



New Britain Township Board of Supervisors

Business Meeting

Monday, April 01, 2024

7:00 PM – Business Meeting

Agenda

1. Call to Order

2. Pledge of Allegiance

3. Chair Comments

- A. The board met in Executive Session before this meeting to discuss personnel, land acquisition, and/or litigation matters.

4. Interview ZHB Candidates

- Robert Byrne
- Terry Young
- Brian Dutil
- Sarah Baik

5. Presentation/ Public Hearings/ Land Development

- A. Mike Filiatrault, NBT representative to NPWA/NWWA.
B. Accounting Software and Payroll Software Systems.
C. Zoning Ordinance Proposed Amendments.

6. Motion to Consider Consent Agenda

- A. 84 Schoolhouse Road Hallmark Escrow Release 1
B. Accept resignation of Brooke Newborn from Environmental Advisory Council
C. Approve minutes of March 4, 2024, Board of Supervisors meeting
D. Approve minutes of March 18, 2024, Board of Supervisors meeting
E. Approve regular bills list dated March 27, 2024, in the amount of \$132,364.28.
F. Approve prepaid bill list as follows:
 - Dated March 21, 2024, in the amount of \$3,678.03.
 - Dated March 27, 2024, in the amount of \$7,659.17.
- G. Approve payment #4 to AH Cornell in the amount of \$14,980.50 for The Neshaminy Greenway Trail Project.

7. Action Items

- A. Motion to consider Resolution 2024-09 granting preliminary Plan approval for Birch Run land development.
- B. Motion to consider appointment of CBIZ as additional investment manager for 457B deferred compensation plan.
- C. Discussion on proposed Resolutions to be considered at PSATS Conference.
- D. Motion to accept the proposal from Denny's Carpet and Flooring to scrub and seal the floors of the Police Department in the amount of \$2,100.
- E. Discussion on the following Zoning Hearing Board Applications
 - 6 Clover Lane (Appel)
 - 121 Brittany Drive (Parsons)
- F. Motion to consider accepting Deeds of Dedication for the legal and ultimate Right of Way for Railroad Avenue

8. Information Items

- A. Engineer's Report
 - North Branch Park/Pine Run Trail Survey
- B. Board of Supervisor's Comment

9. Public Comment

10. Announcements

11. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, May 6, 2024, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at www.newbritaintownship.org.*



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: Robert Byrne

Address: 245 Forest Park Drive

Phone: 215-460-4805

Email: slowhand004@gmail.com

Occupation: retired

Current Employer: retired

How long have you been a resident of New Britain Township?

37 years

I wish to be considered for appointment to the following Boards:

(You may select one or more Boards.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Zoning Hearing Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Veteran's Committee |
| <input type="checkbox"/> Parks & Recreation Advisory Member | <input type="checkbox"/> Building Code Board of Appeals |
| <input type="checkbox"/> Chalfont-New Britain Joint Sewer Authority | <input type="checkbox"/> North Wales Water Authority Board |
| <input type="checkbox"/> Board Vacancy Board Chair | <input type="checkbox"/> Environmental Advisory Commission |
| <input type="checkbox"/> All Township Boards & Committees | |

Briefly describe why you would like to be considered for appointment to any of the above referenced Boards. (You may submit your reasoning separately, if the area below is insufficient)

I am a retired Director of Global Market access. My employment required understanding of regulations in 130 countries including the United States (Food and Drug Administration) and negotiation of contracts annually in excess of \$3.5 billion USD. I hold a degree in Business Administration from the Temple Fox School of Business.

I am interested in serving my community, by providing careful and deliberate interpretation of zoning regulations as applied to both residents and developers. My goal is to provide the best possible outcomes for the New Britain Township community and residents.

Please submit your completed Boards & Commissions Application
to appointments@nbtpa.us.

Submit Form



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: Terry Young

Address: 77 Walter Road, Chalfont, PA. 18914

Phone: 832-512-1580

Email: Youngtj@gmail.com

Occupation: Geoscientist, Project Manager, Business Development Manager

Current Employer: Retired from BP/Amoco (35 yrs)

How long have you been a resident of New Britain Township?

10 years

I wish to be considered for appointment to the following Boards:

(You may select one or more Boards.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Zoning Hearing Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Veteran's Committee |
| <input type="checkbox"/> Parks & Recreation Advisory Member | <input type="checkbox"/> Building Code Board of Appeals |
| <input type="checkbox"/> Chalfont-New Britain Joint Sewer Authority | <input type="checkbox"/> North Wales Water Authority Board |
| <input checked="" type="checkbox"/> Board Vacancy Board Chair | <input type="checkbox"/> Environmental Advisory Commission |
| <input type="checkbox"/> All Township Boards & Committees | |

Briefly describe why you would like to be considered for appointment to any of the above referenced Boards. (You may submit your reasoning separately, if the area below is insufficient)

Greetings New Britain Township supervisors and administration,

My name is Terry Young and I am a 68 year old resident of New Britain Township. I am submitting this application to be considered for appointment to the Zoning Hearing Board and the Vacancy Board. I view both positions as being very important to the future success of our Township. I understand the serious nature, hard work, and accountability they require.

A little more than 10 years ago my wife and I retired to NBT from out of state. During those 10 years I became aware of some of the land use, traffic congestion, and environmental concerns associated with the continued build out and development of the Township. Our Township is a wonderful place to live. To keep it that way will require competent governance with regard to future growth and development. I believe some of the skill sets I have developed in my career would bring value to the Zoning Hearing Board and the Vacancy Board. (continued on next page)

Please submit your completed Boards & Commissions Application to appointments@nbtpa.us.

Submit Form



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: Terry Young (continued from previous page)

Address: _____

Phone: _____

Email: _____

Occupation: _____

Current Employer: _____

How long have you been a resident of New Britain Township?

I wish to be considered for appointment to the following Boards:

(You may select one or more Boards.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Zoning Hearing Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Veteran's Committee |
| <input type="checkbox"/> Parks & Recreation Advisory Member | <input type="checkbox"/> Building Code Board of Appeals |
| <input type="checkbox"/> Chalfont-New Britain Joint Sewer Authority | <input type="checkbox"/> North Wales Water Authority Board |
| <input checked="" type="checkbox"/> Board Vacancy Board Chair | <input type="checkbox"/> Environmental Advisory Commission |
| <input type="checkbox"/> All Township Boards & Committees | |

Briefly describe why you would like to be considered for appointment to any of the above referenced Boards. (You may submit your reasoning separately, if the area below is insufficient)

(continued from previous page)

Among other things, that experience included the planning, execution, and management of major land use projects. And as part of those projects I have coordinated with both government and private entities, whose responsibility it was to govern land use.

As I stated above, good governance is challenging. I would like to help in that effort. I very much appreciate your consideration of my application for the Zoning Hearing Board and Vacancy Board.

Thank you,
Terry Young

Please submit your completed Boards & Commissions Application
to appointments@nbtpa.us.

Submit Form



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: Brian P. Dutil

Address: 209 Overlook Dr., Chalfont, PA 18914

Phone: 267-280-2509

Email: bduill@verizon.net

Occupation: Teacher

Current Employer: School District of Philadelphia

How long have you been a resident of New Britain Township?

12

I wish to be considered for appointment to the following Boards:

(You may select one or more Boards.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Zoning Hearing Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Veteran's Committee |
| <input type="checkbox"/> Parks & Recreation Advisory Member | <input type="checkbox"/> Building Code Board of Appeals |
| <input type="checkbox"/> Chalfont-New Britain Joint Sewer Authority | <input type="checkbox"/> North Wales Water Authority Board |
| <input type="checkbox"/> Board Vacancy Board Chair | <input type="checkbox"/> Environmental Advisory Commission |
| <input type="checkbox"/> All Township Boards & Committees | |

Briefly describe why you would like to be considered for appointment to any of the above referenced Boards. (You may submit your reasoning separately, if the area below is insufficient)

Since my kids are grown and out of the house, I have more time and flexibility in my schedule. I am looking for more ways to give back to community. I would like to play a part in the ongoing growth so that we can promote a solid infrastructure and healthy growth in our community.

Please submit your completed Boards & Commissions Application to appointments@nbtpa.us.

Submit Form



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: Sarah Baik

Address: 26 New Galena Road

Phone: 215 303 1161

Email: sarahbaikphd@gmail.com

Occupation: Scientist

Current Employer: Abzyme

How long have you been a resident of New Britain Township?

4

I wish to be considered for appointment to the following Boards:

(You may select one or more Boards.)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Hearing Board | <input checked="" type="checkbox"/> Planning Commission |
| <input checked="" type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Veteran's Committee |
| <input checked="" type="checkbox"/> Parks & Recreation Advisory Member | <input checked="" type="checkbox"/> Building Code Board of Appeals |
| <input checked="" type="checkbox"/> Chalfont-New Britain Joint Sewer Authority | <input checked="" type="checkbox"/> North Wales Water Authority Board |
| <input type="checkbox"/> Board Vacancy Board Chair | <input checked="" type="checkbox"/> Environmental Advisory Commission |
| <input checked="" type="checkbox"/> All Township Boards & Committees | |

Briefly describe why you would like to be considered for appointment to any of the above referenced Boards. (You may submit your reasoning separately, if the area below is insufficient)

I am conscientious and would thoroughly research my responsibilities. I care about responsible stewardship and governance.

Please submit your completed Boards & Commissions Application to appointments@nbtpa.us.

Submit Form



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: Terry Meehan

Address: 363 West Boulder Drove

Phone: 215-534-7529

Email: meehan111@gmail.com

Occupation: Retired

Current Employer: Retired

How long have you been a resident of New Britain Township?

6 years

I wish to be considered for appointment to the following Boards:

(You may select one or more Boards.)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Zoning Hearing Board | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Veteran's Committee |
| <input type="checkbox"/> Parks & Recreation Advisory Member | <input type="checkbox"/> Building Code Board of Appeals |
| <input type="checkbox"/> Chalfont-New Britain Joint Sewer Authority | <input type="checkbox"/> North Wales Water Authority Board |
| <input type="checkbox"/> Board Vacancy Board Chair | <input type="checkbox"/> Environmental Advisory Commission |
| <input checked="" type="checkbox"/> All Township Boards & Committees | |

Briefly describe why you would like to be considered for appointment to any of the above referenced Boards. (You may submit your reasoning separately, if the area below is insufficient)

I have many years of project management experience as well as interaction with local planning commissions.

Please submit your completed Boards & Commissions Application to appointments@nbtpa.us.

Submit Form



North Wales Water Authority
PUBLICLY OWNED SINCE 1951

RECEIVED
DEC 19 2022

December 14, 2022

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

Re: NWWA Water Transmission Line Project

Dear Matt,

Please allow this letter to clarify our intentions and understandings when recently requesting a letter in support of our grant application seeking funds to help offset costs associated with the above-referenced water transmission line extending from Forest Park to the Plumstead Township Border. We apologize if our request caused any confusion or concerns.

Please allow me to summarize our thoughts and position below:

1. As part of our due diligence, we met and conferred several times with the former township manager, as well as having our staff meet with the NBT Fire Marshal for plan review. We assumed that both were speaking as authorized representatives of the township, and we relied on their direction as we do yours.

It was only upon township request, and as a courtesy, that we added the fire hydrants shown on the NBT side of Ferry Road.

a. So there is no further misunderstanding, please be advised that the NWWA has **absolutely no intention of extending lines into NBT along the transmission line route for the purpose of NBT serving any customers in the WS District of NBT.** Any such connections, now or in the future, will be under the strict purview of the NORTH PENN WATER AUTHORITY and NBT, as provided by law.

b. If the township now desires, we can remove any hydrants of concern and will instead consider substituting blow-off assemblies for line flushing, as needed. Hydrants are preferred for the fire protections they offer, and as they are more effective when flushing. Please advise if you wish to have them removed from our plans. **If NBT wishes to reinstate or add hydrants, now or at a later time, please get in touch with Tony Bellitto at the NPWA to discuss.** As a partner with the NPWA at Forest Park and with this project, we communicate and cooperate often.

