b>RIGGI010 RIGGINS INC.</b>									
		23001359	11/20/23	PW FUEL	Open	1,392.32	0.00		
		23001360	11/17/23	PW DIESEL	Open	2,045.97	0.00		
		23001364	11/10/23	POLICE FUEL	Open	1,168.89	0.00		
						<u>4,607.18</u>			
<b>ROBER270 ROBERT E. LITTLE, INC.</b>									
		23001361	11/16/23	MOWER PART	Open	331.72	0.00		
<b>ROSES005 ROSE SCHWALM</b>									
		23001388	11/17/23	111623 ZONING HEARING	Open	260.00	0.00		
<b>SANDRA SANDRA EZZO</b>									
		23001392	11/21/23	JULY-DECEMBER 2023 CELL REIMB	Open	120.00	0.00		
<b>SHAWN010 SHAWN MAGUIRE</b>									
		23001314	11/09/23	UNIFORM REIMBURSEMENT	Open	66.00	0.00		
		23001381	11/22/23	UNIFORM REIMBURSEMENT	Open	314.99	0.00		
						<u>380.99</u>			
<b>STAPL015 STAPLES</b>									
		23001385	11/25/23	OFFICE SUPPLIES	Open	289.69	0.00		
<b>THOMA090 THOMAS J. WALSH III, ESQ.</b>									
		23001353	11/16/23	ZONING LEGAL SERVICES	Open	5,152.00	0.00		
<b>UNITE010 UNITED INSPECTION AGENCY INC.</b>									
		23001358	11/08/23	OUTSIDE INSPECTIONS	Open	680.00	0.00		
		23001389	11/15/23	OUTSIDE INSPECTIONS	Open	1,400.00	0.00		
						<u>2,080.00</u>			
<b>VERIZ010 VERIZON</b>									
		23001333	11/05/23	POLICE INTERNET	Open	159.59	0.00		
		23001344	11/14/23	INTERNET	Open	168.08	0.00		
		23001351	11/12/23	INTERNET	Open	22.30	0.00		
						<u>349.97</u>			
<b>WILSO015 WILSON OF WALLINGFORD, INC</b>									
		23001370	11/13/23	HEATING OIL	Open	1,636.02	0.00		



---

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
WITME010	WITMER PUBLIC SAFETY GROUP, INC						
23001380	11/16/23	UNIFORM	Open	34.92	0.00		

---

Total Purchase Orders: 78 Total P.O. Line Items: 0 Total List Amount: 241,653.81 Total Void Amount: 0.00

---



---

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	3-01	189,844.32	0.00	0.00	189,844.32
STREET LIGHTING FUND:	3-02	303.49	0.00	0.00	303.49
LAND PRESERVATION FUND:	3-04	33.60	0.00	0.00	33.60
PARKS & RECREATION FUND:	3-07	956.29	0.00	0.00	956.29
ESCROW:	3-90	50,516.11	0.00	0.00	50,516.11
Total of All Funds:		<u>241,653.81</u>	<u>0.00</u>	<u>0.00</u>	<u>241,653.81</u>

**RESOLUTION #2023-26  
2024 BUDGET ADOPTION**

A **RESOLUTION** of the Board of Supervisors of New Britain Township appropriating specific sums estimated to be required for the purposes of the municipal government hereinafter set forth and during the year **2024**.

**WHEREAS**, the Township Manager prepared a draft budget and submitted this budget to the Board of Supervisors.

**WHEREAS**, the Township Board of Supervisors has reviewed the Township Manager's proposed budget figures and background documentation and explanations submitted in **Appendix A – 2024 Final Budget**.

**WHEREAS**, on **November 6, 2023**, the Township Board of Supervisors have offered for public review the proposed **2024** budget figures and supplemental explanation and background information which was advertised and available to the public for review for 20 days in accordance with the Second-Class Township Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the New Britain Township Board of Supervisors hereby estimates the following revenues and appropriates expenditures and expenses from the fund equities, revenues, and other financing sources available for the year 2024 for the purposes set forth.

**BE IT FURTHER RESOLVED**, that all supplemental background information and explanations are hereby made part of this resolution.

**ADOPTED** by the New Britain Township Board of Supervisors this 4<sup>th</sup> day of the month of December 2023.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Stephanie Shortall, Vice Chair

\_\_\_\_\_  
Gregory T. Hood, Member

\_\_\_\_\_  
John Granger, Secretary

\_\_\_\_\_  
Cynthia M. Jones, Member

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

**Resolution No. 2023-27**  
**New Britain Township**  
**Bucks County, Pennsylvania**

**Final Tax Levy Resolution**

A RESOLUTION OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, FIXING THE TAX RATE FOR THE YEAR TWO THOUSAND AND TWENTY-FOUR (2024).

IT IS HEREBY RESOLVED AND ENACTED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA:

THAT A TAX IS HEREBY LEVIED ON ALL REAL PROPERTY WITHIN THE TOWNSHIP OF NEW BRITAIN SUBJECT TO TAXATION FOR THE FISCAL YEAR 2024, AS FOLLOWS:

<b>TAX RATE FOR GENERAL PURPOSES, THE SUM OF.....</b>	6.7500 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	67.50 CENTS
ON EACH ONE HUNDRED DOLLARS ASSESSED VALUATION.	

<b>TAX RATE FOR FIRE PROTECTION PURPOSES, THE SUM OF...</b>	1.25 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	12.50 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

<b>TAX RATE FOR AMBULANCE PROTECTION PURPOSES, THE SUM OF...</b>	.50 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	5.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

<b>TAX RATE FOR PARKS AND RECREATIONAL PURPOSES, THE SUM...</b>	2.2500 MILL
OF ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	22.50 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

<b>TAX RATE FOR CAPITAL EQUIPMENT PURPOSES, THE SUM...</b>	1.0000 MILL
OF ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	10.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

<b>TAX RATE FOR CAPITAL PROJECTS PURPOSES, THE SUM OF...</b>	1.00 MILL
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	10.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

<b>TAX RATE FOR PUBLIC WORKS BUILDING, PURPOSES, THE SUM OF...</b>	1.25 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	12.50 CENTS
ON EACH ONE HUMBRED DOLLARS OF ASSESSED VALUATION	

<b>TAX RATE FOR HIGHWAY EQUIPMENT PURPOSES, THE SUM OF...</b>	.50 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	5.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

THE SAME BEING SUMMARIZED  
IN TABULAR FORM:

	MILLS ON EACH DOLLAR OF ASSESSED VALUATION	CENTS ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION
Tax rate for: <b>GENERAL PURPOSES</b>	6.7500 MILLS	67.500 CENTS
Tax rate for: <b>FIRE PROTECTION PURPOSES</b>	1.2500 MILLS	12.500 CENTS
Tax rate for: <b>AMBULANCE PROTECTION PURPOSES</b>	0.5000 MILLS	05.000 CENTS
Tax rate for: <b>PARKS AND RECREATION</b>	2.2500 MILLS	22.500 CENTS
Tax rate for: <b>CAPITAL EQUIPMENT</b>	1.0000 MILLS	10.000 CENTS
Tax rate for: <b>CAPITAL PROJECTS</b>	1.0000 MILLS	10.000 CENTS
Tax rate for: <b>PUBLIC WORKS BUILDING</b>	1.2500 MILLS	12.500 CENTS
Tax rate for: <b>HIGHWAY EQUIP. PURPOSES</b>	0.5000 MILLS	05.000 CENTS
<b>TOTAL.....</b>	<b>14.5000 MILLS</b>	<b>145.000 CENTS</b>



BE IT FURTHER RESOLVED THAT THE FOLLOWING TAXES AND ASSESSMENTS SHALL ALSO BE ESTABLISHED FOR THE YEAR 2024:

EARNED INCOME TAX PURSUANT TO TOWNSHIP ORDINANCES # 85-12-8 AND ORDINANCE # 89-9-7 AT 1.000% (NET .50%) FOR GENERAL FUND AND AT 0.125% FOR LAND PRESERVATION FUND.

LOCAL SERVICES TAX PURSUANT TO TOWNSHIP ORDINANCE NO. 2006-12-1 @ \$52.00 PER RESIDENT AND NON-RESIDENT EMPLOYED IN THE TOWNSHIP.

STREET LIGHT ASSESSMENTS:	FOREST PARK	\$20.00 per dwelling unit/lot.
	BRITTANY GLEN	\$30.00 per dwelling unit/lot.
	FAIRWOODS/S.SMYTH	\$50.00 per dwelling unit/lot.
	TOWER HILL GROVE	\$25.00 per dwelling unit/lot.
	REGENCY GLEN	\$70.00 per dwelling unit/lot.
	OXBOW RIDGE	\$25.00 per dwelling unit/lot.
	HOLLYDALE	\$30.00 per dwelling unit/lot.
	CEDARLEA	\$25.00 per dwelling unit/lot.
	GLEN EAGLES	\$45.00 per dwelling unit/lot.
	HIGHPOINT OFC CAM	\$240.00 per single lot
	CREEKWOOD	\$50.00 per dwelling unit/lot.
	N.BRITAIN BUS. PARK	\$285.00 per single lot.
	WYNDHAM	\$20.00 per dwelling unit/lot.

BE IT FURTHER RESOLVED THAT, ANY RESOLUTION, OR PART OF ANY OTHER RESOLUTION, CONFLICTING WITH THIS RESOLUTION IS HEREBY REPEALED OR MODIFIED INsofar AS THE SAME AFFECTS THIS RESOLUTION.

**ADOPTED THIS 4<sup>TH</sup> DAY OF DECEMBER, 2023.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Stephanie Shortall, Vice Chair

\_\_\_\_\_  
Gregory T. Hood, Member

\_\_\_\_\_  
John Granger, Secretary

\_\_\_\_\_  
Cynthia M. Jones, Member

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

**Resolution No. 2023-28  
New Britain Township  
Bucks County, Pennsylvania**

**Resolution of the Board of Supervisors  
Establishing Fund Balance Policies as Required by GASB 54**

At a Regular Meeting of the New Britain Township Board of Supervisors held on December 4, 2023, the Board adopts the following resolution:

**WHEREAS**, New Britain Township wishes to comply with GASB 54 as required beginning with the current December 31, 2023 – December 31, 2024 calendar year;

**NOW, THEREFORE, BE IT RESOLVED**, that New Britain Township hereby adopts the following policy:

**FUND BALANCE POLICY**

**A. Fund Balance Policy**

The Township hereby establishes and will maintain reservations of Fund Balance, as defined herein, in accordance with Governmental Accounting and Financial Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This Policy shall only apply to the Township's governmental funds. Fund Balance shall be composed of non-spendable, restricted, committed, assigned and unassigned amounts.

**B. Definitions**

**Non-spendable Fund Balances** are those amounts that cannot be spent because they are not in spendable form or they are legally or contractually required to be kept intact. Examples of "not in spendable form" include inventory and prepaid assets.

