

**BOARD OF SUPERVISORS  
MEETING MINUTES  
December 9, 2024**

The Board of Supervisors Meeting of New Britain Township was held on Monday, December 9, 2024, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia M. Jones - Chair, MaryBeth McCabe – Vice-Chair, Bill Jones, Stephanie Shortall, and Bridget Kunakorn (attended virtually). Also present were Dan Fox- Township Manager, Craig Kennard - Township Engineer, Adam Flager - Township Solicitor, Chief Richard Clowser, and Alexandria Mullin – Assistant to the Township Manager.

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments** Cynthia Jones stated that the Board met in Executive session, prior to this meeting, to discuss personnel matters and litigation items.
4. **Presentation/ Public Hearings/ Land Development**
  - A. **Spotless Brands – Car Wash**

Dave Shafkowitz presented to the Board the plans for a car wash located on Butler Avenue. Within the presentation, he showed renderings and architectural drawings displaying what the car wash intends to look like and how it will function. A discussion ensued regarding traffic flow within the intersection and how it will impact residents daily. It was presented that the water system used within the car wash has the capacity to recycle and reuse water. The Board agreed to take the plans into consideration and will make a decision at the next meeting.

**5. Motion to Consider Consent Agenda**

Bill Jones moved, seconded by MaryBeth McCabe, to approve the Consent Agenda:

- A. Approve Minutes of November 18, 2024, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
  - Dated December 4, 2024, In the amount of \$75,241.57.
- C. Approve Prepaid Bill List as Follows:
  - Dated November 21, 2024, In the amount of \$111,537.31.

- Dated November 25, 2024, In the amount of \$6,230.05.
  - Dated December 4, 2024, In the amount of \$96,093.47.
- D. Approve Escrow Release #3 (Final) for 25 Elaines Lane (Elaines Lane Subdivision) in the amount of \$16,442.74.
- E. Approve Escrow Release #5 (Reduce to 18-Mo Maintenance Amt) for 4371 County Line Road (Naplin One Limited Partnership) in the amount of \$56,671.95.

There were no public comments.

All voted aye, motion carried 5-0.

## 6. Action Items

- A. Consider a motion to approve and adopt Resolution 2024-16 – 2025 Budget.

Bill Jones motioned to approve the Resolution. Seconded by MaryBeth McCabe.

There were no public comments.

All voted aye, motion carried 5-0.

- B. Consider a motion to approve and adopt Resolution 2024-17 – Tax Levy.

Stephanie Shortall motioned to approve the Resolution. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

- C. Consider a motion to approve and adopt Resolution 2024-18 – 2024 Fund Balance Policy.

Bill Jones motioned to approve the Resolution. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- D. Consider a motion to approve and adopt Resolution 2024-19 – First Responder Recruitment- Retention.

Bill Jones motioned to approve the Resolution. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- E. Consider a motion to approve the Co-Responder Memorandum of Understanding.

Bridget Kunakorn motioned to approve the Memorandum. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- F. Consider a motion to approve the revised conservation easements for Mill Ridge properties.

Bill Jones motioned to approve the easements. Seconded by MaryBeth McCabe.

There were no public comments.

All voted aye, motion carried 5-0.

- G. Consider a motion to approve the Tax Assessment Appeal Stipulation for Lukoil

Stephanie Shortall motioned to approve the Stipulation. Seconded by Bill Jones.

There were no public comments.

All voted aye, motion carried 5-0.

H. Consider a motion to approve the CP Rankin documentation.

MaryBeth McCabe motioned to approve the documentation.  
Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

## 7. Information Items

### A. Engineer's Report

Craig Kennard provided updates to the Board regarding Spotless Brands Car Wash and the developments with their case to move forward. He also mentioned that there will not be a need for a Planning Commission meeting.

### B. Board of Supervisor's Comment

## 8. Public Comment

## 9. Announcements

Canceled - Park & Rec Commission Meeting – Tuesday Dec. 17<sup>th</sup> at 7pm.

Canceled - Veterans Committee Meeting – Wednesday Dec. 18<sup>th</sup> at 6pm.

Canceled - ZHB Meeting – Thursday December 19<sup>th</sup> at 7pm.

Township Building Close Early – Friday Dec. 20<sup>th</sup> at 12pm.

Township Building Closed – Tuesday Dec. 24<sup>th</sup> & Wednesday Dec. 25<sup>th</sup>

Township Building Closed – Wednesday Jan. 1<sup>st</sup>

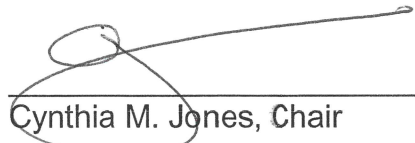
The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, January 6, 2025, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

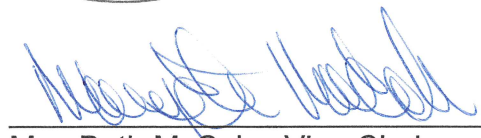
## 10. Adjournment

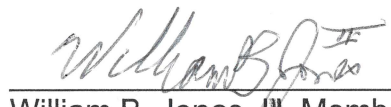
Stephanie Shortall moved, seconded by MaryBeth McCabe, to adjourn the meeting.

The Board unanimously adjourned the meeting at 8:06 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Cynthia M. Jones, Chair

  
\_\_\_\_\_  
MaryBeth McCabe, Vice-Chair

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

Attest:   
\_\_\_\_\_  
Dan Fox, Township Manager

  
\_\_\_\_\_  
Stephanie Shortall, Member

  
\_\_\_\_\_  
Bridget Kunakorn, Member