Reply To: Main Office: 200 W. Walnut Street, P.O. Box 1339, North Wales, PA 19454 • Phone: 215-699-4836 • wizard@nwwater.com
 Bucks Office: 1560 Easton Road, P.O. Box 1018, Warrington, PA 18976 • Phone: 267-482-6940 • nwwabucks@nwwater.com



2. As to the NBT Comprehensive Plan, there was absolutely no intent to create a conflict. As no portion of this line is currently planned for NWWA service to customers in NBT in the Watershed District you have referenced, we are of the respectful opinion that there is no such conflict. As an author of prior NBT Comprehensive Plan updates, and after having assisted in developing the Forest Park watershed protection plan, I am intimately aware of the stated objectives of both documents, and I remain a strong advocate of protecting the watershed.

Towards that end:

- a. As previously reported, the project is designed entirely on State Roads.
- b. Also, as previously reported, our detour plan does not include any township roads.
- c. The transmission line plan does not require the drilling of wells or withdrawal of groundwater from within NBT, and more specifically, within the Watershed Zoning Area.
- d. The plan does, however, support the Comprehensive Plan objectives of helping to "*protect the health, safety, and welfare*" of NBT residents by providing an alternate water supply, if needed. As we know, restrictions on where development can occur and where water and sewer service will be approved for development is strictly a function of the NBT 537 plan, Zoning and SALDO Ordinances. The presence of our line will not supersede those ordinances.
- e. PFAS/PFOA groundwater and water well contamination is a continuing concern in the NBT area, with contamination already being identified in wells close to the NBT EMS and township building, in adjacent Chalfont Borough, in nearby Doylestown, and in Plumstead Township, hence this project. I would not be surprised if additional contamination was found if the private wells along the route were similarly tested. Again, this line could provide an emergency supply of water to benefit NBT, if needed. The fire hydrants, if reintroduced, would also be a safety enhancement to the residents along the route and in the adjacent area by providing that additional firefighting supply.
- f. Lastly, it is important to recognize that the water line we propose is really nothing new to that area of the township. There are public water lines all along and on both sides of Park Avenue, serving hundreds of residential properties, as well as the township building, North Branch Park, and both the Police and EMS headquarters. A bit further down the route, there are public water lines in NBT near the intersection of Ferry and Iron Hill Road, as well as the several developments in Doylestown, all the way down to the Pine Run Retirement Community, which also has an emergency interconnect with the DTMA water system. Across Ferry Road, and in NBT, there is a large water storage tank and water distribution system, now serving the Shrine of Czestochowa. A bit further down Ferry Road and in the Chapman Road area, there is public water available in nearby Doylestown, ending with public water being available again in NBT, at the CVS shopping center located at Route 313 and Ferry Road. Any claim that our line is "introducing" public water into the area is simply inaccurate.

Matt, the only intent of our grant application is to potentially reduce project costs to both NPWA and NWWA customers, many of which are NBT residents. We are not dependent upon the grant for this project to proceed, but if obtained, costs ultimately being passed onto our customers both in and out of NBT, could be reduced.

Thank you for making us aware of your concerns, and for your consideration of our objectives in developing the construction plans.

We look forward to working cooperatively with you and your municipality as we have for many years, and as we progress with planned improvements.

Have a great holiday and let's talk soon,

Sincerely,
North Wales Water Authority

A handwritten signature in black ink, appearing to read 'Bob', is written over a horizontal line.

Robert C. Bender
Executive Director



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

BOARD OF SUPERVISORS
William B. Jones, III, Chair
Stephanie Shortall, Vice-Chair
Gregory T. Hood
Cynthia M. Jones
MaryBeth McCabe

December 19, 2023

Louis Belmonte, PE
District Engineer
7000 Geerdes Blvd.
King of Prussia, PA 19406-1525

Dear Mr. Belmonte,

The recent work undertaken by The North Wales Water Authority (NWWA) has complicated a dangerous situation on Ferry Road and Park Ave. in New Britain Township.

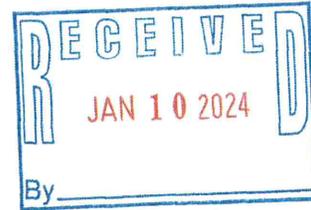
Ferry Road is known for poor drainage. In winter conditions, the poor drainage often causes black ice along Ferry Road and Park Ave.

The restoration work undertaken by NWWA resulting from their construction project has significantly altered the poor drainage. The rain events over the weekend of December 8 to December 11 left water lying on the road which froze during overnight hours. The increase in the occurrence of black ice compounds a dangerous situation.

Both Ferry Road and Park Ave. are state highways. PennDOT is responsible for the oversight of the contractors working on their highways. The restoration of the NWWA work is exacerbating a dangerous situation. It is PennDOT's responsibility to ensure that the restoration of the NWWA project meets PennDOT's requirements. The township is requesting that PennDOT conduct a site inspection to determine the extent of what modifications to the NWWA restoration needs to be corrected.

Thank you,

John Granger
New Britain Township Interim Manager



January 2, 2024

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

Re: NBT Letter of December 19, 2023 – Ferry Road

Dear John,

This correspondence is in response to the above-referenced letter received today.

Quite frankly, I am disappointed that you did not contact me in advance of your letter so that I could have the opportunity to discuss all the details of our project, and we could have avoided the misrepresentations contained in your letter.

Please be advised as follows:

1. As you know, Ferry Road is owned and maintained by PennDOT and not the NWWA.
2. As such, any work to be completed by the Authority has to first be reviewed, approved, and then inspected by PennDOT. We carefully followed this procedure.
3. In addition to having our construction plans prepared by a licensed Civil Engineer before providing copies to PennDOT, we also provided copies to New Britain Township Officials. We attended a special meeting of the Board of Supervisors, during which time the project was discussed in detail. In addition to NWWA representatives, Mr. Bellitto, Executive Director of the NPWA, was in attendance as a co-owner of the project. We also held a preconstruction meeting at Forest Park, which was attended by NBT representatives.
4. The above-referenced plans submitted to the Township included all drainage and final paving profiles. We received no reply from the Township indicating any concerns or requests for modifications.
5. We agree with your statement that; "Ferry Road is known for poor drainage. In winter conditions, the poor drainage often causes black ice along Ferry Road and Park Ave."

We note that you have correctly stated the roadway conditions in the past tense. A review of township meeting minutes, file correspondence, and other records dating back 40 years or more would serve as irrefutable evidence that the problems you claim to have been recently caused by the NWWA, have, in fact, existed for decades. There have been many meetings and engineering studies, and to date, no one has figured out how to stop the water from running from the high ground in NBT to the lower side of the road. Despite efforts by many experts, water continues to run downhill.

Reply To:

- Main Office: 200 W. Walnut Street, P.O. Box 1339, North Wales, PA 19454 • Phone: 215-699-4836 • wizard@nwwater.com
 Bucks Office: 1560 Easton Road, P.O. Box 1018, Warrington, PA 18976 • Phone: 267-482-6940 • nwwabucks@nwwater.com



As to your claim that the NWWA has "complicated" a dangerous situation on Ferry Road and Park Avenue, we strongly disagree.

The undisputed facts are:

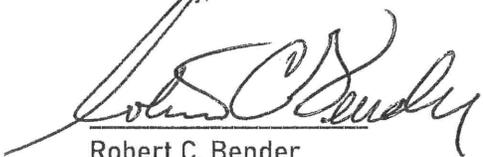
1. All work by the NWWA contractors was completed in strict accordance with the reviewed and approved plans. Please be advised that we videotaped the road conditions before and after our project and final paving, which we have recently reviewed. We are confident in our position.
2. We did not alter any existing drainage patterns as we maintained the existing and all preconstruction paving profiles. As you know, our paving was only one-half of the roadway width, meaning that we MATCHED the existing centerline and crown of the road. We did not increase the roadway height, nor did we lower it.

John, *we agree* that there needs to be a comprehensive review (again) and the development of a permanent resolution to the long-standing drainage problems along these roadways, but not on the back of the "last guy in" by attempting to impose the economic burdens on our water customers, - *many of which are NBT residents.*

We would be quite willing to participate in comprehensive discussions, as I am sure that I can provide some historical benefit. As the former manager of NBT, I personally called and complained about the same situations many times, as did the NBT and Doylestown Police Departments. These issues have been documented at least back to 1980 and predated my involvement. They have not been recently created by our pipeline project, nor will they be remedied by another "quick fix". This problem is quite comprehensive and is well beyond the abilities of the local maintenance departments. It will take State Funding and a real plan, not just another patch.

Please let me know if you would like to meet for a discussion.

Sincerely,



Robert C. Bender
Executive Director

C: NWWA Board of Directors
NWWA Solicitor
Anthony J. Bellitto, Ex. Director, NPWA
PA. Senator Steven Santarsiero
Pa. Representative Shelby Labs
Louis Belmonte, District Engineer, 6-0, PennDOT
Stephanie Mason, Doylestown Township Manager.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

BOARD OF SUPERVISORS

Cynthia M. Jones, Chair
MaryBeth McCabe, Vice-Chair
William B. Jones, III
Stephanie Shortall
Bridget Kunakorn

January 22, 2024

Robert C. Bender
North Wales Water Authority
200 W. Walnut Street
P.O. Box 1339
North Wales, PA 19454

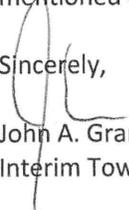
Dear Mr. Bender,

New Britain Township is in receipt of your correspondence dated January 2, 2024. New Britain Township does not dispute any of the issues raised in your letter. The extent to which, if any, the crown of the road that was improved is a PennDot responsibility.

New Britain Township's position is that of your contractor widened the roadbed thereby reducing the amount of swale area available to carry storm water off of the road. In addition, it appears as though the contractor modified several driveway aprons to the extent that storm water that was in the swale upstream of the driveway was diverted onto the road.

Closer attention to the details of repairing the disturbed area would not have resulted in the two above mentioned conditions to exist today.

Sincerely,


John A. Granger
Interim Township Manager

Cc: New Britain Township Board of Supervisors
NWWA Board of Directors
NWWA Solicitor
Anthony J. Bellitto, Ex. Director, NPWA
PA Senator Steven Santarsiero
PA Representative Shelby Labs
Louis Belmonte, District Engineer, 6-0, PennDot
Stephanie Mason, Doylestown Township Manager.