**Restricted Fund Balances** are amounts restricted for a specific purpose by external parties, constitutional provisions or enabling legislation.

**Committed Fund Balances** are amounts that are set aside for a specific purpose by the township's highest level of decision-making authority. Formal action must be taken prior to the end of the calendar year. The same formal action must be taken to remove or change the limitations placed on the funds.

**Assigned Fund Balances** are those amounts that are constrained by the Township's intent to be used for specific purposes, but are neither restricted nor committed.

**Unassigned Fund Balance** is the residual classification for the Township's general fund and includes all spendable amounts not contained in the other classifications. In other funds, the unassigned classification should be used only to report a deficit balance from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

**C. Classification of Fund Balances**

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first.

When expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications can be used, committed amounts should be reduced first, followed by assigned amounts and then unassigned amounts.

**D. Authority to Commit Funds**

The Township's Board of Supervisors has the authority to set aside funds for a specific purpose. Any funds set aside as Committed Fund Balance requires the passage of a resolution by the Board of Supervisors. The passage of a resolution must take place prior to December 31<sup>st</sup> of the applicable calendar year. If the actual amount of the commitment is not available by December 31<sup>st</sup>, the resolution must state the process or formula necessary to calculate the actual amount as soon as information is available.

**E. Authority to Assign Funds**

Authority is given to the Township's Manager to assign funds for specific purposes. Any funds set aside as Assigned Fund Balance must be reported to the Township's Board of Supervisors at their next regular meeting. The Township's Board of Supervisors has the authority to remove or change the assignment of funds with a majority vote.

**F. Minimum Level of Unassigned Fund Balance**

The Township does not currently have a formal minimum fund balance policy.

**G. Annual Review and Determination of Fund Balance Reserve Amounts**

Compliance with the provisions of this policy shall be reviewed, presented and discussed as part of the year-end financial reporting process of the Township, and the amounts of non-spendable, restricted, committed, assigned, and unassigned fund balances shall be reported.

The above Resolution is adopted this 4<sup>th</sup> day of December 2023.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Stephanie Shortall, Vice Chair

\_\_\_\_\_  
Gregory T. Hood, Member

\_\_\_\_\_  
John Granger, Secretary

\_\_\_\_\_  
Cynthia M. Jones, Member

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



**NBT ACCOUNT BALANCES**  
**December 31, 2023 through December 31, 2024**

FUND #	FUND DESCRIPTION	CLASSIFICATION	DESCRIPTION
<b>#01</b>	<b><u>GENERAL FUND:</u></b>		
01-100-000	Checking & Savings Accounts	UNASSIGNED	All revenue sources to be used for General Purposes
01-105-000	Payroll Checking	UNASSIGNED	with the exception of those accounts listed herein
01-106-000	Money Market	UNASSIGNED	
01-102-000	Treasury Checking	UNASSIGNED	
01-107-000	PLGIT/Procurement Card	UNASSIGNED	
01-107-001	General Fund PLGIT	UNASSIGNED	
01-110-000	Petty Cash	UNASSIGNED	
	01-310-220 LST Taxes	ASSIGNED	25% PW; 25% PD; 25% Fire Acct.; 25% EMS Acct.
	01-354-000 Recycling Grant	ASSIGNED	Recycling costs
	01-355-120 State Pension Aid	RESTRICTED	Pass-through that must be applied to Pension Funds
	01-355-121 AG-64 Reimbursement (Ad Hoc)	RESTRICTED	
	01-355-130 Foreign Fire Insurance State Aid	UNASSIGNED	Pass-through that must be paid to Fire Relief Companies
	01-362-462 PA UCC Fees per Permit	ASSIGNED	Pass-through to DCED at \$5.00 per permit issued
<b>#02</b>	<b><u>STREET LIGHT FUND:</u></b>		
02-106-000	Street Light Fund Account	COMMITTED	Installation and maintenance of District Street Lights only
02-383-000	Street Light Assessments	COMMITTED	Installation and maintenance of District Street Lights only
<b>#03</b>	<b><u>FIRE &amp; AMBULANCE PROTECTION TAX FUND:</u></b>		
03-106-000	Fire Tax Account	COMMITTED	
	03-301-100 Fire Real Estate Taxes-Current Year	COMMITTED	
	03-301-200 Fire Real Estate Taxes-Prior Years	COMMITTED	
	03-301-400 Fire Real Estate Taxes-Delinquent	COMMITTED	
	03-301-600 Fire Real Estate Taxes-Interim	COMMITTED	
	03-310-220 LST Taxes/Fire Fund	COMMITTED	
	03-341-000 Fire Interest Earnings	ASSIGNED	
03-106-100	Ambulance Tax Account	COMMITTED	
	03-301-101 Ambulance Real Estate Taxes-Current Year	COMMITTED	
	03-301-201 Ambulance Real Estate Taxes-Prior Years	COMMITTED	

03-301-401	Ambulance Real Estate Taxes-Delinquent	COMMITTED
03-301-601	Ambulance Real Estate Taxes-Interim	COMMITTED
03-310-221	LST Taxes/Ambulance Fund	COMMITTED
03-341-001	Ambulance Interest Earnings	ASSIGNED

**#04 LAND PRESERVATION FUND:**

04-106-000	Land Preservation R.E. Tax Account	COMMITTED
04-106-001	Land Preservation OPN/EIT Account	COMMITTED
04-107-000	Land Preservation PLGIT	COMMITTED
04-107-001	OPN/EIT PLGIT	COMMITTED
04-301-100	Real Estate Taxes-Current Year	COMMITTED
04-301-200	Real Estate Taxes-Prior Year	COMMITTED
04-301-400	Real Estate Taxes-Delinquent	COMMITTED
04-301-600	Real Estate Taxes-Interim	COMMITTED
04-310-210	Earned Income Taxes	COMMITTED
04-341-000	Interest Earnings	ASSIGNED

**#07 PARK & RECREATION FUND:**

07-100-000	Park & Recreation Account	COMMITTED
07-106-000	Park & Recreation Money Market Account	COMMITTED
07-102-501	Park & Recreation Land Acct.	COMMITTED
07-301-100	Real Estate Taxes-Current Year	COMMITTED
07-301-200	Real Estate Taxes-Prior Year	COMMITTED
07-301-400	Real Estate Taxes-Delinquent	COMMITTED
07-301-600	Real Estate Taxes-Interim	COMMITTED
07-341-000	Interest Earnings	ASSIGNED
07-341-001	Interest Earnings P&R Misc. Accts.	ASSIGNED
07-341-401	Over Counter Sales	ASSIGNED
07-341-410	Event Revenue	ASSIGNED
07-342-200	Building/Property Rental (WB Cell Tower)	ASSIGNED
07-354-000	Grants-DCNR West Branch	RESTRICTED
07-367-400	Misc. Receipts and Grants	ASSIGNED
07-387-000	Developer Contributions-Operations	ASSIGNED
07-387-017	Developer Contributions-Capital	ASSIGNED
07-392-410	User Fees/Field Usage Fees	ASSIGNED
07-102-500	P/R Lexington Park Tot Lot	ASSIGNED

07-106-100 Veteran's Memorial Account  
07-387-018 Veteran's Memorial

COMMITTED  
COMMITTED



**#15 GENERAL RESERVE FUND**

15-106-300	General Fund Reserve Account	UNASSIGNED
15-102-800	Accrued Leave Account	UNASSIGNED
15-106-900	EMST Reserve	UNASSIGNED
15-107-000	General Reserve PLGIT	UNASSIGNED
15-341-000	Interest Earnings	

**#18 CAPITAL IMPROVEMENT & EQUIPMENT FUND:**

18-106-000	Cap. Improve. & Equip Acct.	COMMITTED
18-301-100	Real Estate Taxes-Current Year	COMMITTED
18-301-200	Real Estate Taxes-Prior Year	COMMITTED
18-301-400	Real Estate Taxes-Delinquent	COMMITTED
18-301-600	Real Estate Taxes-Interim	COMMITTED
18-341-000	Interest Earnings	ASSIGNED
18-387-000	Developer Contributions	COMMITTED
18-387-013	Traffic Fees	COMMITTED
18-102-901	Sewage Maintenance Fee Acct.	ASSIGNED
18-362-463	Sewage Maintenance Fees	ASSIGNED
18-102-902	Stormwater Maintenance Fee Acct.	ASSIGNED
18-362-461	Stormwater Maintenance Fees	ASSIGNED
18-362-121	Loan - Bridge and Culvert Replacement	ASSIGNED

**#20 PUBLIC WORKS & MUNICIPAL BUILDING FUND:**

20-106-000	Money Market Account	RESTRICTED	Debt service funds
20-106-001	2005 DVRF Loan Account/PW Bldg.	RESTRICTED	
20-301-100	Real Estate Taxes-Current Year-PW	RESTRICTED	
20-301-102	Real Estate Taxes-Current Year-Other	RESTRICTED	
20-301-200	Real Estate Taxes-Prior Year-PW	RESTRICTED	
20-301-202	Real Estate Taxes-Prior Year-Other	RESTRICTED	
20-301-400	Real Estate Taxes-Delinquent-PW	RESTRICTED	
20-301-402	Real Estate Taxes-Delinquent-Other	RESTRICTED	
20-301-600	Real Estate Taxes-Interim-PW	RESTRICTED	
20-301-601	Real Estate Taxes-Interim-Other	RESTRICTED	
20-341-102	Interest Earnings-PW	RESTRICTED	

20-341-000 Interest Earnings-Other

RESTRICTED

**#30 ROAD MACHINE CAPITAL RESERVE FUND:**

30-106-000	Money Market Account	COMMITTED
30-301-100	Real Estate Taxes-Current Year	COMMITTED
30-301-200	Real Estate Taxes-Prior Year	COMMITTED
30-301-400	Real Estate Taxes-Delinquent	COMMITTED
30-301-600	Real Estate Taxes-Interim	COMMITTED
30-341-000	Interest Earnings	ASSIGNED

**#35 STATE HIGHWAY AID FUND:**

35-100-000	Liquid Fuels Account	RESTRICTED	Specifically for road repair and maintenance
------------	----------------------	------------	--

**#90 ESCROW FUND:**

90-106-000	Escrow Account	ASSIGNED	
90-106-400	NBBP/Road/Traffic	ASSIGNED	Due to General Fund
90-106-950	Highpoint Traffic Signal	ASSIGNED	Due to General Fund
90-106-991	CVS Financial Security	ASSIGNED	Due to General Fund
90-106-992	NBBP Lot 16B	ASSIGNED	Due to General Fund
90-106-993	CLR/NBB Improvements	ASSIGNED	Due to General Fund
90-106-994	Rt. 202 Capital Improvements	ASSIGNED	Due to General Fund
90-106-996	Wordsworth	FIDUCIARY	To be returned
90-106-999	Reserve @ New Britain	FIDUCIARY	To be returned
90-106-401	KEMA-Powertest LLC	FIDUCIARY	To be returned
90-106-600	NB D/C, LP (Assessment Dispute)	FIDUCIARY	To be returned
90-342-000	Misc. Cash Escrow Accounts	FIDUCIARY	To be returned
90-341-000	Interest Earnings	UNASSIGNED	
90-106-700	Pine Valley Crossing Associates, LP	FIDUCIARY	To be returned
90-106-900	Metropolitan Building Group/Frost/Rolling Ridge	FIDUCIARY	To be returned

**RESOLUTION NO. 2023-29**  
**OF THE BOARD OF**  
**SUPERVISORS OF THE TOWNSHIP OF NEW BRITAIN**  
**BUCKS COUNTY, PENNSYLVANIA**

**Adopted: December 4, 2023**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP**  
**CREATING A FIRST RESPONDER RECRUITMENT AND RETENTION STIPEND FOR**  
**ACTIVE MEMBER VOLUNTEER FIRST RESPONDERS.**

**Whereas**, the New Britain Township Board of Supervisors wishes to create an Active Member First Responders Recruitment and Retention Program to incentivize volunteer first responders who are Township Residents; and

**Whereas**, Township Staff has created and developed an incentive program that allows for a lump sum distribution per "Qualified Active Member" in a local fire company or EMS squad; and

**Whereas**, a Qualified Active Member is a candidate that must be a resident of New Britain Township during the qualifying eligibility period of October 1<sup>st</sup> through September 30<sup>th</sup> ("Eligibility Year") and who has met criteria established by his/her fire company/EMS squad for meeting "Active Member" status during the Eligibility Year; and

**Whereas**, each fire company or EMS squad must provide to the Township by November 15<sup>th</sup> of each year a certified, notarized list of Qualified Active Members; and

**Whereas**, each company/squad must establish written qualifying criteria for achieving Active Member status and submit it to the Township by September 30<sup>th</sup> of each year, and each company/squad must determine the Qualified Active Member status of all its members to be certified and notarized by October 31<sup>st</sup> of each year; and

**Whereas**, the Township must approve each company's/squad's written criteria for determining Qualified Active Member status by October 31<sup>st</sup> by each year, and must accept the certified and notarized list of Qualified Active Members by November 30<sup>th</sup> of each year; and

**Whereas**, the Township shall issue one lump-sum check to each company/squad representing the First Responder Recruitment/Retention Stipend calculated in the amount of \$500.00 per Qualified Active Member placed by the company/squad on the list accepted by the Township, and shall issue First Responder Recruitment and Retention Stipend within the first quarter of the year following the Qualifying Year; and

**Whereas**, the Township shall annually pass a resolution before the end of the year, setting the terms and conditions for the First Responder Recruitment and Retention Program, as well as setting the monetary amount per Qualified Active Member;

**NOW THEREFORE BE IT RESOLVED** that the New Britain Township Board of Supervisors approves, by adoption of this Resolution, the Active Member First Responder Recruitment and Retention Stipend for volunteer First Responders.



**THIS RESOLUTION WAS DULY ADOPTED** by the Board of Supervisors of New Britain Township on the 4<sup>th</sup> day of December, 2023.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
Stephanie Shortall, Vice Chair

\_\_\_\_\_  
Gregory T. Hood, Member

\_\_\_\_\_  
John Granger, Secretary

\_\_\_\_\_  
Cynthia M. Jones, Member

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

## **Three Year Agreement Authorizing Hough Associates to Collect Residential and Commercial Recycling Data and Prepare PA DEP 904 Recycling Grant Applications for New Britain Township**

New Britain Township authorizes Hough Associates to collect its recycling data for 2023, 2024 and 2025. Hough Associates will prepare and file the Bucks County recycling report, the joint DEP Recycling Performance Grant application and other services for the Township.

Hough Associates will:

- Prepare and send annual data collection forms to haulers for reporting recycling tonnage collected in New Britain Township
- Contact all haulers that did not respond to the initial data collection request.
- Compile the annual recycling data reported to the Township and to Hough Associates in both hard copy and on a computer database. Data will be retained for 4 years following filing.
- Prepare and file the annual Bucks County Recycling Survey Report due in February.
- Prepare and mail annual commercial recycling education to Township businesses.
- Analyze the benefits of a joint grant application with other members of the IMA
- Prepare and file the joint 904 Recycling Performance Grant applications with other IMA municipalities on or before DEP's filing deadlines.

New Britain Township will provide Hough Associates with annual update of the commercial entities that operated in the Township for use in data collection and the recycling education mailing.

New Britain Township agrees to pay Hough Associates a fixed price of \$5,000 per year for these services. The fixed payments are due according to the following schedule:

- \$2,500 January 31
- \$2,500 July 31

New Britain Township may take a 2% discount (\$4,900) if paid in full by January 31.

\_\_\_\_\_  
Accepted by New Britain Township

\_\_\_\_\_  
Date



\_\_\_\_\_  
October 4, 2023

\_\_\_\_\_  
Accepted by Hough Associates

\_\_\_\_\_  
Date

Robert B. & Helen S.  
**Meyner Center**  
for the Study of State & Local Government

November 3, 2023

New Britain Township Board of Supervisors  
207 Park Avenue  
Chalfont, PA 18914

Dear Supervisors:

Pursuant to my conversation with Supervisor McCabe, the Lafayette College Meyner Center is pleased to present the New Britain Township with this proposal to offer our assistance in recruiting the new Township Manager. Through our skill and experience, we can be of invaluable assistance to the Township in providing independent and unbiased, professional guidance in choosing both the procedure for your recruitments, and in the ultimate selection of the best candidate(s) available. Our services offered will include all the following:

- (1) Meeting with the Township Board of Supervisors to assist them in defining the responsibilities of the position, setting the expected salary and benefit expense, establishing the recruitment and appointment procedure, identifying the medias for publication of the advertisement, and scheduling the interview process;
- (2) Preparing and placing the position advertisement in the approved outlets and professional publications;
- (3) Reviewing with the Board the resumes received, checking references, and recommending a pre-approved number of candidates that the Township would interview;
- (4) Preparing a list of interview questions, and if the Board chooses, participating in the interviews;
- (5) Conducting preliminary investigations into candidates; and
- (6) Assisting the Board in negotiating the terms of employment with the chosen candidate.

The Meyner Center was created several years ago to aid to all levels of government. We assist municipalities in municipal service studies, operations and financial analysis, labor contract negotiation, strategic plan preparation, and executive search for management personnel. Our mission is simply to help government be efficient and productive using our experience and skills.

The staff of the Meyner Center has significant knowledge and experience in government. Director Dr. John Kincaid is a full-time professor of Government and Law at Lafayette; he is one of the world's foremost experts in the study of federalism. As the Associate Director of the Center, my primary focus is governmental affairs at the local level. Prior to coming to Lafayette this year, I worked in municipal government in northeast Pennsylvania since 2001, including serving as the



Borough Manager in Lehighton for 11 years. As I have transitioned into the Associate Director position, I have worked extensively with Dave Woglom to assure consistency and the experience with our services continue to meet the expectations of the municipalities we serve. The Meyner Center has assisted over 200 municipalities with the recruitment of their managers, police chiefs, directors, and other administrative projects. We understand the importance of an experienced and skilled executive who works closely with the elected Board and provides the leadership necessary to oversee daily business operations, communicate effectively and thoroughly with the Board, and guide the Township into the future. I have enclosed a copy of my resume and a project listing, which highlights the assistance that the Meyner Center has provided to municipalities.

The Meyner Center's services are provided at a rate of only \$110 per hour, and we will agree that our fee will not exceed \$8,500 plus mileage and travel expenses. We maintain a timesheet so our invoice will show the time according to the hours we have spent. Additionally, we recommend that the Township utilize the services of Intercounty Investigations of Harleysville, Pennsylvania to complete the background investigation. They are extremely experienced and skilled in completing a comprehensive employment, credit, personal, criminal, and driving history review of public sector management personnel. Their cost to complete this exhaustive review is \$3,100.

The focus of the Meyner Center is to provide a quality service to municipalities, and I believe that my years of local government management experience and understanding of the culture of local government, and the Center's work with municipalities provides me with the skills necessary to be of significant value to a municipality. I would be happy to meet with Board of Supervisors at any time. Thank you for the opportunity to assist New Britain Township.

Sincerely,

*Nicole Beckett*

Nicole Beckett  
Associate Director

# NICOLE BECKETT

beckett@lafayette.edu ♦ (570)778-0827

## EDUCATION

Kutztown University of Pennsylvania  
Masters of Public Administration 2017  
Bachelors of Public Administration 2009  
♦ Graduated Cum Laude in both degrees

Lehigh Carbon Community College  
Associates in Education 2005

Northampton Community College  
Associates in Social Work 2001

## EXPERIENCE

Lafayette College Meyner Center for State and Local Government ♦ Easton, PA  
*Associate Director for Public Service* May 2022 - Present

Located in Northampton County, Pennsylvania, the Meyner Center at Lafayette College provides services, programs, studies and training to county and municipal governments including: Hosting the Annual Forum on Local Government, Conducting Administrative Studies and Reviews, Coordinating Executive Recruitments, Assisting in Labor Contract Negotiation, Assisting in Strategic Plan Preparation, and Offering Training and Education.

Borough of Lehighton ♦ Lehighton, PA  
*Borough Manager* October 2011 – May 2022

Located in Carbon County, Pennsylvania, Lehighton Borough is a full-service community with 5,500 residents. Issues facing the borough include economic development, electric utility management and citizen demand for enhanced services at minimal costs. Appointed by a seven-member Council, the Borough Manager oversees the day-to-day operation of the local government, including oversight of more than 30 full time employees and management of a \$20.5 million budget.