Accounting Software & Updates

New Britain Township

Agenda

- Key Issues with Current Accounting Software
- Needs Assessment for a New Accounting Software
- Software Companies
- Costs
- Implementation Plan
- Payroll Companies
- Proactive vs. Reactive
- Q&A



Key Issues with Current Software

- No Centralized Cash Management
- No Real-time Financial Reporting
- No Improved Accuracy and Compliance
- No Business Processes
- No Scalability and Flexibility
- No Automation of Routine Tasks

Needs Assessment for a New Software

- **Centralized Cash Management**
 - Streamlines accounting processes
 - Promotes consistency across departments
- **Real-time Financial Reporting**
 - Live budget monitoring capabilities (Dashboard)
 - Efficient planning and budgeting
- **Improved Accuracy and Compliance**
- **Enhanced Business Processes**
 - Financial goals are part of the data architecture
 - Improves collaboration between departments
- **Scalability and Flexibility**
 - Adaptable to the Townships changing needs
- **Automation of Routine Tasks**

Software Companies

	QuickBooks	Edmunds (Current)	Caselle	Munis
Business Processes	-No fund accounting -No Database Management	-Limited fund accounting -No Database Management	-All fund accounting -Provides Database Management	-All fund accounting -Provides Database Management
Cash Management	-Cannot pool cash -Requires account per fund	-Cannot pool cash -Requires account per fund	-Can pool cash -Singular account	-Can pool cash -Singular account
Real-time Reporting	-No integration -No stand alone reporting -No dashboard -No 13 th period	-No integration -No stand alone reporting -No dashboard -No 13 th period	-Integration capabilities -Stand alone reporting -Dashboard -13 th period	-Integration capabilities -Stand alone reporting -Dashboard -13 th period
Improved Accuracy and Compliance	-No stand alone reporting	-No stand alone reporting	-Stand alone reporting	-Stand alone reporting

Costs

Caselle

- Software Investment: \$65,370
- Implementation: \$32,000
- Maintenance Investment (Showing 5 Years):
\$ 34,800

Total Investment: \$132,170

Edmunds (Current)

- Software Investment: \$32,500
- Implementation: \$53,500
- Maintenance Investment (Showing 5 Years):
\$81,429

Total Investment: \$167,429

Implementation Plan

Phase	Assigned To	Deadline	Complete
Phase 1: Initiation/Planning	The Finance Department	1/1/2024	Complete
Phase 2: Requirements Gathering	The Finance Department	3/1/2024	Complete
Phase 3: Vendor Selection	The Finance Department	4/1/2024	In progress
Phase 4: Development/Configuration	The Finance Department	6/1/2024	Not Started
Phase 5: Data Migration	The Finance Department	8/1/2024	Not Started
Phase 6: Testing and Quality Assurance	The Finance Department	10/01/2024	Not Started
Phase 7: Deployment	The Finance Department	11/15/2024	Not Started
Phase 8 Training & Documentation	The Finance Department	12/15/2024	Not Started
Phase 9: Go Live	The Finance Department	1/1/2025	Not Started
Phase 10: Troubleshoot Problems	The Finance Department	2/15/2025	Not Started

Payroll Companies

	Asure (Current)	Express Data Systems	Primepoint
Timesheet Program	Functional	Completely new system	Updated version of current program
Onboarding Capability	No	Minimal	Advanced
Database Management	No	No	Yes
Integration with Caselle	No	No	Yes
Available IT Support	No	Minimal	Yes
Costs	\$12,000/year	\$4,200/year	\$6,600/year



Q&A



Thank you



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: March 25, 2024
To: Dave Conroy, Director of Planning & Zoning
From: Craig D. Kennard, P.E., E.V.P.
cc: John Granger, Township Manager; Scott Holbert, Esq.; Janene Marchand, P.E.
Reference: New Britain Township Ordinance Amendments
Amendment #3 Miscellaneous Zoning Amendments

As previously discussed, our office has been authorized by the Board of Supervisors 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 to be presented to the Board of Supervisors:

1. Trees (ZO and SALDO Amendments) – 12/4/23 BOS Meeting
2. Parking and Traffic Amendments (ZO and SALDO Amendments) – 2/5/24 BOS Meeting
3. Miscellaneous ZO Amendments – April 1, 2024
4. Miscellaneous SALDO Amendments - TBD

Please find attached Amendment #3, scheduled to be presented to the Board of Supervisors on April 1, 2024. The final draft amendment will be presented to the Township Staff and Board of Supervisors at a subsequent date in mid-2024.

Once any comments are resolved to the Board of Supervisors satisfaction, we anticipate combining all changes into multiple Ordinance Amendments, one for Zoning, one for SALDO, one for Stormwater Management, and one for the Streets and Sidewalks Ordinance. The ordinances will need to be advertised and adopted at the same time since there are several requirements being relocated from one ordinance to another.

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§27-201.AREA. b. LOT AREA The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this chapter, excluding any area within an existing or designated future street right-of-way; any area required as open space under this chapter; and the area of any existing easement. Adjoining "A" lots, in same ownership, shall be considered within the total lot area.

§27-201.SITE AREA.a. SITE AREA, BASE The base site area is the area of the site remaining after subtracting land: within the ultimate road rights-of-way of existing roads; within existing utility rights-of-way or easements; preserved through easement or other means; which is not contiguous; ~~which is cut off from the main parcel by a road, railroad, existing land use, and/or major stream;~~ which was set aside, reserved, and/or restricted for open space, natural resource protection, and/or recreation purposes in a previously approved subdivision/land development; used and/or to be used for another type of use (i.e., land which is used, or to be used, for commercial or industrial uses in a residential development); and/or located in a different zoning district than the rest of the development.

27-201 LAND DEVELOPMENT – Any of the following activities:

- a. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or the tenants; or
 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Development in accordance with § 503(1.1) of the Pennsylvania Municipalities Planning Code. The addition of an accessory building, including farm buildings subordinate to the existing principle building, are excluded from the definition of land development.
- d. The condominium of land or buildings.

Commented [JM1]: Revised to be consistent with the MPC

§27-300.a. Except as provided by law or in this chapter, in each district no building, structure or land shall be used or occupied including work, construction and loading in the ultimate right-of-way except for the purposes permitted in § 27-305 and for the zoning districts so indicated in Parts 4 through 20. On any property, parcel or tract of land, only one principal use and principal structure shall be permitted unless otherwise stated in this chapter.

§27-305.A.A7. Garden Center. A. Definition. The retail sale of floral items, flowers, plants, shrubs and trees in the field and/or indoors.

§27-305.A.A9.b.13. The daily hours of operation for all kennels shall be limited to between 7:00 a.m. and 7:00 p.m. [Amended by Ord. No. 2020-11-04, 11/16/2020]

Commented [JM2]: A9 is commercial kennel

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§27-305.B.B8. ~~Mobile Manufactured~~ Home Park I

§27-305.B.B9. ~~Mobile Manufactured~~ Home Park II

§27-305.F6.b.1.

F6 b. Use Regulations.

1. Only one or more of the following principal sub-uses may be included in a business campus:

- I1 Medical Office
- I2 Veterinary Office
- I3 General Office
- I4 Medical and Pharmaceutical Sales Office
- J4 Financial Establishment
- J28 Office Supplies and Equipment Sales and Services
- J29 Package Delivery Services
- K2 Research
- ~~K3 Wholesale Business, Wholesale Storage, and Warehousing~~
- K4 Printing
- K7 Crafts

§27-305.H.H2 Residential ~~Shed Structure~~.

a. Definition. Buildings such as storage sheds, garden sheds, pavilions, gazebos, and private greenhouses. A residential shed-structure shall be an uninhabitable, freestanding structure not having more than 200-250 square feet of building coverage; not greater than 12 feet in height; without footings; and which is used for the storage of household items incidental to the day-to-day care and maintenance of a residential property. ~~These Household~~ items shall include, but not be limited to, lawn mowers, garden tools and supplies, and barbecue grills.

[Amended by Ord. No. 2018-10-04, 10/1/2018]

b. Regulations. The following regulations are exceptions to the regulations generally covering residential accessory buildings structures:

1. No residential sheds shall be located in front yards except on lots 10 acres or greater in size. Such sheds shall be permitted for Use B1 in front yards but shall not be located within the required minimum front yard setback. If any property has more than one front yard, the shed may be permitted within the yard that is along the side of the existing principal structure.
2. No more than two residential sheds shall be situated on any property, one acre or less in size. On properties larger than one acre in size, one additional shed may be situated on the property for each additional acre in size above one acre.
3. No residential shed shall be located in any easement or right-of-way.

Commented [JM3]: Revised to be consistent with the building size which requires a Building Permit

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4. A residential ~~shed-structure~~ may occupy a required side or rear yard on properties of less than 25,000 square feet, provided that the shed is a minimum of five feet from any side or rear property line.

5. See also the applicable Zoning District for additional regulations for Accessory Uses/Structures.

§27-305.H.H3. Residential Fences, Walls.

a. Definition. Structures such as fences, and free-standing walls. Zoning permits are not required to replace an existing fence in the same location, likeness, and height provided it was legally conforming at the time it was installed.

b. Regulations.

1. Fences:

(a) Any fence located in the front yard shall ~~not be 100% opaque have a minimum ratio of 4:1 of opaque to non-opaque areas~~ and shall not exceed four feet in height. Wire mesh may be attached to the inside of split rail fences if desired.

~~(b) Fences may be located on the side or rear lot line, except along a public street, and may be non-opaque. Solid wooden or split rail fences are permitted.~~

(c) A fence located anywhere except the front yard may have a height of up to six feet.

(d) A fence of up to eight feet high may be allowed in a rear yard for the sole purpose of enclosing a court for tennis or similar sports. Such fence shall be set back a minimum of 10 feet from the side and rear lot lines.

(e) A fence shall not be required to comply with accessory structure setbacks.

(f) Fence enclosures for swimming pools are required to meet the requirements of the Pennsylvania Uniform Construction Code, as amended.

2. Walls.

(a) Engineering retaining walls necessary to hold back slopes are exempted from the regulations for this section and are permitted ~~by right as needed~~ as approved by the Township Engineer.

(b) Walls may be one foot in height for every two feet they are setback from a property line, up to a maximum height of six feet in the rear or side yard. No wall shall exceed four feet in the front yard.

3. General regulations for walls and fences.

(a) Fences and walls shall not be required to comply with accessory structure setbacks.

(b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement restricting the placement of structures.

(c) The onus shall be on the owner to ensure that no fence is installed off the property.

(d) In the instance that the property is used to access adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes.

(e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

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§27-305.H.H11 Recreational and Other Vehicle Storage.

- a. Definition. A vehicle or piece of equipment, whether self-powered or designed to be pulled or carried, intended primarily for leisure time or recreational use. Recreational vehicles or units include, but are not limited to, the following: travel trailers, truck-mounted campers, coaches, motorized homes, folding tent campers, automobiles, busses, or trucks adapted for vacation use, snowmobiles, minibikes, all-terrain vehicles, go-carts, boats, boat trailers and utility trailers.
- b. Regulations.
 - 1. Recreational vehicles or units shall not be stored in the front yard setback. Any more than two recreational or other vehicle storage items shall be considered Use L2 Outside Storage.
 - 2. Recreational vehicles or other vehicle storage may be permitted as an accessory use of non-residential lots, single-family detached dwellings and two family attached dwellings.

§ 27-2905 Parking of Trucks, Recreational and Other Vehicle and Storage, and Junk Vehicles in Residential Districts. |

- d. ~~No part of this section shall apply to recreational vehicles. [Amended by Ord. 2017-06-07, 6/5/2017]~~
- e. No commercial truck or van with a gross weight exceeding 8,500 pounds or greater than two axles ~~or any~~, no tractor, ~~or any~~ trailer (as defined by this section), nor recreational or other vehicle storage, shall be maintained (except emergency repairs), parked, stored, or otherwise kept ~~within or upon a lot, driveway, on a public or private street without a valid license plate and registration~~, or other location that is within a residential zoning district between the hours of 8:30 p.m. and 9:00 a.m. any day of the week. Such equipment shall not pose a traffic safety concern as determined by the New Britain Township Police Department at any time. This prohibition does not apply to a single truck or van parked, stored, or otherwise kept within an enclosed building or garage upon a residential lot.
- f. All such vehicles may be parked or stored on private property provided it is located as follows:
 - 1. Within a carport;
 - 2. Within a completely enclosed building;
 - 3. Within the side or rear of a lot, but no closer than five feet to a property line;
 - 4. Within the front yard provided it complies with the following:
 - (a) No such equipment shall be within the front yard setback or used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for that lot.
 - (b) The equipment shall be located on a paved or modified/crushed stone, permitted driveway.
 - (c) The location shall not cause ingress and egress sight line or safety issues as determined by the New Britain Township Police Department or the New Britain Township Zoning Officer.