### **Key Accomplishments/Experiences**

- Manage various labor issues with two bargaining units, including contract negotiations and coordination of grievance arbitration process
- Oversaw construction of Fire Station, Police Station, Electric Utility Building and Multiple Park Rehabilitations
- Working with businesses on economic development and growth in the community
- Oversaw the establishment of trail system and outdoor events in the community

Nicole Beckett

- Coordination of elimination of blight within the borough
- Enhanced relationships with business community and residents by placing emphasis on communication through newsletters, social media and upgraded website
- Grant Writing, Administration and Project Management for \$4.5 million in grant awards

Borough of Lehighton ♦ Lehighton, PA  
*Treasurer/Assistant Secretary* March 2010 – October 2011

Responsible for all borough finances and accounting, Human Resource Management, Budget Preparation, Grant Administration and Grant Writing, Payroll and Employee Benefit Administrator, Accounts Receivable/Accounts Payable

Borough of Lansford ♦ Lansford, PA  
*Secretary/Treasurer* January 2004 -March 2010

Responsible for all borough administration in the absence of a Borough Manager, Human Resource Management, Budget Preparation, Grant Administration and Grant Writing, Payroll and Employee Benefit Administrator, Accounts Receivable/Accounts Payable, Agenda Preparation

Rush Township ♦ Tamaqua, PA  
*Secretary/Assistant Treasurer* September 2001 -September 2003  
*Administrative Consultant* January 2007 – December 2007

Responsible for all township administration in the absence of a Township Manager, Human Resource Management, Budget Preparation, Accounts Receivable/Accounts Payable, Payroll and Employee Benefit Administrator

## PROFESSIONAL AFFILIATIONS

**Association of Pennsylvania Municipal Management**

**Carbon County Tax Collection Committee, Former Treasurer**

**International City Management Association**

**Northeastern Pennsylvania Alliance (NEPA)**

**Pennsylvania Municipal Electric Association, Former Treasurer**



Robert B. & Helen S.  
**Meyner Center**  
for the Study of State & Local Government

Municipal Projects

Executive Recruitment

Newtown Borough Manager, Bucks County (2023)  
Upper Hanover Authority Operations Manager (2023)  
Township of Falls Authority Executive Director (2023)  
West Whiteland Township Director of Public Works (2023)  
Kennett Fire & EMS Commission Administrator -New Position (2023)  
Fountain Hill Borough Manager (2023)  
Downingtown Borough Police Chief (2023)  
East Vincent Township Manager (2023)  
Narberth Borough Manager (2023)  
Souderton Borough Manager (2023)  
Pocono Mtn. Regional EMS Chief Operating Officer -New Position (2023)  
Rockledge Borough Manager (2022-2023)  
Narberth Borough Police Chief/Director of Public Safety -New Position (2022-2023)  
Palmerton Borough Manager (2022-2023)  
Newtown Township Finance Director (2022)  
Lower Gwynedd Township Manager (2022)  
Catasauqua Borough Manager (2022)  
Willistown Township Manager (2022)  
Lehighon Police Chief (2022)  
Lehighon Borough Manager (2022)  
South Whitehall Township Manager (2022)  
Charlestown Township Manager (2022)  
Upper Dublin Township Manager (2022)  
West Bradford Township Finance Director (2022)  
West Whiteland Township Manager (2022)  
West Bradford Township Planning Director (2021-2022)  
Swarthmore Borough Manager (2021)  
Schuylkill Township Police Chief (2021)  
East Pikeland Township Police Chief (2021)  
Upper Hanover Township Manager (2021)  
Concord Township Finance Director (2021)  
Upper Chichester Township Finance Director (2021)  
Fountain Hill Borough Manager (2021)  
Easton City Deputy Finance Director (2021)  
Morrisville Borough Manager (2021)  
Ephrata Borough Manager (2021)  
Springfield Township Public Works Director (2021)  
Upper Providence Finance Director (2021)  
Perkasie Finance Director (2021)  
East Goshen Township Manager (2021)

Narberth Borough Manager (2021)  
Ephrata Borough Finance Director (2021)  
New Britain Township Manager (2021)  
East Goshen Township Finance Director (2020-2021)  
Whitemarsh Township Finance Director (2020)  
Buckingham Township Public Works Director (2020)  
Edgmont Township Manager (2020)  
East Bradford Township Finance Director (2020)  
Collegeville Borough Manager (2020)  
Sellersville Borough Manager (2020)  
Cranberry Township Assistant Manager (2020)  
East Vincent Manager (2020)  
Montgomery County Redev. Authority Exec Direc. (2020)  
Middletown Manager (2020)  
Falls Township Manager (2020)  
Falls Township Police Chief (2020)  
Bucks County Chief Operating Officer (2020)  
Bucks County Housing Director (2020)  
Edgmont Township Finance Director (2020)  
West Whiteland Township Police Chief (2020)  
Perkasie Borough Police Chief (2019)  
Plumstead Township Manager (2019)  
PA Municipal Electric Assoc Exec Director (2019)  
Kennett Township Manager (2019)  
Salisbury Township Police Chief (2019)  
Willistown Township Manager (2019)  
Lower Frederick Township Manager (2019)  
Upper Dublin Township Police Chief (2019)  
Haverford Township Manager (2019)  
Upper Gwynedd Township Manager (2019)  
Exeter Township Police Chief (2019)  
Upper Nazareth Township Manager (2018-2019)  
Towamencin Township Assistant Manager (2018)  
Ambler Borough Police Chief (2018)  
East Coventry Township Manager (2018)  
Lower Macungie Township Manager (2018)  
Schuylkill Township Manager (2018)  
Williams Township Manager (2018)  
SV Community Center Executive Director (2018)  
Bensalem Township Planning/Codes Director (2018)  
Moore Township Manager (2018)  
Lower Mt. Bethel Township Manager (2018)  
Catasauqua Borough Manager (2018)  
East Fallowfield Township Manager (2018)  
Franconia Township Police Chief (2018)  
Middletown Township Manager (2018)  
Pottstown Borough Utilities Administrator (2018)  
Lansdale Borough Manager (2017)  
New Hope Borough Finance Director (2017)  
Tredyffrin Township Police Superintendent (2017)

New Hanover Township Manager (2016)  
Lower Providence Township Manager (2016)  
Pottstown Borough Assistant Manager (2016)  
East Coventry Township Police Chief (2016)  
New Hope Borough Manager (2016)  
Chambersburg Borough Police Chief (2016)  
West Vincent Township Manager (2016)  
New Hope Borough Zoning Officer (2016)  
Hilltown Township Manager (2016)  
Warminster Township Manager (2015)  
Malvern Borough Manager (2015)  
East Whiteland Township Planning Director (2015)  
Montgomery Sewer Authority Manager (2015)  
Worcester Township Manager (2015)  
Upper Nazareth Township Manager (2015)  
West Pikeland Township Manager (2015)  
Upper Providence Township Manager (2015)  
East Whiteland Township Manager (2015)  
Fountain Hill Borough Manager (2015)  
Phoenixville Borough Finance Director (2015)  
Plainfield Township Manager (2014)  
Bangor Borough Manager (2014)  
Lower Perkiomen Valley Sewer Authority Manager (2014)  
Newtown Township Manager (2014)  
Franconia Township Manager (2014)  
Slate Belt Regional Police Chief (2014)  
Upper Pottsgrove Township Manager (2014)  
Upper Macungie Township Manager (2014)  
Pocono Township Manager (2014)  
Bethlehem Township Manager (2013)  
Pottstown Director of Licensing/Inspections (2013)  
Easttown Township Manager (2013)  
Norristown Municipal Administrator (2013)  
Upper Moreland Police Chief (2013)  
Cheltenham Township Manager (2012)  
Pottstown Borough Manager (2012)  
Upper Merion Township Manager (2012)  
Lehigh Township Police Chief (2012)  
Forks Township Manager (2012)  
Hilltown Township Manager (2011)  
North Whitehall Township Manager (2011)  
Williams Township Manager (2011)  
South Whitehall Township Manager (2010)  
Pen Argyl Borough Police Chief (2010)  
Hellertown Borough Manager (2010)  
Wilson Borough Police Chief (2009)  
Emmaus Borough Manager (2008)  
Easton City Administrator (2007)



Franconia Public Works Management Analysis (2021)  
Newtown Borough Administrative Analysis (2021)  
Conshohocken Authority Administrative Analysis (2020)  
East Bradford Township Financial Analysis (2020)  
Tobyhanna Township Organizational Assessment (2020)  
Catasauqua Borough Public Works Department Assessment (2015)  
Montgomery Township Sewer Authority Organizational Assessment (2015)  
Pocopson Township Administrative Review (2015)  
Lower Perkiomen Valley Sewer Authority Administrative Review (2014)  
South Whitehall Fire Apparatus Capital Improvement Study (2014)  
Northampton County Animal Control Study (2013)  
Pottstown Fire Consolidation Facilitation (2013-15)  
Bethlehem Township/Fire Company Study and Meeting Facilitation (2012-14)  
Macungie Borough Organizational Assessment (2012)  
Williams Township Organizational Assessment (2011)  
Solebury Township Organizational Assessment (2010)  
New Britain Township Police Scheduling Consultation (2010)  
Easton Area Joint Sewer Authority IPP Study (2010)  
Lafayette College Plant Operations Department (2010)  
Lower Mt. Bethel Township Organizational Assessment (2008)  
Easton City Early Intervention Plan (2007)

#### Labor Contract Negotiation

Slate Belt Regional Police Commission (2014-15)

#### Strategic Plan Preparation

Upper Providence Township (2017)  
Upper Uwchlan Township Public Works Department (2016)  
Princeton, NJ Public Works Department (2016)  
Pen Argyl Borough (2010)  
Forks Township (2009-11)

#### Salary/Benefit Survey Preparation

Middletown Township, Bucks County-Police Collective Bargaining Agreement Analysis (2023)  
Upper Saucon Salary Survey of Administration and Dept. Heads – Lehigh Valley (2022)  
Lehigh Valley Municipalities Response to Coronavirus (2020)  
Lehigh Valley Municipalities Salary Survey (2015-19)  
Bucks County Consortium of Municipalities Salary/Benefits Survey (2009-13)  
Lehigh and Northampton Counties Police Salary/Benefits Survey (2013)  
Forks Township (2009)

#### Administrative Services Provision

Pennsylvania Municipal Electric Association, Professional Consultant (2019-present)  
Pennsylvania Municipal Electric Association, Executive Director (2008-19)  
Northampton Tax Collection Committee, Administrative Director (2009-present)  
Lehigh Tax Collection Committee, Executive Director (2011-present)  
Easton Housing Authority HOPE VI Evaluation, Project Manager (2007-12)

#### Local Elected Officials Programs (New)

Borough of Nesquehoning -Council/Manager Form of Government (2023)

Borough of Newtown (Bucks) – Council/Manager Form of Government (2023)

Facilitation of Retreats/Public Hearings/Committee Meetings

Northampton County Judge Debate Moderator (2015)

Greater Easton Development Partnership Retreat (2015)

Newark, Delaware City Council Retreat (2014)

Pottstown facilitation of possible consolidation of fire companies (2013-14)

Bethlehem Township Implementation of Fire Company/Township Improvements (2013-14)

Lehigh County Board of Commissioners Retreat (2011)

Williams Township Zoning Code Public Hearings (2010)

Hatfield Township Board of Commissioners (2009)

Easton Finance and Code Enforcement Departments (2009-10)

Personnel Dispute Resolution

Kingwood Township, NJ (2011)

Interim Manager Services

Kutztown Borough Interim Borough Manager (2008)

Training/Instruction

Author/instructor of program “Reconnecting and Building the Team: The Workplace Post COVID.”

Author/instructor of program “Trust in Government: The Federalism Perspective and Local Government Reality” -Conducted by Professor John Kincaid and Nicole Beckett at the 2022 Pennsylvania Municipal Electric Association Conference

Author/instructor of program “Challenges of Managing in the Public Sector”

Author/instructor of program “Challenges of Managing the Difficult Employee”

Author/instructor of program “Effective and Productive Decision Making”

Author/instructor of program “I’m From the Government and I’m Here to Help You; Effective Customer Service”

Author/instructor of program “The Role and Responsibilities of a Municipal Elected Official”

Author/instructor of program “The Importance of Leadership and Communication in Municipal Government”

Author/instructor of program “The Art of Time Management”

Author/instructor of program “Managing Conflict in the Workplace”

Author/instructor of program “How to Hire Employees”

Government/Non-Profit Agency Involvement

Easton City Community and Economic Development -Business Recruitment Strategy (2022/2023)

Lehigh Valley Justice Institute Strategic Plan (2021)

St. Lukes University Network Finance Committee (2005-present)

Lafayette College CFO Search Committee (2014)

Lafayette College Public Safety Director Search Committee (2013)

Easton Elected Officials Compensation Committee, Chairman (2010)

Lehigh Valley Economic Development Corporation (2010-15)

Allentown City Blue Ribbon Panel (2009)

Pennsylvania State Association of Boroughs Instructor (2008)

RESOLUTION NO. 2023-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA  
AUTHORIZING PAYMENT OF CERTAIN DISBURSEMENTS  
THAT MAY BECOME DUE AND PAYABLE PRIOR TO A BOARD OF SUPERVISORS  
REGULARLY SCHEDULED MEETING

WHEREAS, Article VII, Section 704 of the Commonwealth of Pennsylvania Second Class Township Code specifies that the Township Treasurer shall pay out all monies of the Township only on the direction of the Board of Supervisors;

BE IT RESOLVED by the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania in lawful session fully assembled this fourth day of December, 2023 as follows:

- I. The New Britain Township Board of Supervisors delegates to the Township Treasurer the authority to pay and release disbursements which become due and payable in intervals between public meetings in such amounts as may be necessary to pay the following:
  - A. Salaries and wages of employees which have been established by budget
  - B. Federal, State and Local payroll taxes, unemployment compensation taxes and payments due for other payroll deductions
  - C. Recurring expenses for utilities and budgeted monthly/quarterly insurance premiums
  - D. Expenses for postage, petty cash reimbursement, and fees payable to the District Court or other courts for enforcement purposes
  - E. Other budgeted expenses payable so as to not incur a late fee or lose a discount
- II. The Treasurer will prepare a Report titled "Prepaid Bill List" for Board review and approval, listing all disbursements made between meetings for the types of expenses noted above. This report will be separate from the normal "Regular Bill List" presented for payment authorization at Board meetings.



**ADOPTED** by the Board of Supervisors of the Township of New Britain, County of Bucks, the Commonwealth of Pennsylvania, this fourth day of December, 2023.

**NEW BRITAIN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
**William B. Jones, III, Chair**

\_\_\_\_\_  
**Stephanie Shortall, Esquire, Vice Chair**

\_\_\_\_\_  
**Gregory T. Hood, Member**

\_\_\_\_\_  
**Cynthia M. Jones, Member**

\_\_\_\_\_  
**MaryBeth McCabe, Esquire, Member**

**ATTEST:**

\_\_\_\_\_  
**John A. Granger, Secretary**



# MEMO

---

**TO:** Board of Supervisors  
**FROM:** Chief Clowser  
**DATE:** December 4, 2023  
**RE:** CBSD Bus Patrol Agreement

---

In early summer of 2023, the Central Bucks School Board approved and signed a contract with a company call Bus Patrol, that uses stop-arm camera technology to catch drivers that violate 8-way red lights of stopped school buses. CBSD has since met with area chiefs of police who unanimously supported the initiative.

To move forward CBSD needs to have an agreement in place with New Britain Township PD, who will issue the tickets based on the evidence package prepared by Bus Patrol. The attached Inter-governmental agreement has been reviewed by the Township Solicitor and provides \$25 per citation issued to the Township and the reimbursement of court costs if incurred. Since CBSD signed the agreement with Bus Patrol there has been State legislation that changed how someone can contest a stop arm violation, which will now be done through PennDOT. A letter outlining the changes is attached.

**STAFF RECOMMENDATION:**

Endorse the attached Inter-government agreement with CBSD.

## **BUS PATROL AGREEMENT**

**THIS AGREEMENT** is entered into by and between the **CENTRAL BUCKS SCHOOL DISTRICT**, with its principal offices located at 20 Welden Drive, Doylestown, PA 18901, hereinafter referred to as the “District”

### **AND**

**The New Britain Township Police Department**, with its principal offices located at 207, Park Avenue, Chalfont, PA 18914, hereinafter as the “Township Police Department.”

**WHEREAS**, at its regularly scheduled meeting held on June 13, 2023, the District’s Board of School Directors unanimously approved an agreement with BusPatrol America, LLC to provide a stop arm signal arm enforcement system on each bus pursuant to 75 Pa.C.S.A. §3345.1(g) for the purpose of enforcing violations of 75 Pa.C.S.A. §3345, which prohibits the driver of a vehicle from meeting or overtaking any school bus stopped on a highway or trafficway flashing its red signal lights. This agreement is referred to hereinafter as the “BusPatrol Agreement”; and

**WHEREAS**, 75 Pa.C.S.A. §3345.1(h,1) further authorizes the District to enter an intergovernmental agreement with the Township Police Department to enforce violations of 75 Pa.C.S.A. §3345 captured using an automated stop signal arm enforcement system (“the BusPatrol System”) through the issuance of a civil penalty; and

**WHEREAS**, the District and Township Police Department mutually desire to enter into such an intergovernmental agreement pursuant to 75 Pa.C.S.A. §3345.1(h.1).

**NOW THEREFORE**, intending to be legally bound hereby, the parties agree as follows:

1. Authority/Jurisdiction to Enforce Violations

A. For any violation of 75 Pa.C.S.A. §3345 captured by the BusPatrol System that occurs within the boundaries of [ ] Township the [ ] Police Department shall have primary authority/jurisdiction to enforce the violation and the Pennsylvania State Police shall have secondary authority/jurisdiction.

2. Township Police Department

The Township Police Department in enforcing a civil violation of 75 Pa.C.S.A. §3345 captured by the BusPatrol System shall adhere to the requirements of 75 Pa.C.S.A. §3345.1, as well as any other applicable laws or rules of procedure. As part of its responsibilities in enforcing the violation, the Township shall direct its police department to:

A. Prepare and file the evidence certificate and package identified in 75 Pa.C.S.A. §3345.1(d).

B. Adhere to 75 Pa.C.S.A. §3345.1(e)2(i), (e)(2)(ii), and (e)(2)(iii) regarding the use and disclosure of information relating to violations.



C. Pursuant to 75 Pa.C.S.A. §3345.1(h.2):

(i) Review submitted evidence from the manufacturer or vendor of the automated stop signal arm enforcement system to determine if there is sufficient evidence that a violation under section 3345 occurred and electronically certify the notice of violation.

(ii) Provide information to the District related to the police or police department's capacity to view and authorize the notice of violation.

D. Comply with the “notice of violations, fines, and contests” provisions stated in 75 Pa.C.S.A. §3345.1(i.1) and Section 1.6 of the BusPatrol Agreement.

E. Appear as needed at all court proceedings held before a Magisterial District Judge or any other court regarding a violation.

(i) The District agrees to pay in addition to the Required Disbursements in 5.1.1 of the BusPatrol Agreement to the Township Police Department compensation for the attendance of a police officer consistent with the New Britain Township Police Departments Collective Bargaining Agreement for any required appearance to testify regarding the stop-arm violation ticket issued pursuant to this Bus Patrol Agreement.

(ii) The District recognizes that the New Britain Township Police Departments Collective Bargaining Agreement may stipulate that officers are to be compensated for a minimum pay at their overtime rate for such appearances and the district will compensate the Township accordingly.

(iii) The Township Police Department agrees not to bill the District for any court costs if the officer was already scheduled for an unrelated appearance. If the Township Police Department incurs additional charges due to the appearance lasting longer than the 2 hour minimum, the Township Police Department will only bill for the overages.

(iii) Payment as required by this Section shall be made within sixty (60) days of invoice by the Township, which invoice shall show the violation number, date of appearance, and the name of the police officer that attended the Court proceedings.

F. In the event legislation is adopted by the Commonwealth of Pennsylvania negating the need for a Police Officer to be present at any Court proceedings associated with the stop-arm Bus Patrol Agreement noted above, the requirement that a Township police officer attend hearings shall terminate and there shall be no further obligation on the part of the police department of the above-named municipality to attend any proceedings. Therefore, no additional payments shall be made by the District, except such payments as are identified in the statute, this is a \$25 share of the civil penalty.

G. Adhere to the provisions in this BusPatrol Agreement that pertain to the responsibilities of law enforcement including, but not limited to, Sections 1.6, 4.1.9, and 5.2.

3. Responsibilities of the District

The District shall work with BusPatrol to meet all requirements imposed on the District and BusPatrol pursuant to 75 Pa.C.S.A. §3345.1. As part of its responsibilities, the District shall:

A. Coordinate with BusPatrol to provide the Township police department enforcing the violation with written documentation that the side stop signal arm enforcement system was operating correctly at the time of the alleged violation and a copy of any video evidence of the alleged violation.

B. Pursuant to 75 Pa.C.S.A. §3345.1(h), coordinate with Bus Patrol to provide the following to the law enforcement agency enforcing the violation:

(i) A copy of the recorded image showing the vehicle.

(ii) The license plate number and state of issuance of the motor vehicle.

(iii) The date, time and place of the alleged violation.

4. Criminal Proceedings

75 Pa.C.S.A. §3345.1(c)(3) provides that the vehicle operator shall not be liable for the civil penalty if the operator is also criminally convicted of the same violation under 75 Pa.C.S.A. §3345. Therefore, on behalf of its police department, agrees that a vehicle operator's first offenses for a violation of 75 Pa.C.S.A. §3345 shall be enforced as a civil penalty only pursuant to 75 Pa.C.S.A. §3345.1. Any subsequent offenses by the same operator may, at the Township's police department's discretion, be enforced through a civil penalty or through criminal proceedings. If the enforcement of a civil penalty in lieu of a criminal proceeding is appropriate for the factual circumstances.

5. Term & Termination

The initial term of this Agreement shall be six months from the date of signing by both parties. This Agreement shall automatically be extended for an additional six months at the expiration of this or a future term, unless, thirty (30) days prior to end of the current or future term, either party provides to the other party thirty-days' written notice of its intent to terminate the Agreement.