Commented [JM4]: Once finalized move to section below in numerical order

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(d) No more than two major recreational equipment items may be located on the exterior of a parcel unless permitted as an L2 Outdoor Storage Use or stored entirely within an enclosed structure.

(e) The equipment may be on a nonresidential lot that has been previously approved for storing major recreational equipment.

§27-305.J.J1. Retail Store Definition. A shop or store selling commodities and goods to the ultimate consumer. Not included under this use are vehicular sales, over-the-counter sale of alcoholic beverages in a tavern or bar, or a store with greater than 15 square feet of floor area devoted to the display of pornographic materials. A pharmacy is considered incidental to retail use if located within the same building.

§ 27-305.K.K5. Contracting.

b. Regulations

2. All materials and vehicles shall be stored within a building or an enclosed area which is properly screened. Any outside storage, including storage of two or more commercial, recreational or other vehicle storage, shall be considered an L2 Outside Storage or Display use and shall comply with all the requirements for this use, in addition to the above regulations.

§ 27-305.K18 Flexible building space that can be used for either at least two of the following uses: office, light manufacturing, assembly and/or warehousing.

§ 27-305.L.L2. Outside Storage or Display.

a. Definition. Outside storage or display, other than storage as a primary use of the land, necessary but incidental to the normal operation of a primary use. The keeping, in an unenclosed area, of any goods, junk, material, merchandise, or vehicles in the same place or in a temporary structure for more than 24 hours.

b. Regulations.

1. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas and no part of the required front yard shall be occupied by outside storage or display.
2. Outside storage and display areas shall occupy an area of less than 0.550% of the existing or proposed building coverage.
3. Outside storage areas shall be shielded from view or with a dense evergreen buffer and/or fencing so that the areas cannot be seen from all public streets. Fencing shall meet the provisions of this Ordinance.
4. Uses requiring more substantial amounts of land area for storage or display may be exempt from the provisions of Subsection b.1 and b.2 above when granted as a special exception by the Zoning Hearing Board and provided;
 - (a) No more than 25% of the lot area shall be used in outdoor storage or display.

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- (b) A Special Exception is required for the following uses; nurseries (Use A6), lumber yards (Use K8), automobile sales (Use J20), truck terminals (Use K6) and agricultural retail (Use A3).
- (c) Among the uses that shall not be appropriate for inclusion under this provision are retail stores (Use J1), repair shops (Use J17), service station or car-washing facility (Use J19), automobile repair (Use J21), sale of automobile accessories (Use J22), wholesale business and storage (Use K3), contractor office and shops (Use K5) and crafts (Use K7).

§ 27-305.L.L3. Temporary Structure, Temporary Storage Container, Pod, or similar:

c.5.(b) – Such containers shall only be located within the front yard of any property for a residential use and set back from the edge of the cartway and the sidewalk a minimum of five feet, provided that there is no encroachment into the clear sight triangle for any intersecting streets or driveways. For non-residential use, any such container shall be visible from a public street or public accessway and shall not be placed within required parking spaces for more than one month from the date installed.

§ 27-305.L.L4. Temporary Community Event. A. Definition. A temporary activity including, but not limited to, flea markets, public exhibitions, auctions, carnivals, circuses, picnics, air shows, suppers for fundraising, mobile vending, and similar organizational events and meetings. Ice cream trucks are excluded from these regulations.

b. Regulations.

1. Such temporary uses shall be limited in time to no longer than seven days per occurrence. Such occurrences shall be limited to not more than four occurrences in a calendar year for each organization. There shall be at least a thirty-day period between such occurrences.
2. Signs advertising a temporary community event shall be posted no more than 14 days prior to the first day of the event and shall be removed on the final day of the event. No more than four off-premises signs shall be placed. The location of off-premises signs must be approved by the property owners of the properties upon which they are to be fixed.
3. The applicant shall provide plans to ensure security, crowd control, adequate parking for existing and proposed uses, emergency access, traffic control, street access, sanitary facilities, erosion control, trash collection, noise control, and cleanup after the event.
4. Approval in the form of a certified letter shall be obtained from the owner of the site.
5. Mobile vending shall be permitted within non-residential zoning districts only. No mobile vending shall be permitted within 500 feet of an existing restaurant or retail store selling similar goods. No more than one mobile unit shall be permitted at one location at a time. No outdoor eating areas with tables or chairs are permitted.
6. Hours of operations shall be limited to between the hours of 9 am to 6 pm.

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Add §27-305.L L15. Non-Residential Fences and Walls

a. Definition. Structures such as fences, and free-standing walls. Zoning permits are not required for replacing an existing fence in the same location, likeness and height provided it was legally conforming at the time it was installed.

b. Regulations.

1. Fences:

(a) Any fence located in the front yard shall not be 100% opaque and shall not exceed four feet in height. Wire mesh may be attached to the inside of split rail fences if desired.

(b) A fence located anywhere, except the front yard, may have a height of up to six feet.

2. Walls.

(a) Retaining walls measured 4 feet or higher from the lowest grade to the top of the wall, tiered walls, and walls with surcharges from adjacent slopes, foundation loads, or other loads, shall require a Zoning Permit and review and approval of all required plans, details, calculations, and specifications by the Township Engineer.

(b) Walls may be one foot in height for every two feet they are setback from a property line, up to a maximum height of six feet in the rear or side yard. No wall shall exceed four feet in the front yard.

3. General regulations for walls and fences.

(a) Fences and walls shall not be required to comply with accessory structure setbacks.

(b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement without permission of the beneficiary of the easement.

(c) The onus shall be on the owner to ensure that no fence is installed off the property.

(d) In the instance that the property is used to access adjacent lands that may be under different ownership, the location of a fence or wall shall not prevent the ability to access those adjacent lands for maintenance or other purposes.

(e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

4. Exemptions:

(a) Conventional fences required for farm use, agricultural use and related 27-305 facilities on properties in excess of five acres shall be exempt from the fence regulations of this chapter, except for height regulations.

(b) Fences required in the Butler Corridor Overlay District shall be in accordance with § 22-722.D.(7), of the Subdivision and Land Development Ordinance.

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Remove the following sections of the Use Regulations §§ 27-305.A3.b.5, A8.b.3., A10.b.7., C6.b.5., D1.b.5., D2.b.4, E1.b.3. E3.b.6., E5.b.2., E7.b.3, E8.b.2., F2.b.2., F3.b.3., F4.b.2., F5.b.6, G2.b.1., G3.b.7, H15e.4., H15f.2., H15.g.7., I1.b.1., I2.b.2., I3.b.1., I4.b.1., J1.b.1., J3.b.1., J4.b.2., J5.b.1., J6.b.1., J7.b.3., J8.b.1., J10.b., J11.b.1., J12.b.5., J13.b.1, J15.b.1., J16.b.3., J17.b.1., J18.b.1., J19.b.13.(g), J20.b.2., J21.b.3., J22.b.1., J23.b.1., J25.a.4., J25.b.4., J26.b.2., J28.b., J29.b.2., J30.b., J34.b.1. K.K1.b.1., K2.b.1., K3.b.2., K4.b.1., K5.b.1., K6.b.5., K7.b.1., K8.b.1., K9.b.1., K10.b.2., K15.d.5., K17.b.17., K20.h., and K21.b.1.

Commented [JM5]: Remove "The buffer requirements of this chapter shall be met..." from each Use section where noted. Addressed through 2800 Buffer Yard Requirements

§27-305.E2.b.4 Outdoor play areas shall be sufficiently screened so as to protect the neighborhood from inappropriate noise and other disturbances and in accordance with ~~The~~ buffer requirements of this chapter ~~shall be met~~.

§27-502.b.3. – When a lot or tract of land undergoes subdivision/land development or is being developed with a new ~~or expanded~~ principal building or structure, all the natural resource protection land on this lot or tract, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected with a conservation easement in accordance with §§ 27-505 and 27-2400 of this chapter. The natural resources required to be preserved on each lot shall only be disturbed in accordance with Part 24 of this chapter and § 27-505.

§27-505.1. Resource restrictions for environmentally sensitive land shall be considered land to be protected and preserved within the Watershed District for all uses and activities in accordance with the protection ratios noted below. All natural resource protection land, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected and preserved on each site and/or lot in accordance with § 27-2400 of this chapter through the placement of a conservation easement on the site/lot. The natural resources required to be preserved and protected shall not be disturbed, other than ~~the cultivation of~~ agricultural soils.

Amend § 27-701.a., 801.a., 901.a., 1001.a., 1101.a., to include H6 Residential Solar Energy Systems as Use permitted by Right.
27 Attachment 2 Table of Uses Regulations for H6 Residential Solar Energy System within SR-1 to Y/SE for SR-2, RR, VR, and MHP.

Commented [JM6]: <https://ecode360.com/31738517>
Currently, per Zoning text, Solar Panel systems flush to roof are permitted, but projecting systems need special exception. Change chart to say H6 Use is Permitted and Special Exception

§27-1201.a., 1301.a. 1401.a., 1501.a., 1601.a., 1701.a., & 1801.a. - I3 ~~Professional General~~ Office

Commented [JM7]: Applies to Twins/Towns Mixed Community

§27-1403.c.8(d) – Trees shall be planted within at least 5 feet outside rights-of-way parallel to the street along all streets but not alleys.

§27-1904.g. Structural Anchoring. Any structure placed in the ~~identified Floodplain-floodplain Overlay District area~~ shall be anchored firmly to prevent flotation, collapse, or lateral movement. The floodplain administrator shall require the applicant to submit the written opinion of a registered professional engineer that the proposed structural design meets the requirements of this Part for all buildings and manufactured homes and may require such an opinion for all other structures. All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.

Commented [JM8]: Revise to restrict within Floodplain, this would allow structures on floodplain SOILS

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§27-2103.a. Residential Lane Lots.

1. A lane lot shall only be improved with one single-family detached dwelling and related residential accessory uses.
2. Each lot must have a separate lane, and each lane lot must contain at least twice the minimum lot area of the zoning district where the property is located.~~40 acres.~~

§27-2108.d. These increased restrictions only apply to lots that are one acre in lot area or less, and do not apply to the B6 Multifamily ~~and~~, B7 Apartment, B8 and B9 Mobile Home Park I and II uses, if such buildings are owned by a single person or entity and the individual units are rented out to tenants.

§27-2109 Fences, Walls, and Terraces

~~b. Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.~~

Commented [JM9]: Moved regulation from General Regulations to Use Regulations "Fences/Walls"

§27- 2111 – Traffic Visibility Across Corners~~Reserved~~

~~a. In all districts, no structure, fence, planting or other obstruction shall be maintained between a vertical plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front or side yard which is within a horizontal clear sight triangle boundary by the two street lines and a straight line drawn between points on each such line 75 feet from the intersection of said lines or extension thereof.~~

~~When one or both streets which form the intersection are classified as collector or arterial highways, the clear sight triangle bounded by the two street lines and a straight line drawn between points on such line shall be 100 feet from the intersection of said lines or extension thereof.~~

~~b. At each point where a private accessway intersects a public street or road, a clear sight triangle of 50 feet measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade.~~

§ 27-2115 Septic System Setbacks.

[Ord. 8-14-1995; as added by Ord. 2009-01-01, 1/26/2009]

No portion of an on-lot septic system or any of its components, including the toe of slope of the berm, shall be installed closer than 10 feet to a property line ~~or~~, ultimate right-of-way, or paved area, or located within an existing easement, or located in a manner that would block any stormwater drainage or swales, or flow of stormwater from any lot. On-lot septic systems are both individual and community sewage systems, including, but not limited to, conventional in-ground systems, individual residential spray irrigation systems, drip irrigation systems, sand mounds, and any other alternate or experimental systems approved by the Pennsylvania Department of Environmental Protection.