6. Amendments

This Agreement may be amended, modified, or waived only by written agreement signed by the all of the parties hereto.

CENTRAL BUCKS SCHOOL DISTRICT ATTEST:

Board President Dana Hunter

Board Secretary Stephanie Radcliff

\_\_\_\_\_  
Date

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS ATTEST:

William B. Jones, III  
Board Chair

John Granger  
Board Secretary

Date \_\_\_\_\_



October 31, 2023

Dear School District Superintendent,

I am pleased to inform you that Pennsylvania state lawmakers recently enacted SB 851, an amendment that will strengthen the state's school bus stop-arm camera safety program. The bill, which was signed into law last week by the Governor, enhances protections for state and local law enforcement agencies that review school bus stop-arm camera violations.

The amendment also centralizes and streamlines the school bus stop arm camera program adjudication process through the Pennsylvania Department of Transportation (PennDOT). Residents may now request an administrative hearing with PennDOT upon receiving a notice of violation in the mail. A hearing is conducted by a PennDOT-designated hearing officer either in person or via online video conference. Individuals requesting a PennDOT hearing are no longer required to pay a filing fee to contest a citation.

This new PennDOT-led administrative proceeding aligns with the adjudication processes already in place for other photo enforcement programs in Pennsylvania. While residents retain the ability to appeal a PennDOT hearing decision in local magisterial district court, SB 851 affirmatively limits judges to only determine liability for illegally passing a school bus. Magisterial judges are not permitted to impose monetary penalties or damages on other entities, such as a police officer or school districts.

BusPatrol, as the system administrator outlined in SB 851, is already coordinating with PennDOT to ensure a smooth transition to this new adjudication process. It is our understanding that similar PennDOT-led photo enforcement hearing processes do not require law enforcement agency attendance. Overall, the school bus stop arm camera law is in a much better place than earlier this year – we thank you for your support and advocacy leading to this positive result.

On a personal note, as the newly appointed President of BusPatrol, I come from a law enforcement background having served many years as a Police Commissioner, in a District Attorney's office, and as the Chief of Operations for Public Safety in the City of New York. I understand firsthand the challenges the previous Pennsylvania state law created, and I am excited by the opportunity this newly enacted legislation presents. It would be my great honor to meet with you in the coming days to discuss how we can work together to create safer roads for students and drivers alike across Pennsylvania. If you have any further questions, please don't hesitate to reach me by cell at 929-270-8875, by email at [justin@buspatrol.com](mailto:justin@buspatrol.com), or contact your local designated BusPatrol representative.

Sincerely,

Justin Meyers  
President  
BusPatrol America

**MEMORANDUM**

**TO:** New Britain Township

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

**RE:** Neshaminy Greenway Trail - 1606 Upper State Road Section  
**Change Order #2** - Undercutting Unsuitable Material For Trail

**File No.:** 17-02021-01

**DATE:** November 30, 2023

Please see the attached Change Order 2 Summary and the Contractor's proposals for the above referenced project. This change order is to substitute the proposed stone overexcavated for two separate areas due to unsuitable soils with crushed concrete and to adjust the quantity to 1,555 SY, which is based on actual quantities measured by our office in the field.

**G GILMORE & ASSOCIATES, INC.**  
**&A CHANGE ORDER #2 - CONTRACT ADJUSTMENT**

**CLIENT:** New Britain Township

**CONTRACTOR:** AH Cornell and Son

**PROJECT NAME:** NGT 1606 Upper State Road

**PROJECT NUMBER:** 17-02021-01

**DATE:** 11/30/2023

**CONTRACT SUMMARY**

Original Contract Sum	\$ 224,078.00
Net Change by Previous Change Orders	\$ -
Net Change by Change Order #1	\$ 14,681.28
Net Change by Change Order #2	\$ 108,989.95
<b>Adjusted Contract Amount</b>	<b>\$ 347,749.23</b>

Reason for Change: Undercut unsuitable fill for an approximate length of 1,400 LF and install recycled concrete in lieu of stone per specifications.

#	DESCRIPTION	ORIG. QTY	UNIT	UNIT PRICE	ADJUSTED QTY	ADJUSTED PRICE	TOTAL AMOUNT
8	Undercutting Unsuitable Material for Trail	1	SY	\$86.00	1,555	\$70.09	\$ 108,989.95
<b>TOTAL AMOUNT OF CHANGE ORDER #2</b>							<b>\$ 108,989.95</b>

**Accepted:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Contractor

**Recommended:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Engineer

**Approved:**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner



# 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**

<b>CHANGE ORDER SUBMITTED TO</b> New Britian Township 207 Park Ave Chalfont PA, 18914	<b>ATTENTION</b>	<b>PHONE</b>	<b>DATE</b> 11/29/23
	<b>JOB NAME</b> <b>EMAIL</b>		
	Neshaminy Trail		
	<b>JOB LOCATION</b> 1606 Upper State rd		<b>Job Number</b>
<b>ENGINEER</b> Gilmore	<b>DATE OF PLANS</b>		<b>LAST REVISED</b>

## Proposal

ITEM	DESCRIPTION	Quantity	Unit	TOTAL
1	<b>Excavate unsuitable materials</b>			
	Excavate 1200'x10'x24"	1333	SY	
	Haul unsuitable material to on site stockpile	888	CY	\$13,320.00
	Furnish/Install woven class 4 GEOTEXTILE fabric (PER ROLL)	2	EA	\$2,566.05
	Furnish/Install Cornell RCA 18"	667	CY	\$80,000.00
	Haul/Install 3A modified stone 6"	267	CY	\$8,544.00

**JOB TOTAL:**

	<b>\$104,430.05</b>
<b>Unsuitable Material Square Yard Cost 24" EXCAVATION</b>	<b>\$78.34</b>

**EXCLUSIONS:**

1. Dewatering and/or Earthwork involving a high water table.
2. Building Concrete Footings, Footing Excavation and Spoils.
4. Permanent or Temporary Fencing
5. Clean Up Of Construction Materials Not Generated By A.H. CORNELL
6. Fees, Permits, Testing & Inspections
7. Removal and or Replacement Of Unsuitable Soils
8. Hazardous Waste Removal
9. Winter Concrete
10. Removal or Relocation Of Utility Poles
11. Temp Construction Facilities
12. Utility Trenches, Water Meters
13. Environmental & Asbestos Testing
14. Electronic As-Builts & Survey Monuments

- 15. Snow Removal
- 16. Dust Control
- 17. 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:

\$104,430.05

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 \_\_\_\_\_

# 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

<b>CHANGE ORDER SUBMITTED TO</b> New Britian Township 207 Park Ave Chalfont PA, 18914	<b>ATTENTION</b>	<b>PHONE</b>	<b>DATE</b> 11/29/23
	<b>JOB NAME</b>		<b>EMAIL</b>
	Neshaminy Trail		
	<b>JOB LOCATION</b> 1606 Upper State rd		<b>Job Number</b>
<b>ENGINEER</b> Gilmore	<b>DATE OF PLANS</b>		<b>LAST REVISED</b>

## Proposal

ITEM	DESCRIPTION	Quantity	Unit	TOTAL
1	<b>Excavate unsuitable materials</b>			
	Excavate 200'x10'x8"	222	SY	
	Haul unsuitable material to on site stockpile	60	CY	\$1,068.00
	Furnish/Install woven class 4 GEOTEXTILE fabric (PER ROLL)	1	EA	\$1,283.02
	Haul/Install 3A modified stone 8"	60	CY	\$2,205.00
<b>JOB TOTAL:</b>				<b>\$4,556.02</b>
	<b>Unsuitable Material Square Yard Cost 8" EXCAVATION</b>	<b>222</b>	<b>SY</b>	<b>\$20.52</b>

**EXCLUSIONS:**

1. Dewatering and/or Earthwork involving a high water table.
2. Building Concrete Footings, Footing Excavation and Spoils.
4. Permanent or Temporary Fencing
5. Clean Up Of Construction Materials Not Generated By A.H. CORNELL
6. Fees, Permits, Testing & Inspections
7. Removal and or Replacement Of Unsuitable Soils
8. Hazardous Waste Removal
9. Winter Concrete
10. Removal or Relocation Of Utility Poles
11. Temp Construction Facilities
12. Utility Trenches, Water Meters
13. Environmental & Asbestos Testing
14. Electronic As-Builts & Survey Monuments
15. Snow Removal
16. Dust Control



- 17. 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:

\$4,556.02

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 \_\_\_\_\_



20.393.121	BRIDGE PROJECTS LOAN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393.121	-	-	-
20.393.123	STREETLIGHT UPGRADE LOAN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	393.123	-	-	-
20.392.070	TRANSFER FROM PARK & REC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	392.070	-	-	-
	INTERFUND TRANSFER	-	-	-	-	-	150,000	-	-	-	4,001	-	-	-	-	-	-	154,001	277,286	154,001	(123,286)
18.387.015	INTERFUND TRANSFER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	387.015	-	-	-
	TRANSFER FROM MUNICIPAL BLDG.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
394.100	CURB/SIDEWALK REIMBURSEMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	394.100	-	-	-
380.100	EMPLOYEE MEDICAL PREMIUM CONTRIB.	14,720	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,720	16,568	14,720	(1,847)
	<b>TOTAL REVENUES - INCOME</b>	<b>6,808,134</b>	<b>650,000</b>	<b>248,050</b>	<b>549,240</b>	<b>245,416</b>	<b>4,815,250</b>	<b>729,421</b>	<b>1,391,250</b>	<b>1,700,000</b>	<b>1,213,032</b>	<b>533,132</b>	<b>773,190</b>	<b>405,116</b>	<b>1,026,856</b>	<b>1,000,250</b>	<b>22,088,337</b>		<b>19,643,851</b>	<b>\$22,088,337</b>	<b>\$2,444,486</b>