Commented [JM10]: Remove 27-2904.a.4. parking setback from septic systems and modify this section to include setback from paved area

~~Delete PART 25 Traffic Impact Analysis~~ **RESERVED**

Commented [JM11]: Moved Traffic Impact Analysis to SALDO

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§27-2606.e.1.&2. Temporary Signs Commercial and Noncommercial

(e) A temporary sign shall be permitted to be displayed upon a property for up to 30 consecutive days before the occasion, event, or activity commences and up to five consecutive days after the occasion, event, or activity ends. In no case shall the temporary sign be displayed for more than 45 consecutive days.

(f) The number of times a temporary sign may be erected upon a property in a calendar year shall be equal to four times ~~the number of temporary signs allowed on the property under Subsection e1(b) above~~ per year.

§27-2803.c – No structures, including but not limited to ~~fences,~~ sheds, pools, hot tubs, pergolas, gazebos, or play equipment, shall be permitted in the buffer yard. No manufacturing, processing, or storage of materials, goods, or items shall be permitted in the buffer yard. Fences are permitted in accordance with the regulations of this Ordinance.

§27-2904.a.4 – ~~No parking or other paved area shall be located within 10 feet of a septic system absorption area.~~

Commented [JM12]: Remove from Parking Area design standards to septic system setbacks 27-2115

§27-3003.a. All applications for zoning permits shall be made in writing by the owner, tenant, vendee under contract of sale, or authorized agent on a form supplied by the municipality and shall be filed with the Zoning Officer. The application shall include ~~four~~ two copies of the following information:

Attachment 1 - Appendix A. Environmental Impact Statement Report

Add e. For projects that involve dedication of land to the Township, properties with current or former environmentally sensitive uses or where site conditions warrant it, upon request by the Board of Supervisors a Phase I Environmental Site Assessment shall be performed at the Applicant's expense. The Board of Supervisors may also request a Phase II Environmental Assessment and any similar additional environmental studies, work plans, remediation plans, environmental data, etc. as required by the Township Engineer pursuant to commonly accepted standards to characterize the site's environmental conditions considering the proposed use. The assessments shall conform with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessment Process (ASTM E-1 525-05) as subsequently amended, and U.S. EPA Title 40 Code of Federal Regulations Part 312, Standard Practices for All Appropriate Inquiries (40 CFR Part 312) as subsequently amended.

Commented [JM13]: Can a Phase 1 ESA be required for any land, including private?

Attachment 3 – Zoning Map – Replace with legible digital copy.

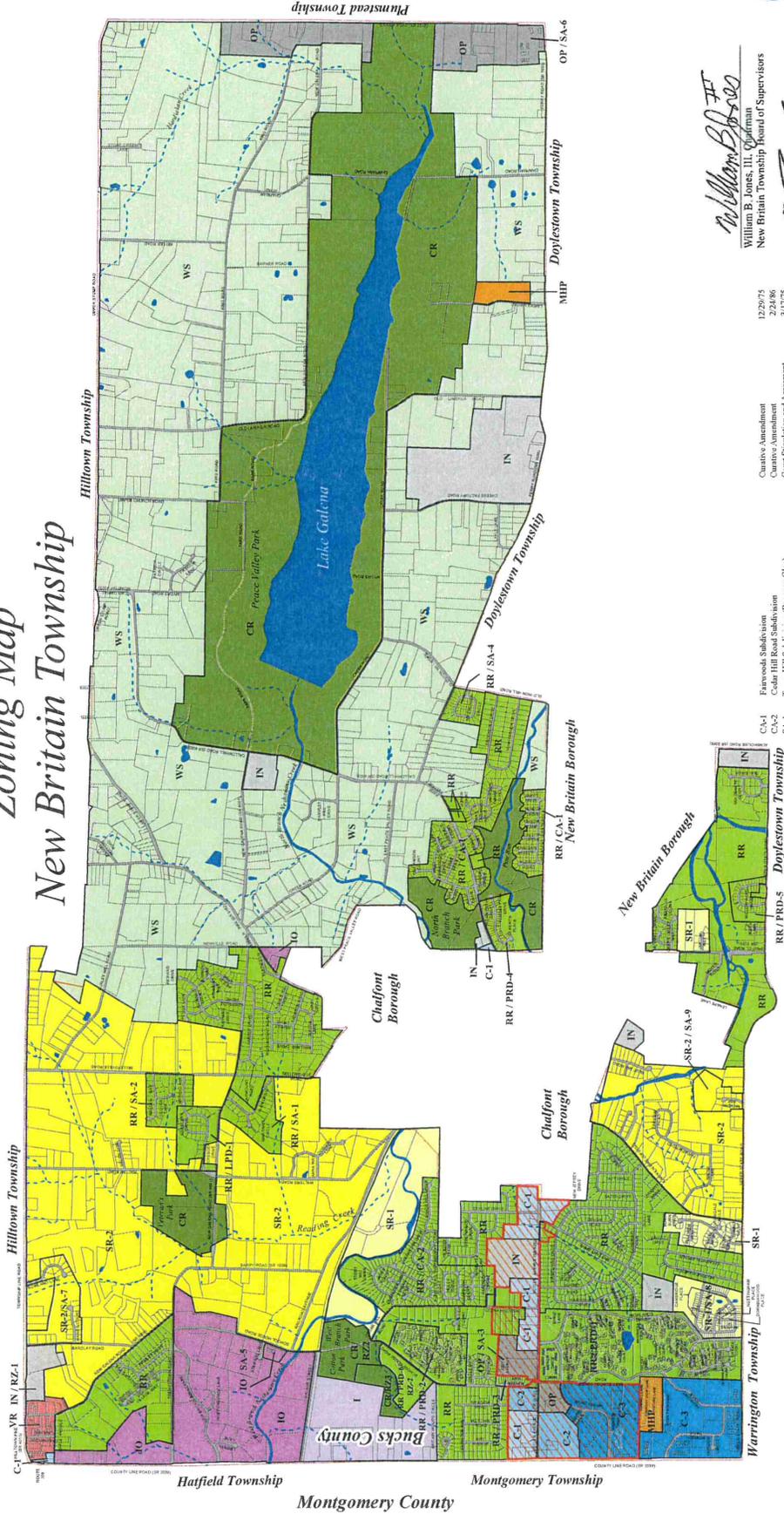
NEW BRITAIN CODE

Land Use	CR	WS	SR-1	SR-2	RR	VR	Zoning Districts						I	IO			
							MHP	C-1	C-2	C-3	OP	IN					
H. RESIDENTIAL ACCESSORY BUILDING, STRUCTURE OR USE																	
H1 Garage/Off-Street Parking	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H2 Storage Shed	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H3 Fences, Walls	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H4 Noncommercial Swimming Pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H5 Tennis Court	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H6 Residential Solar Energy System	Y	Y	Y/SE	Y/SE	Y/SE	Y/SE	Y/SE	Y/SE	Y/SE	N	N	N	N	N	N	N	N
H7 Residential Wind Energy System	Y	Y	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N
H8 Satellite Antennas	Y	Y	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N
H9 Amateur Radio Antennas	Y	Y	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N
H10 Air Conditioner	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H11 Recreational or Other Vehicle Storage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H12 Garage or Yard Sales	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H13 Household Pets	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
H14 Accessory Dwelling	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
H15 Home Occupation	SE	SE	SE	SE	SE	SE	SE	SE	SE	N	N	N	N	N	N	N	N
H16 Short-Term Rental	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N
I. OFFICE USES																	
I1 Medical Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
I2 Veterinary Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
I3 General Office	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

ZONING 27 ATTACHMENT 3

Zoning Map

New Britain Township



ZONING DISTRICT

- CR Conservation and Recreation District
- WS Watershed District
- SR-1 Single Family Residential 1 District
- SR-2 Single Family Residential 2 District
- RR Residential District
- RR-1 Village Residential District
- RR-2 Mobile (Manufactured) Home Park District
- RR-3 Commercial District
- RR-4 Commercial District
- RR-5 Commercial District
- RR-6 Commercial District
- RR-7 Institutional District
- RR-8 Institutional District
- RR-9 Industrial Office District
- RR-10 Industrial Office District
- RR-11 Butler Avenue Corridor Overlay District

Zoning Ordinance
Adoption Date 8/1/1995

REVISION	DATES	NOTES
Rev. 1	February 3, 2003	
Rev. 2	April 28, 2003	
Rev. 3	October 2, 2003	Add Color SR-4
Rev. 4	October 2, 2003	PRD-1, PRD-2
Rev. 5	October 2, 2003	Correct Drafting Errors/ Add Seal
Rev. 6	February 5, 2018	RZ-3 Cotton Park
Rev. 7	May 21, 2018	Add Butler Avenue Corridor Overlay District
Rev. 8	July 23, 2020	Update Color Coding

12/29/75	Charter Amendment	CA-1	Farwood Subdivision
3/1/76	Charter Amendment	CA-2	Colar Hill Road Subdivision
3/1/77	Court Stipulation and Agreement	SA-2	Tower Hill Meadow Subdivision
2/14/80	Court Stipulation and Agreement	SA-3	Commerce Bank/Kandace Land Development
5/3/13	Amended Court Stipulation and Agreement	SA-4	Wardsworth Academy Fine Valley Crossing Assoc.
10/2/10	Court Stipulation and Agreement	SA-5	M.G.N. Homes Lot 31 Land Development (Goodland School)
10/2/10	Court Stipulation and Agreement	SA-6	Wardsworth Academy Fine Valley Crossing (Poundmillville Center)
2/21/08	Court Stipulation and Agreement	SA-7	Barkley Road SLD
5/5/06	Court Stipulation and Agreement	SA-8	New Britain Walk
6/21/76	Planned Residential Development	PRD-1	Highway Subdivision
8/18/98	Planned Residential Development	PRD-2	Highway Subdivision
2/14/94	Planned Residential Development	PRD-3	Finney Way Subdivision
2/14/94	Planned Residential Development	PRD-4	Finney Way Subdivision
2/14/94	Planned Residential Development	PRD-5	Finney Way Subdivision
10/27/97	Planned Residential Development	PRD-6	Finney Way Subdivision
2/1/01	Institutional Rezoning (SR-2 to IN)	RZ-1	Lincoln Memorial Church
2/21/15	Institutional and Conservation Rezoning	RZ-2	Colbrook/Quad Graphics/Cotton Park
2/5/18	Conservation Rezoning	RZ-3	Cotton Park/Quad Graphics/Acquisition

William B. Jones, III
 William B. Jones, III, Chairman
 New Britain Township Board of Supervisors

Alicia M. Bradley
 Alicia M. Bradley
 New Britain Township Secretary

ZONING MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
 PLANNING & CONSULTING SERVICES

45 EAST BUTLER AVENUE, NEW BRITAIN, PA 18903-0202 • 717-534-3435 • www.gilmoreassoc.com

JOB NO. 21-01002 DATE: 10/19/2020

SCALE: 1" = 100'





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 14, 2024

File No. 17-08039-01

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

Reference: Hallmark Homes – Schoolhouse, LLC, Escrow Release 1
84 Schoolhouse Road, TMP# 26-005-003

Dear Dave:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on March 13, 2024. We have prepared Certificate of Completion #1 in the amount of **\$62,796.00** for consideration at an upcoming public meeting.

We recommend the release of the funds as delineated on the attached breakdown and which equal Sixty-Two Thousand, Seven Hundred Ninety-Six Dollars and Zero Cents (\$62,796.00) to Hallmark Homes – Schoolhouse, LLC. This leaves \$309,686.55 remaining in the total escrow fund. The escrowed site improvements are approximately 18% completed.

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

Sincerely,

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

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

JM/tw

Enclosures: as referenced

cc: Kristin Carpenter, Finance Director
John Granger, Interim Manager
Scott C. Holbert, Esquire, Flager & Associates, PC
Richard Carroll, Hallmark Homes Group, Inc., Applicant
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Suite 100
New Britain, PA 18901-5106
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

March 14, 2024
Project No.: G&A #17-08039-01

**CERTIFICATE OF COMPLETION NO. 1
HALLMARK HOMES- SCHOOLHOUSE, LLC
NEW BRITAIN TOWNSHIP**

Original Financial Security: \$ 338,620.50 (Total Construction)
 \$ 33,862.05 (Total Contingency)
 \$ 372,482.55 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Hallmark Homes – Schoolhouse, LLC relative to the construction and installation of certain improvements to 84 Schoolhouse Road site have been completed to the extent of Sixty-Two Thousand Seven Hundred and Ninety-Six Dollars and Zero Cents (\$62,796.00). This certificate authorizes the escrow be reduced to the extent of **\$62,796.00** pursuant to the Financial Security Agreement between the Township and Hallmark Homes – Schoolhouse, LLC.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Hallmark Homes – Schoolhouse, LLC may have an interest. It is payable in an amount not to exceed \$62,796.00 to Hallmark Homes – Schoolhouse, LLC or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 372,482.55
Amount of Previous Releases:	\$ 0.00
Amount of this Request:	\$ 62,796.00
Amount of Construction Available:	\$ 275,824.50
Total Escrow Remaining:	\$ 309,686.55

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 3/14/2024
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) Richard R. Carroll, III
Title President
Signature [Signature]

NEW BRITAIN TOWNSHIP MANAGER:

John Granger, Interim Township Manager

ESCROW STATUS REPORT



PROJECT NAME: 84 Schoolhouse Road
 PROJECT NO.: 17-08039
 PROJECT OWNER: Hallmark Homes - Schoolhouse, LLC
 MUNICIPALITY: New Britain Township
 ESCROW AGENT: Penn Community Bank
 TYPE OF SECURITY: Set-Aside Agreement
 AGREEMENT DATE: November 17, 2023

TOTAL CONSTRUCTION: \$ 338,620.50
 CONSTRUCTION CONTINGENCY: \$ 33,862.05
 TOTAL ESCROW: \$ 372,482.55
 SEPARATE CASH ENG./INSP./LEGAL ESCROW: \$ 16,931.03
 RELEASE NO.: 1
 RELEASE DATE: March 13, 2024

AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 62,796.00
 AMOUNT OF THIS RELEASE: \$ 62,796.00
 TOTAL CONSTRUCTION RELEASED TO DATE: \$ 62,796.00
 TOTAL ESCROW REMAINING: \$ 309,686.55
 TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 33,862.05
 TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 275,824.50

SUMMARY OF ESCROW ACCOUNT

CONSTRUCTION ITEMS			ESCROW TABULATION			CURRENT RELEASE			RELEASED TO DATE			AVAILABLE FOR RELEASE			RELEASE RE-U #2	
	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
I. EROSION CONTROL																
1.	Construction Entrance	EA	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00			
2.	12" Silt Sock	LF	1,461	\$ 4.00	\$ 5,844.00	1,461	\$ 5,844.00	\$ 5,844.00	1,461	\$ 5,844.00	\$ 5,844.00					
3.	18" Silt Sock	LF	534	\$ 5.00	\$ 2,670.00	534	\$ 2,670.00	\$ 2,670.00	534	\$ 2,670.00	\$ 2,670.00					
4.	Tree Protection Fence	LF	1,880	\$ 2.65	\$ 4,982.00	1,880	\$ 4,982.00	\$ 4,982.00	1,880	\$ 4,982.00	\$ 4,982.00					
5.	Clearing	LS	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00	1	\$ 15,000.00	\$ 15,000.00					
6.	Temp. Riser w/ Trash Rack	EA	1	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00	\$ 2,800.00	1	\$ 2,800.00	\$ 2,800.00					
7.	Super Silt Baffle	LF	109	\$ 18.00	\$ 1,962.00							109	\$ 1,962.00			
8.	NAG SC-150	SF	11,130	\$ 0.30	\$ 3,339.00							11,130	\$ 3,339.00			
9.	Inlet Protection	EA	8	\$ 150.00	\$ 1,200.00							8	\$ 1,200.00			
10.	Temporary Seeding	LS	1	\$ 1,800.00	\$ 1,800.00							1	\$ 1,800.00			
11.	Permanent Seeding	SF	42,200	\$ 0.11	\$ 4,642.00							42,200	\$ 4,642.00			
12.	E&S Maintenance/Removal	LS	1	\$ 2,000.00	\$ 2,000.00							1	\$ 2,000.00			
II. EARTHWORK																
1.	Strip Topsoil	CY	4,592	\$ 2.75	\$ 12,628.00							2,000	\$ 5,500.00			
2.	Cut to Fill	CY	5,113	\$ 3.00	\$ 15,339.00							5,113	\$ 15,339.00			
3.	Respread Topsoil	CY	3,628	\$ 3.00	\$ 10,884.00							3,628	\$ 10,884.00			
III. STORMWATER MANAGEMENT																
MRC Basin																
1.	Outlet Structure	EA	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	\$ 3,000.00	1	\$ 3,000.00	\$ 3,000.00					
2.	Outlet Structure Trash Rack	EA	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ 500.00					
3.	30" Class III O-Ring RCP	LF	175	\$ 80.00	\$ 14,000.00	175	\$ 14,000.00	\$ 14,000.00	175	\$ 14,000.00	\$ 14,000.00					
4.	Anti-Sleep Collars	EA	2	\$ 750.00	\$ 1,500.00							2	\$ 1,500.00			
5.	Landlok 450 Spillway Matting	SF	2,450	\$ 1.25	\$ 3,062.50							2,450	\$ 3,062.50			
6.	18" Amended Soil	CY	222	\$ 30.00	\$ 6,660.00							222	\$ 6,660.00			
7.	Basin Floor Seed Mix	SF	4,070	\$ 0.20	\$ 814.00							4,070	\$ 814.00			
8.	Basin Side Slope Seed Mix	SF	5,475	\$ 0.20	\$ 1,095.00							5,475	\$ 1,095.00			
9.	Level Spreader with Inlet and Cleanout	EA	1	\$ 5,000.00	\$ 5,000.00							1	\$ 5,000.00			
10.	Basin Conversion (Including Underdrain)	LS	1	\$ 13,000.00	\$ 13,000.00							1	\$ 13,000.00			
On-Site Drainage																
11.	15" HDPE	LF	170	\$ 40.00	\$ 6,800.00							170	\$ 6,800.00			
12.	18" HDPE	LF	141	\$ 50.00	\$ 7,050.00							141	\$ 7,050.00			
13.	24" HDPE	LF	280	\$ 60.00	\$ 16,800.00							280	\$ 16,800.00			
14.	15" RCP	LF	64	\$ 50.00	\$ 3,200.00							64	\$ 3,200.00			
15.	Type 'M' Inlet	EA	8	\$ 2,500.00	\$ 20,000.00							8	\$ 20,000.00			
16.	15" RCP FES	EA	1	\$ 350.00	\$ 350.00							1	\$ 350.00			
17.	24" HDPE FES	EA	1	\$ 925.00	\$ 925.00							1	\$ 925.00			
18.	Riprap R-4	TN	25	\$ 50.00	\$ 1,250.00							25	\$ 1,250.00			
19.	6" PVC-Roof Leaders	LF	252	\$ 15.00	\$ 3,780.00							252	\$ 3,780.00			

ESCROW STATUS REPORT



PROJECT NAME: 84 Schoolhouse Road
 PROJECT NO.: 17-08039
 PROJECT OWNER: Hallmark Homes - Schoolhouse, LLC
 MUNICIPALITY: New Britain Township
 ESCROW AGENT: Penn Community Bank
 TYPE OF SECURITY: Set-Aside Agreement
 AGREEMENT DATE: November 17, 2023

SUMMARY OF ESCROW ACCOUNT

TOTAL CONSTRUCTION: \$ 338,620.50
 CONSTRUCTION CONTINGENCY: \$ 33,862.05
 TOTAL ESCROW: \$ 372,482.55
 SEPARATE CASH ENG./INSP./LEGAL ESCROW: \$ 16,931.03
 RELEASE NO.: 1
 RELEASE DATE: March 13, 2024

AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 62,796.00
 AMOUNT OF THIS RELEASE: \$ 62,796.00
 TOTAL CONSTRUCTION RELEASED TO DATE: \$ 62,796.00
 TOTAL ESCROW REMAINING: \$ 309,686.55
 TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 33,862.05
 TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 275,824.50

ESCROW TABULATION

CONSTRUCTION ITEMS	UNITS			UNIT PRICE			TOTAL AMOUNT			CURRENT RELEASE			RELEASED TO DATE			AVAILABLE FOR RELEASE			RELEASE REQ # 2	
	UNITS	QUANTITY	PRICE	UNITS	QUANTITY	PRICE	UNITS	QUANTITY	PRICE	UNITS	QUANTITY	PRICE	UNITS	QUANTITY	PRICE	UNITS	QUANTITY	PRICE		
IV. PAVING & CONCRETE																				
1. Fine Grade and Compact	SY	1,194	\$ 1.00																	
2. 6" 2A Stone Subbase	SY	1,194	\$ 7.00																	
3. 4.5" 25mm Superpave Base Course	SY	1,194	\$ 20.00																	
4. 1.5" 9.5mm Superpave Wearing Course	SY	1,194	\$ 9.00																	
5. Sweep & Tack Coat	SY	1,194	\$ 1.00																	
6. Schoolhouse Road Utility Pavement Restoration	SY	30	\$ 65.00																	
7. Onsite Asphalt Path (6" 2A, 2.5" Wearing)	SY	291	\$ 37.00																	
8. Detectable Warning Surface	EA	2	\$ 500.00																	
OffSite Asphalt Walking Trail																				
9. Offsite Asphalt Path (6" 2A, 2.5" Wearing)	SY	174	\$ 50.00																	
10. Temp/Perm Stabilization	SF	3,000	\$ 0.20																	
11. Utility Coordination and Relocate Guy Wires	LS	1	\$ 1,000.00																	
V. LANDSCAPING & LIGHTING																				
1. Shade Trees	EA	49	\$ 400.00																	
2. Evergreen Trees	EA	38	\$ 300.00																	
3. Ornamental Trees	EA	12	\$ 250.00																	
4. Shrubs	EA	68	\$ 60.00																	
5. Street Light	EA	1	\$ 3,000.00																	
VI. MISCELLANEOUS																				
1. Remove Debris, Fallen Trees, Logs from Stream & Buffer	LS	1	\$ 8,000.00																	
2. Traffic Control	LS	1	\$ 5,000.00																	
3. Signage	EA	7	\$ 150.00																	
4. Pavement Markings/ Decorative Crosswalk	LS	1	\$ 2,000.00																	
5. Concrete Monumentation	EA	40	\$ 150.00																	
6. Iron Pins	EA	3	\$ 75.00																	
7. Survey & As-Built Plan	LS	1	\$ 10,000.00																	

From: [Brooke Newborn](#)
To: [Appointments](#)
Cc: [Kathleen Davis](#); [Kathleen Davis](#)
Subject: EAC Resignation Letter
Date: Monday, March 18, 2024 9:39:51 PM

Dear New Britain Township:

Please consider this email to be my resignation letter for the Environmental Advisory Council. I have been re-appointed to the Parks & Recreation Committee, and I would like to give others the opportunity to serve on New Britain Township boards. I will continue to serve on the EAC until a replacement is appointed.

Please let me know if you need any additional information. Thank you for your understanding.

Sincerely,
Brooke E. Newborn

**BOARD OF SUPERVISORS
MEETING MINUTES
March 4, 2024**

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:04 pm. She stated that the Board met in Executive Session prior to the Board meeting to discuss litigation and personnel matters.