EXPENSES	GENERAL	ARPA CAPITAL	ST LGTS	FIRE	EMS	LAND PRES	P & R OPS	P & R CAP	GEN RESERVE	CAP EQUIP	CAP INFRA	PW BLDG	HWY EQUIP	LQ FUELS	FIDUCIARY	2024		2023	2024	DIFFERENCE	
	FUND 01	FUND 01	FUND 02	FUND 03	FUND 03	FUND 04	FUND 07	FUND 07	FUND 15	FUND 18	FUND 20	FUND 20	FUND 30	FUND 35	FUND 90	TOTALS	ACCT #	BUDGET	BUDGET	V. 2023 BUDGET	
																ALL FUNDS					
<b>Legislative/Executive/Finance</b>																					
400.110	SALARIES - BOARD OF SUPERVISORS	16,250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,250	400.110	16,250	16,250	-
401.120	SALARY EXECUTIVE MANAGEMENT	236,407	-	-	-	-	-	-	-	-	-	-	-	-	-	-	236,407	401.120	228,534	236,407	(7,873)
400.150	MEDICAL/DENTAL/LIFE/RX INSURANCE	135,847	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135,847	400.150	146,690	135,847	10,843
400.161	FICA/MEDICARE/GOVT	19,328	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,328	400.161	18,726	19,328	(602)
400.162	UNEMPLOYMENT PREMIUM ADMIN	3,026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,026	400.162	3,026	3,026	-
400.210	MATERIALS/SUPPLIES	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,000	400.210	14,000	14,000	0
400.300	GENERAL ADMINISTRATIVE EXPENSES	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25,000	400.300	18,000	25,000	(7,000)
400.301	CODIFICATION EXPENSES	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	400.301	5,000	10,000	(5,000)
400.320	TELEPHONE/COMMUNICATIONS	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	400.320	24,000	10,000	14,000
400.330	VEHICLE EXPENSES/ADMINISTRATIVE	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	400.330	500	1,000	(500.00)
400.340	ADVERTISEMENTS PRINTING	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	400.340	12,000	12,000	0
400.352	LIABILITY/PROPERTY INSURANCE	46,040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,040	400.352	40,619	46,040	(5,421)
400.354	WORKERS COMPENSATION/ADMIN	383	-	-	-	-	-	-	-	-	-	-	-	-	-	-	383	400.354	502	383	118.00
400.740	MAJOR EQUIPMENT LEASE/PURCHASE	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,000	400.740	4,000	4,000	0
400.741	COMPUTER SOFTWARE/LICENSES	40,000	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	65,000	400.741	106,500	65,000	41,500
402.130	SALARY- FINANCE	125,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	125,000	402.130	90,000	125,000	(35,000)
402.161	FICA/MEDICARE/FINANCE	9,563	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,563	402.161	6,885	9,563	(2,677)
402.300	PAYROLL SERVICES AND ACCOUNTING	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	402.300	10,000	10,000	0
402.310	APPOINTED AUDITORS	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	402.310	30,000	30,000	0
402.350	BONDING / SURETY	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	402.350	7,200	5,000	2,200
404.101	SOLICITOR - LABOR	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	404.101	10,000	10,000	0
404.310	SOLICITOR, GENERAL SERVICES	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	404.310	35,000	40,000	(5,000)
405.140	WAGES- CLERICAL STAFF	164,288	-	-	-	-	-	-	-	-	-	-	-	-	-	-	164,288	405.140	104,571	164,288	(59,716)
405.150	MEDICAL/DENTAL/LIFE/RX INSURANCE	103,485	-	-	-	-	-	-	-	-	-	-	-	-	-	-	103,485	405.150	57,374	103,485	(46,110)
405.161	FICA/MEDICARE	12,568	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,568	405.161	8,000	12,568	(4,568)
408.100	GENERAL ENGINEERING SERVICES	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	408.100	35,000	40,000	(5,000)
408.140	SPECIAL PROJECTS/ENGINEERING	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	408.140	1,000	-	1,000.00
409.360	UTILITIES	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	409.360	20,000	20,000	-
409.370	BUILDING MAINT. AND IMPROVEMENTS	50,000	-	-	-	-	-	-	-	225,000	-	-	-	-	-	-	275,000	409.370	218,500	275,000	(56,500)
<b>TAX COLLECTION</b>																					
403.110	SALARY-ELECTED	22,500	-	2,500	-	-	-	-	-	-	-	-	-	-	-	-	25,000	403.110	25,000	25,000	-
403.161	FICA/MEDICARE/TAX	1,721	-	191	-	-	-	-	-	-	-	-	-	-	-	-	1,913	403.161	1,913	1,913	0
403.319	REIMBURSABLE EXPENSES	2,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,400	403.319	2,400	2,400	-
403.370	EIT/LST COLLECTOR - KEYSTONE	1,200	-	-	200	200	-	-	-	-	-	-	-	-	-	-	1,600	403.370	1,600	1,600	-

		GENERAL	ARPA CAPITAL	ST LGTS	FIRE	EMS	LAND PRES	P & R OPS	P & R CAP	GEN RESERVE	CAP EQUIP	CAP INFRA	PW BLDG	HWY EQUIP	LQ FUELS	FIDUCIARY	TOTALS		2023	2024	DIFFERENCE	
		FUND 01	FUND 01	FUND 02	FUND 03	FUND 03	FUND 04	FUND 07	FUND 07	FUND 15	FUND 18	FUND 20	FUND 20	FUND 30	FUND 35	FUND 90	ALL FUNDS	ACCT #	BUDGET	BUDGET	2024 BUDGET V. 2023 BUDGET	
<b>POLICE SERVICES</b>																						
410.120	SALARY - POLICE MANAGEMENT	136,486	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136,486	410.120	131,871	136,486	(4,615)	
410.130	WAGES BARGAINING UNIT	1,632,376	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,632,376	410.130	1,464,068	1,632,376	(168,308)	
410.131	OVERTIME	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	410.131	143,000	150,000	(7,000)	
410.132	ACCRUED TIME EXPENSE	215,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	215,000	410.132	215,000	215,000	0	
410.140	WAGES- CLERICAL STAFF	90,277	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,277	410.140	86,966	90,277	(3,311)	
410.151	MEDICAL/DENTAL/RX/LIFE/INSURANCE	545,910	-	-	-	-	-	-	-	-	-	-	-	-	-	-	545,910	410.151	459,585	545,910	(86,325)	
410.152	EMPLOYEE HEALTH AND FITNESS	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	410.152	1,000	-	1,000.00	
410.160	CROSSING GUARD WAGES	12,782	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,782	410.160	12,751	12,782	(31)	
410.161	FICA/MEDICARE/POLICE	143,202	-	-	-	-	-	-	-	-	-	-	-	-	-	-	143,202	410.161	129,718	143,202	(13,484)	
410.162	UNEMPLOYMENT PREMIUM PD	3,026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,026	410.162	3,026	3,026	-	
410.181	EDUCATION/TRAINING IN SERVICE	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	410.181	8,000	10,000	(2,000)	
410.200	MATERIALS AND SUPPLIES OFFICE	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500	410.200	1,200	1,500	(300)	
410.210	MATERIALS AND SUPPLIES/COMPUTERS	24,000	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	49,000	410.210	72,500	49,000	23,500.00	
410.223	TRAFFIC COUNTER	3,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,500	410.223	3,000	3,500	(500)	
410.224	FUEL/OIL	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	410.224	30,000	30,000	-	
410.226	COPIER EXPENSES	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	410.226	2,500	2,500	-	
410.240	FIREARMS AND SUPPLIES	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	410.240	10,000	12,000	(2,000.00)	
410.241	UNIFORMS/VESTS	16,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16,000	410.241	20,000	16,000	4,000.00	
410.250	GENERAL EXPENSES	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	410.250	3,000	3,000	-	
410.260	COMMUNITY POLICING	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	410.260	2,500	2,500	0	
410.310	LEGAL EXPENSES	15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000	410.310	20,000	15,000	5,000.00	
410.319	MATERIALS AND SUPPLIES / EQUIP	6,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	410.319	5,000	6,000	(1,000.00)	
410.320	COMMUNICATIONS	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	410.320	18,500	20,000	(1,500)	
410.340	PRINTING	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500	410.340	1,200	1,500	(300)	
410.351	VEHICLE INSURANCE	12,915	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,915	410.351	11,394	12,915	(1,521)	
410.352	LAW ENFORCEMENT LIABILITY	50,091	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,091	410.352	44,192	50,091	(5,898)	
410.354	WORKERS COMPENSATION	56,733	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56,733	410.354	63,016	56,733	6,283.00	
410.360	UTILITIES	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	410.360	20,000	20,000	-	
410.370	VEHICLE MAINT/REPAIRS -OUTSIDE	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,000	410.370	16,000	14,000	2,000.00	
410.390	CERT TEAM	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	410.390	5,000	5,000	-	
410.420	PUBLICATIONS/SUBSCRIPTIONS	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500	410.420	3,000	2,500	500.00	
410.440	UNIFORM CLEANING	12,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,800	410.440	12,000	12,800	(800)	
410.750	EQUIPMENT PURCHASES	41,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	41,000	410.750	19,000	41,000	(22,000)	
410.751	VEHICLE REPLACEMENTS	-	87,500	-	-	-	-	-	-	-	87,500	-	-	-	-	-	87,500	410.751	175,000	87,500	87,500	
410.760	RENOVATION TO POLICE DEPT.	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	410.760	140,000	20,000	120,000	
410.761	DNA CONSORTIUM	3,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,500	410.761	3,500	3,500	0	