She stated that the Board would entertain public comments on agenda items prior to the Board taking any action.

2. **Pledge of Allegiance** - Cynthia Jones led the Board in the Pledge of Allegiance.
3. **Presentation**

Nick Marino, Chief of the Chalfont Fire Company, briefed the Board on operations of the Fire Company.

He said that the Fire Company responded to 312 incidents and responded to 63 fire calls in the township in 2023. Staff hours for these calls totaled 2,181. In addition, the staff totaled 2,964 hours of training during the year.

They are increasing their training for watercraft rescues and are researching the feasibility of acquiring a boat that could be used on the Delaware River.

He said that they recently gained ten (10) new members.

Myra Parker asked if the Company received any support from the telemarketers who call asking for support.

The Chief said they have not received any of that type of support. They do an annual mailer to their residents in the service area.

The Board thanked the Chief and the members of the fire company for their service.

4. **Chair Comments:**

Cynthia Jones stated item F for the Consent Agenda will be moved to item J on the Action Item agenda.

5. Public Hearing

Proposed Amendment to Zoning Ordinance establishing the number of members to the Zoning Hearing Board.

Scott Holbert opened the hearing and asked those who wished to comment state their name and address.

Ann Henshaw, Inverness Road, stated that she supports the change, feeling that the ZHB needed additional viewpoints.

Deb Rendon, 70 Keller Road, made the following statement:

Good evening members of the Board, Staff, Consultants. I'm Deborah Rendon. I live at 70 Keller Road in New Britain Township. I support the expansion of the Zoning Hearing Board from three members to five for the following reasons:

- 1) In purely democratic terms, a five-member board is, by definition, more likely than the current size to represent a greater range of opinions and desires of the entire community.
- 2) A five-member board is still able to work effectively as one unit. This modest increase in size will not affect the ability of the board to respond in a timely manner to community needs.
- 3) With a five-member board, it will be less likely that undue influence can occur should a single board member have a very strong opinion on a given application and can convince just one other member to make a majority opinion.
- 4) Because the Zoning Hearing Board can have a significant impact on land use, and land use has a huge impact on the quality of life in New Britain Township, decisions will carry more weight if the community knows that five people considered the issue carefully, as opposed to just three. And, finally,
- 5) Determinations based on hardship are an important, and often complex, aspect of the Board's work, and again, a five-member board will be much more likely to arrive at a reasoned, impartial analysis.

There is a normal human tendency to resist any change in the status quo, but there are no substantive reasons to decide against a move to a five-member Board, and there are these positive advantages. Thank you. Deb Rendon

Jim Moreno asked if there was any additional cost.

William Jones stated that the members are paid \$35 per meeting.

Mr. Moreno stated that he was in favor of expanding the Zoning Hearing Board.

Robert Bryon, 245 Forest Park, stated his support.

Barb Young, 77 Walter Road, read the following statement:

I am Barbara Young. The primary purpose of the Zoning Hearing Board is to quote "help assure the fair and equitable application and administration of the zoning ordinance". The Pennsylvania Municipalities Planning Code (MPC) dictates that Zoning Hearing Boards can be either 3 or 5 members.

Why 3 or 5? Because assuring the fair and equitable application and administration of the zoning ordinance should represent views from more than say, a singular domineering opinion, or one set of shared experiences, or one political viewpoint or philosophy. Periodic infusions of fresh perspectives are constructive while still maintaining a workable number for efficiency.

The arguments against enlarging the board can well be construed as merely a political move to maintain some element of control rather than the best interest of the township as a whole.

Enlarging the Zoning Hearing Board allows for a board that might better represent the population of New Britain Township now and in the future.

Kathy Davis, 32 Clearview, stated her support.

Scott Holbert asked the Board if they had hard copy statements.

Cynthia Jones stated: The proposal regarding this matter has not been made lightly. We all want to have a functional and thriving township which represents the varied interests of our residents. We believe increasing the membership of our Zoning Hearing Board will bring broader viewpoint to the board. We hope these changes will better serve our residents and varied community needs.

Stephanie Shortall felt that many of the changes were a concern and does not see a need to expand the membership.

Mr. Holbert closed the hearing at 7:29

Cynthia Jones stated that Consent Agenda Item F would be considered as Action Items.

William Jones moved, seconded by MaryBeth McCabe to approve the Consent Agenda.

Stephanie Shortall stated that there should be a Board member on the committee to consider the Neshaminy Watershed Consortium. She felt that there should be one member of the EAC appointed rather than the entire committee.

Following a brief conversation, it was the consensus of the Board that Stephanie Shortall be the Board representative and that one member of the EAC participate in the investigation.

MaryBeth McCabe moved, seconded by Stephanie Shortall to table this item and directed the administrator to revise the resolution to reflect the consensus of the Board.

The Board unanimously voted to table Resolution 2024-5.

The Board had no further comments on the Consent Agenda.

There were no public comments.

The Board unanimously approved the removal of the Consent Agenda.

The Board approved minutes of the January 22 Board of Supervisors Meeting.

The Board approved minutes of the February 5 Board of Supervisors Meeting.

The Board agreed to engage the Pennsylvania Environmental Council to undertake an ordinance review with a goal to eliminate policy barriers to Green Stormwater Infrastructure.

The Board adopted Resolution 2024-06 granting revised Final Plan approval for 123 Creek Road.

6. Action Items

MaryBeth McCabe moved, seconded by William Jones, to approve the prepaid bills dated February 8, 2024 in the amount of \$455,375.07.

There were no Board comments.

There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

William Jones moved, seconded by Bridget Kunakorn, to approve the prepaid bill list dated February 15, 2024 in the amount of \$22,090.76.

There were no Board comments.

There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

Bridget Kunakorn moved, seconded by MaryBeth McCabe, to approve the prepaid bill list dated February 22, 2024 in the amount of \$91,981.26.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

MaryBeth McCabe moved, seconded by Stephanie Shortall, to approve the prepaid bills dated February 27, 2024 in the amount of \$64,260.16.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the prepaid bill list.

MaryBeth McCabe moved, seconded by William Jones, to approve the bill list dated February 22, 2024 in the amount of \$121,721.48.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the bill list dated February 22, 2024.

William Jones moved, seconded by Bridget Kunakorn, to approve the bill list dated February 27, 2024 in the amount of \$151,062.19.

There were no Board comments.
There were no public comments.

The Board unanimously approved payment of the bill list dated February 27, 2024.

Bridget Kunakorn moved, seconded by Stephanie Shortall to appoint Brian Dutil to the Veteran's Committee.

The Board unanimously appointed Brian Dutil to the Veteran's Committee.

MaryBeth McCabe moved, seconded by Bridget Kunakorn, to adopt Ordinance 2024-01 amending the zoning ordinance establishing the number of members on the Zoning Hearing Board.

There were no Board comments.
There were no public comments.

The Board adopted the Ordinance by a vote of 3-2. Voting Yes: MaryBeth McCabe, Bridget Kunakorn and Cynthia Jones. Voting No: William Jones and Stephanie Shortall.

MaryBeth moved, seconded by Stephanie Shortall, to set interviews for the appointment to Parks and Recreation Committee at the March 18, 2024 Board Meeting.

There were no Board comments.
There were no public comments.

The Board unanimously set March 18, 2024 as the date to interview candidates for the Parks and Recreation Committee.

MaryBeth moved, seconded by William Jones, to advertise for sale on Municibid, the following surplus township equipment:

- Code Vehicles – 2010 Ford Escape
- Public Works:
 - 2009 GMC Sierra 3500 Pickup Truck
 - 2007 John Deere 410G Backhoe
 - 2004 GMC Sierra 3500 Pickup Truck
- Police:
 - 2014 Dodge Charger RWD
 - 2017 Dodge Charger Pursuit AWD
 - 2008 Ford Crown Victoria

There were no Board comments.
There were no public comments.

The Board unanimously authorized the sale of surplus equipment.

MaryBeth McCabe moved, seconded by Stephanie Shortall, to hire Susan Gelb as Event Coordinator.

Cynthia Jones asked when she would start.

Mr. Granger stated that she would start in mid-April.

There were no public comments.

The Board unanimously approved the hiring of Susan Gelb as Event Coordinator.

Stephanie moved, seconded by William Jones, to authorize the use of North Branch Park for a fundraising tournament for the Lenape Valley Baseball organization on March 23 and 24 and April 6 & 7.

MaryBeth McCabe asked that there be no conflict with the Easter Egg Hunt. William Jones stated that the Lenape Valley event would not start until after the egg hunt.

There were no public comments.

The Board unanimously approved the fundraising event as requested.

MaryBeth McCabe moved, seconded by Bridget Kunakorn, to approve Resolution 2024-07 granting Revised Final Plan approval for 324 Schoolhouse Road.

Ed Murphy, representing the applicant, stated that they have received and reviewed the engineer's letter and will comply with all of the comments.

Craig Kennard recommended that the Board grant revised final plan of approval as the applicant will comply with the comments in the review letter.

Mr. Murphy stated that the existing storm water management system was designed to accommodate the additional storm water.

There were no comments from the Board.

The Board unanimously approved Resolution 2024-07 granting revised final plan approved for 325 Schoolhouse Road.

7. Information Items

Police Department Chief reported that the car cameras are scheduled to be installed in April. The corporals are developing plans for additional community events.

Engineers Report

Craig Kennard stated that the Toll Brothers project will be on the next meeting for review. The plan is for preliminary consideration only.

He stated that he has received a draft Act 537 and is currently reviewing it and will present it to the Board in the near future.

8. Board of Supervisors Comments

Bridget Kunakorn stated that the Veterans Committee has several ideas that they are exploring.

MaryBeth McCabe stated that the EAC is working well.

William Jones had no comments.

Stephanie Shortall complimented the Parks and Recreation employees on their work on the park system.

Cynthia Jones had no comments.

9. Public Comment

Ann Henshaw stated that she had the opportunity to take a trip in a hybrid vehicle and said that the township should consider purchasing one.

Cynthia Jones stated that it is difficult for the township to purchase one as most are sold to larger communities.

Kathy Davis said that there should be a representative from the Board on the Neshaminy Watershed study group as well as members from the EAC.

10. Announcements

Cynthia Jones received the March meeting schedule.

11. Adjournment

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

The Board unanimously adjourned the meeting at 8:14 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Attest: _____
John A. Granger,
Interim Township Manager/Secretary

Stephanie Shortall, Member

Bridget Kunakorn, Member

**BOARD OF SUPERVISORS
MEETING MINUTES
March 18, 2024**

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 the public in the Pledge of Allegiance.
3. **Presentation**

Birch Run, Toll Brothers, land development application.

Nathan Fox, representing the developer reviewed the status of the application. He stated that the developer will comply with all of the comments in the engineer's last letter.

Architectural renderings were presented and discussed.

Craig Kennard said that the Environmental Advisory Council (EAC) recommended that modifications be made for the street lights and some landscaping.

Mr. Fox stated that the developer would comply with the requests to the extent that they could.

Craig Kennard said that the proposal modifications requested by the EAC are not in conformance with the Subdivision Ordinance. If the developer agreed to the modifications, a waiver would need to be sought and granted.

There was a general discussion with respect to the construction of sidewalks and pedestrian access.

MaryBeth McCabe questioned whether or not sidewalks to County Line Road would be provided.

Mr. Fox stated that the sidewalks to County Line Road would not be provided as there are no sidewalks along County Line due to the existing conditions of a steep embankment, drainage walls and stream.

The developer stated that they would construct two (2) landscape islands at the truck entrance to Creamery Tire.

Stephanie Shortall asked if the developer had selected names for the streets.

A discussion ensued with recommendation that the developer submit proposed names to the Fire Marshall for his review and recommendation.