481.319	MISC TAXES	5,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,600	481.319	5,142	5,600	(458)
483.510	MMO PENSION PAYMENT	62,284	-	-	-	-	-	-	-	-	-	-	-	-	-	-	62,284	483.510	71,397	62,284	9,113
483.600	EXCESS PENSION TRANSFER-NU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	483.600	-	-	-
486.157	HEALTH AND VISION REIMBURSEMENTS	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000	486.157	50,000	50,000	-
486.158	FITNESS REIMBURSEMENT NU	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000	486.158	2,000	2,000	-
487.161	FICA/MEDICARE	3,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,750	487.161	3,750	3,750	-
487.162	NON-UNIFORM TIME PAY OUT	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50,000	487.162	50,000	50,000	-
487.192	ORTHODONTIA REIMBURSEMENT	6,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,000	487.192	6,000	6,000	-
487.502	457 MATCHING	36,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36,000	487.502	36,000	36,000	0
	INTERFUND TRANSFER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-
<b>STREET LIGHTING DISTRICTS</b>																					
02.434.360	UTILITY EXPENSE	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-	-	10,000	434.360	10,000	10,000	-
	INTERFUND TRANSFER	-	-	4,001	-	-	-	-	-	-	-	-	-	-	-	-	4,001		21,286	4,001	17,286
<b>LAND PRESERVATION EXPENSES</b>																					
04.403.370	EIT TAX COLLECTOR EXPENSE	-	-	-	-	-	11,554	-	-	-	-	-	-	-	-	-	11,554	403.370	11,468	11,554	(87)
04.414.310	ENGINEERING SERVICES	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	50,000	414.310	50,000	50,000	-
04.414.450	LEGAL SERVICES	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	20,000	414.450	20,000	20,000	-
04.414.451	APPRAISALS	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000	414.451	5,000	5,000	-
04.470.200	OPEN SPACE MAINTENANCE	-	-	-	-	-	150,000	-	-	-	-	-	-	-	-	-	150,000		256,000	150,000	106,000
		GENERAL FUND 01	ARPA CAPITAL FUND 01	ST LGTS FUND 02	FIRE FUND 03	EMS FUND 03	LAND PRES FUND 04	P & R OPS FUND 07	P & R CAP FUND 07	GEN RESERVE FUND 15	CAP EQUIP FUND 18	CAP INFRA FUND 20	PW BLDG FUND 20	HWY EQUIP FUND 30	LQ FUELS FUND 35	FIDUCIARY FUND 90	TOTALS ALL FUNDS	ACCT #	2023 BUDGET	2024 BUDGET	2024 BUDGET V. 2023 BUDGET
<b>PARK AND RECREATION EXPENSES</b>																					
07.454.141	SALARIES PW SUPPORT	-	-	-	-	-	-	252,199	-	-	-	-	-	-	-	-	252,199	454.141	236,808	252,199	(15,391)
07.454.151	MEDICAL/DENTAL/INSURANCES	-	-	-	-	-	-	81,120	-	-	-	-	-	-	-	-	81,120	454.151	92,585	81,120	11,465
07.454.161	FICA/MEDICARE/PARKS	-	-	-	-	-	-	19,293	-	-	-	-	-	-	-	-	19,293	454.161	18,116	19,293	(1,177)
07.454.181	EDUCATION TRAINING	-	-	-	-	-	-	4,000	-	-	-	-	-	-	-	-	4,000	454.181	500	4,000	(3,500)
07.454.226	FACILITIES MAINTENANCE	-	-	-	-	-	-	27,500	-	-	-	-	-	-	-	-	27,500	454.226	26,768	27,500	(732)
07.454.300	ACTIVITIES/PROGRAMS	-	-	-	-	-	-	37,000	-	-	-	-	-	-	-	-	37,000	454.300	37,000	37,000	0
07.454.310	ENGINEERING SERVICES	-	-	-	-	-	-	25,000	70,000	-	-	-	-	-	-	-	95,000	454.310	105,000	95,000	10,000
07.454.311	WEST BRANCH PARK EXP	-	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	5,000	454.311	2,000	5,000	(3,000)
07.454.312	NORTH BRANCH PARK EXP	-	112,500	-	-	-	-	55,000	187,500	-	-	-	-	-	-	-	355,000	454.312	48,875	355,000	(306,125)
07.454.313	COTTON PARK EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.313	-	-	-
07.454.317	VETERANS PARK/CAPITAL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.317	90,000	-	90,000
07.454.318	VETERANS PARK	-	-	-	-	-	-	6,500	-	-	-	-	-	-	-	-	6,500	454.318	6,241	6,500	(260)
07.454.319	GENERAL EXPENSES/SUPPLIES	-	-	-	-	-	-	10,000	-	-	-	-	-	-	-	-	10,000	454.319	2,500	10,000	(7,500)
07.454.320	NESHAMINY GREENWAY TRAILS	-	-	-	-	-	-	181,000	417,637	-	-	-	-	-	-	-	598,637	454.320	598,637	598,637	0
07.454.351	VEHICLE INSURANCE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.351	-	-	-
07.454.352	LIABILITY INSURANCE	-	-	-	-	-	-	843	-	-	-	-	-	-	-	-	843	454.352	743	843	(99)
07.454.354	WORKERS COMP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.354	-	-	0
07.454.360	UTILITIES	-	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	20,000	454.360	20,000	20,000	0
07.454.402	DCNR GRANT MATCH	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.402	-	-	-
07.454.700	PARK CAP. IMPROVEMENTS/PURCHASES	-	-	-	-	-	-	-	-	-	225,000	-	-	-	-	-	225,000	454.700	225,000	225,000	0
07.454.710	CAPITAL PURCHASES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.710	40,000	-	40,000
07.454.740	VEHICLES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.740	-	-	-
07.454.402	COLEMAN PROPERTY DEVELOPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454.402	75,000	-	75,000
07.492.100	INTERFUND TRANSFER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	492.100	-	-	-

		GENERAL	ARPA CAPITAL	ST LGTS	FIRE	EMS	LAND PRES	P & R OPS	P & R CAP	GEN RESERVE	CAP EQUIP	CAP INFRA	PW BLDG	HWY EQUIP	LQ FUELS	FIDUCIARY	TOTALS	ACCT #	2023	2024	DIFFERENCE	
		FUND 01	FUND 01	FUND 02	FUND 03	FUND 03	FUND 04	FUND 07	FUND 07	FUND 15	FUND 18	FUND 20	FUND 20	FUND 30	FUND 35	FUND 90	ALL FUNDS		BUDGET	BUDGET	2024 BUDGET	
																				V. 2023 BUDGET		
<b>GON SERIES 2020 (BRIDGE REPAIR)</b>																						
20.473.100	BRIDGE LOAN PRINCIPAL	-	-	-	-	-	-	-	-	-	-	327,000	-	-	-	-	327,000	20.401.050	297,000	327,000	(30,000)	
20.474.102	BRIDGE LOAN INTEREST	-	-	-	-	-	-	-	-	-	-	36,512	-	-	-	-	36,512	401.100	40,381	36,512	3,869	
<b>LEASE SERIES 2017 (STREET LIGHT)</b>																						
20.475.100	SL LOAN PRINCIPAL	-	-	-	-	-	-	-	-	-	-	4,327	-	-	-	-	4,327	0.000	23,969	4,327	19,642	
20.476.102	SL LOAN INTEREST	-	-	-	-	-	-	-	-	-	-	552	-	-	-	-	552	0.000	1,990	552	1,438	
<b>GON SERIES 2005 (PW BLDG.)</b>																						
20.471.100	PW BUILDING PRINCIPAL	-	-	-	-	-	-	-	-	-	-	-	40,000	-	-	-	40,000	471.100	37,000	40,000	(3,000)	
20.472.102	PW BUILDING INTEREST	-	-	-	-	-	-	-	-	-	-	-	2,941	-	-	-	2,941	472.102	1,121	2,941	(1,820)	
<b>CAPITAL IMPROVEMENTS</b>																						
430.730	PUBLIC WORKS BUILDING REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	430.730	-	-	-	
409.370	MUNICIPAL BLDG REPAIRS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	409.370	-	-	-	
409.376	NEW POLICE/PW/PARK GARAGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	409.376	-	-	-	
407.377	NB BLVD TRAFFIC LIGHT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	407.377	-	-	-	
	ESCROW FUND BALANCES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENSES</b>		6,801,901	450,000	16,692	287,740	154,216	236,554	724,454	675,137	-	612,500	368,391	42,941	227,500	610,000	-	11,120,526		10,730,219	11,120,526.00	(390,307)	
<b>BUDGETED FUND BALANCE 12/31/24</b>																						
		6,233	200,000	231,358	261,500	91,200	4,578,696	4,967	716,113	1,700,000	600,532	164,741	730,249	177,616	416,856	1,000,250	10,967,811		8,913,631	\$10,967,810.75	\$2,054,179.25	



**NEW BRITAIN TOWNSHIP  
2024 BUDGET SUMMARY**

	GENERAL FUND 01	ARPA CAPITAL FUND 01	ST LGTS FUND 02	FIRE FUND 03	EMS FUND 03	LAND PRES FUND 04	P & R OPS FUND 07	P & R CAP FUND 07	GEN RESERVE FUND 15	CAP EQUIP FUND 18	CAP INFRA FUND 20	PW BLDG FUND 20	HWY EQUIP FUND 30	LQ FUELS FUND 35	FIDUCIARY FUND 90	TOTALS ALL FUNDS	2023 BUDGET	2024 BUDGET	DIFFERENCE 2024 BUDGET V. 2023 BUDGET
<b>REVENUE ALL SOURCES</b>	6,808,134	650,000	248,050	549,240	245,416	4,815,250	729,421	1,391,250	1,700,000	1,213,032	533,132	773,190	405,116	1,026,856	1,000,250	22,088,337	\$19,643,850.71	\$22,088,336.75	\$2,444,486.05
<b>EXPENDITURES</b>																			
LEGIS/EXEC/FINANCE	1,193,184	25,000	-	-	-	-	-	-	-	225,000	-	-	-	-	-	1,443,184	1,271,877	1,443,184	(171,307)
TAX COLLECTION	27,821	-	2,691	200	200	-	-	-	-	-	-	-	-	-	-	30,913	30,913	30,913	0
POLICE SERVICES	3,315,097	112,500	-	-	-	-	-	-	-	87,500	-	-	-	-	-	3,515,097	3,356,487	3,515,097	(158,610)
FIRE SAFETY EXPENSES - TWP	162,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	162,000	162,000	162,000	0
FIRE/EMS EXPENSES	25,508	-	-	287,540	154,016	-	-	-	-	-	-	-	-	-	-	467,064	456,312	467,064	(10,751)
INSPECTION SERVICES	274,823	-	-	-	-	-	-	-	-	75,000	-	-	-	-	-	349,823	260,462	349,823	(89,361)
PLANNING AND ZONING	203,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	203,394	284,145	203,394	80,751
SPECIAL SERVICES	26,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,000	26,000	26,000	0
HIGHWAY GENERAL SERVICES	1,358,439	200,000	-	-	-	-	-	-	-	-	-	-	227,500	610,000	-	2,395,939	2,229,149	2,395,939	(166,790)
OTHER MISC EXPENSES	215,634	-	-	-	-	-	-	-	-	-	-	-	-	-	-	215,634	224,289	215,634	8,655
DEBT SERVICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STREET LIGHTING DISTRICTS	-	-	14,001	-	-	-	-	-	-	-	-	-	-	-	-	14,001	31,286	14,001	17,286
LAND PRESERVATION EXPENSES	-	-	-	-	-	236,554	-	-	-	-	-	-	-	-	-	236,554	342,468	236,554	105,913
PARK AND RECREATION EXPENSES	-	112,500	-	-	-	-	724,454	675,137	-	225,000	-	-	-	-	-	1,737,091	1,625,773	1,737,091	(111,318)
BRIDGE PROJECT DEBT SERVICE	-	-	-	-	-	-	-	-	-	-	363,512	-	-	-	-	363,512	337,381	363,512	(26,131)
STREET LIGHT DEBT SERVICE	-	-	-	-	-	-	-	-	-	-	4,879	-	-	-	-	4,879	25,959	4,879	21,080
PUBLIC WORKS BUILDING DEBT SVC.	-	-	-	-	-	-	-	-	-	-	-	42,941	-	-	-	42,941	38,121	42,941	(4,820)
CAPITAL IMPROVEMENTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	6,801,901	450,000	16,692	287,740	154,216	236,554	724,454	675,137	-	612,500	368,391	42,941	227,500	610,000	-	11,208,026	10,702,622	11,208,026	(505,404)
<b>BUDGETED FUND BALANCE 12/31/24</b>	6,233	200,000	231,358	261,500	91,200	4,578,696	4,967	716,113	1,700,000	600,532	164,741	730,249	177,616	416,856	1,000,250	10,880,311	8,941,228	10,880,311	1,939,082