Mr. Fox stated that the plans will be updated based on the latest engineer's letter and will be submitted for preliminary plan approval.

The Board directed solicitor to prepare a resolution granting preliminary plan approval.

Highpoint Development (Fox Line Homes) Blasting Permit Notification.

Craig stated that the developer has met all of the required notifications. The last step in the process is to notify the Board at a public meeting.

The Board accepted the public notification.

Interview – Park/Recreation Applicant

James Ivers, 75 Chapman Road, Doylestown, introduced himself. He has lived in the township for more than a decade and has been active in sports activities. He is currently the President of the Central Bucks Youth Association. He would like to bring his experience to New Britain.

Cynthia Jones asked where the Youth Association rents fields. Mr. Ivers stated that they rent fields in Doylestown Township, Plumstead Township, and Buckingham Township. There would be no conflict with New Britain as they do not rent fields here.

The Board thanked Mr. Ivers for attending the meeting and sharing his experience with the Board.

4. **Consent Agenda**

MaryBeth McCabe moved, seconded by William Jones to approve the Consent Agenda.

There were no Board comments.

There were no public comments.

The Board unanimously approved the Consent Agenda.

A. Approved regular bills listed in the amount of \$49,990.86

B. Approved prepaid bills list as follows:

- Dated March 8, 2024 in the amount of \$124,026.58
- Dated March 14, 2024 in the amount of \$11,023.37

- C. Approved payment #3 to AH Cornell in the amount of \$8,455.50 for the Neshaminy Trail Project.
- D. Approved change order to November 3 for the contract with AH Cornell for the Neshaminy Trail Project. The change order is in the amount of \$15,500. This is a credit. The total contracted price is \$332,249.23.

5. Action Items

Bridget Kunakorn moved, seconded by MaryBeth McCabe to approve Resolution 2024-5 authorizing the administration to investigate the feasibility of forming the Neshaminy Watershed Consortium.

There were no Board comments.

There were no public comments.

The Board unanimously adopted Resolution 2024-5.

William Jones moved, seconded by Stephanie Shortall, to inform Chalfont Borough of New Britain's concurrence with their comprehensive plan update.

There were no Board comments.

There were no public comments.

The Board unanimously concurred with the Chalfont Comprehensive Plan update.

Stephanie Shortall moved, seconded by William Jones, to authorize purchase of concrete block from RediRock for the retaining wall at the Public Works garage in the amount, not to exceed, \$17,000.

There were no Board comments.

There were no public comments.

The Board unanimously authorized the purchase.

Appointment – The Parks and Recreation Committee

Cynthia Jones asked the Board for their comments and recommendations.

William Jones recommended Kathleen Dutil be appointed.

Bridget Kunakorn recommended Brooke Newborne be appointed.

MaryBeth McCabe concurred with Bridget Kunakorn and stated that Brooke has been involved in many Parks and Recreation events.

Stephanie Shortall felt that Mr. Ivers would be a good appointment based on his interview.

Cynthia Jones stated that each Supervisor would nominate one individual for the position. The individual who receives the most nominations will be appointed.

Bridget Kunakorn nominated:	Brooke Newborne
MaryBeth McCabe nominated:	Brooke Newborne
William Jones nominated:	Kathleen Dutil
Stephanie Shortall nominated:	Kathleen Dutil
Cynthia Jones nominated:	Brooke Newborne

Brooke Newborne was appointed to the Parks and Recreation Committee for a term ending 12-31-25.

MaryBeth McCabe moved, seconded by William Jones, to accept the bid of Eureka Stone for the blacktop material in the amount of \$147,847.

There were no Board comments.

There were no public comments.

The Board unanimously accepted the bid of Eureka Stone Quarry Inc.

MaryBeth McCabe moved, seconded by Stephanie Shortall to accept the bid of Plumstead/Chalfont Quarry, Division of Naceville Materials.

6. Information Items

A. Department Reports

The Chief stated that he had held a department staff meeting. The corporal examination has been scheduled. The officers are planning for Corporal Joseph Karpovich's retirement which will be in late April.

B. Engineers Report

Craig Kennard stated that he had met with the representatives from Plumstead Christian School on their proposed land development. Their primary issues are related to sewage management. They will require zoning relief as they purchased an adjoining property that is not zoned institutional.

His office is working with the township on the third packet of proposed changes to the zoning ordinance. These proposals may come to the Board at the April Board Meeting.

He stated that there was significant discussion at the recent Capital Plan staff meeting about obtaining survey work for the North Branch and the Pine Run Trail. The time for an aerial flight is fast closing. He requested that the Board direct him to prepare a multi stage proposal for survey work for the two projects.

The Board directed Craig Kennard to prepare a proposal for them to consider at the April 1 Board Meeting.

7. Public Comment

There were no public comments

8. Board Comments

Bridget Kunakorn said that the Easter Egg Hunt may be held indoors due to the inclement weather.

MaryBeth McCabe had no comments.

William Jones had no comments.

Stephanie Shortall had no comments.

Cynthia Jones stated that the Board was accepting applications for the appointment to the Zoning Hearing Board.

The Parks and Recreation Committee would meet on Tuesday, March 19, the Veterans Committee would meet on March 20 and the EAC would meet on March 28. The next Board of Supervisors Meeting would be on April 1, 2024.

The Township would be closed on March 29, 2024.

9. Adjournment

On motion, Stephanie Shortall, seconded by William Jones adjourned the meeting at 7:55 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Attest: _____
John A. Granger,
Interim Township Manager/Secretary

Stephanie Shortall, Member

Bridget Kunakorn, Member



170233





MEMO

TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: March 27, 2024
SUBJECT: Schedule of Bills - Regular

Amount of Regular Bills: \$ 132,364.28
Dated: March 27, 2024

Presented By: _____

Seconded By: _____

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
HKMAT010 H & K MATERIALS																	
24000374			03/01/24	MATERIALS	932.19	01-436-300			E	STORM SEWERS & DRAINS	R	03/01/24	03/01/24		42326		N
	Vendor Total: 932.19																
LANCE005 LANCE CARLEN																	
24000409			03/25/24	RETURN OF ESCROW	1,000.00	01-362-410			R	BUILDING PERMITS	R	03/25/24	03/25/24		2022-12669		N
	Vendor Total: 1,000.00																
LENAP045 LENAPE VALLEY REC COUNCIL																	
24000410			03/22/24	LV TOURN. PORT O POTTY REIMB	125.00	07-392-410			R	USER FEES/FIELD USE	R	03/22/24	03/22/24		032224		N
	Vendor Total: 125.00																
METIC005 Met-I Center Inc																	
24000375			02/23/24	PW - TRACTOR	94.00	01-437-300			R	VEHICLE REPAIRS	R	02/23/24	02/23/24		116623		N
	Vendor Total: 94.00																
NICOL005 NICOLE PERCETTI, TAX COLLECTOR																	
24000403			03/08/24	26-005-009	758.50	01-481-319			R	MISC. TAXES	R	03/08/24	03/08/24		2930		N
	Vendor Total: 1,337.35																
24000404			03/08/24	26-011-015	578.85	01-481-319			R	MISC. TAXES	R	03/08/24	03/08/24		2931		N
	Vendor Total: 14,349.37																
PRIME035 PRIME CUSTOM BUILDERS LLC																	
24000390			03/19/24	RETURN OF ESCROW	14,349.37	90-414-600			R	REFUND OF ESCROW	R	03/19/24	03/19/24		21-1601.00		N
	Vendor Total: 14,349.37																

Vendor #	Name	PO #	PO Date	Description	Amount	Charge Account	Contract	PO Type	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099	Exc]
Total Purchase Orders: 28 Total P.O. Line Items: 48 Total List Amount: 132,364.28 Total Void Amount: 0.00																	

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	51,055.90	0.00	51,055.90	3,000.00	0.00	54,055.90
PARKS & RECREATION FUND:	4-07	3,287.95	0.00	3,287.95	125.00	0.00	3,412.95
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	2,907.50	0.00	2,907.50	0.00	0.00	2,907.50
ESCROW:	4-90	71,987.93	0.00	71,987.93	0.00	0.00	71,987.93
Total of All Funds:		<u>129,239.28</u>	<u>0.00</u>	<u>129,239.28</u>	<u>3,125.00</u>	<u>0.00</u>	<u>132,364.28</u>

Totals by Fund		Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description								
GENERAL FUND:		01	51,055.90	0.00	51,055.90	3,000.00	0.00	54,055.90
PARKS & RECREATION FUND:		07	3,287.95	0.00	3,287.95	125.00	0.00	3,412.95
CAPITAL IMPROVEMENT/EQUIPMENT FUND:		18	2,907.50	0.00	2,907.50	0.00	0.00	2,907.50
ESCROW:		90	71,987.93	0.00	71,987.93	0.00	0.00	71,987.93
Total of All Funds:			<u>129,239.28</u>	<u>0.00</u>	<u>129,239.28</u>	<u>3,125.00</u>	<u>0.00</u>	<u>132,364.28</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	51,055.90	0.00	0.00	0.00	51,055.90
PARKS & RECREATION FUND:	4-07	3,287.95	0.00	0.00	0.00	3,287.95
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	2,907.50	0.00	0.00	0.00	2,907.50
ESCROW:	4-90	71,987.93	0.00	0.00	0.00	71,987.93
Total of All Funds:		<u>129,239.28</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>129,239.28</u>



MEMO

TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: March 27, 2024
SUBJECT: Schedule of Bills - Prepaid

Amount of Prepaid Bills: \$3,678.03
Dated: March 21, 2024

Presented By: _____

Seconded By: _____

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
RIGG1010 RIGGINS INC.												
	24000379	03/14/24 POLICE FUEL	1,055.18		01-410-224	E FUELS/OIL	R	03/14/24	03/14/24		75121795	N
	1	POLICE FUEL										
		Vendor Total:	1,055.18									
RYANL005 RYAN LISCHKE												
	24000383	01/09/24 UNIFORM/VEST	167.32		01-410-241	E UNIFORMS/VESTS	R	01/09/24	01/09/24		010924	N
	1	UNIFORM/VEST										
		Vendor Total:	167.32									
VERIZ010 VERIZON												
	24000381	03/12/24 FIOS SERVICES/EQUIP	22.30		01-430-320	E COMMUNICATIONS/MAINT	R	03/12/24	03/12/24		0001-65 031224	N
	1	FIOS SERVICES/EQUIP										
		Vendor Total:	22.30									
WAREH010 WAREHOUSE BATTERY OUTLET INC.												
	24000372	03/18/24 GENERATOR BATTERY	346.36		01-437-300	E VEHICLE REPAIRS	R	03/18/24	03/18/24		INV755767	N
	1	GENERATOR BATTERY										
		Vendor Total:	346.36									
WILS0015 WILSON OF WALLINGFORD, INC												
	24000378	03/13/24 HEATING OIL	908.40		01-437-360	E HEAT AND UTILITIES	R	03/13/24	03/13/24		11352663	N
	1	HEATING OIL										
		Vendor Total:	908.40									
Total Purchase Orders:			10	Total P.O. Line Items:	10	Total List Amount:	3,678.03	Total Void Amount:	0.00			

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	3,678.03	0.00	3,678.03	0.00	0.00	3,678.03
Total of All Funds:		<u>3,678.03</u>	<u>0.00</u>	<u>3,678.03</u>	<u>0.00</u>	<u>0.00</u>	<u>3,678.03</u>

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	3,678.03	0.00	3,678.03	0.00	0.00	3,678.03
	Total of All Funds:	<u>3,678.03</u>	<u>0.00</u>	<u>3,678.03</u>	<u>0.00</u>	<u>0.00</u>	<u>3,678.03</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	3,678.03	0.00	0.00	0.00	3,678.03
Total of All Funds:		<u>3,678.03</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,678.03</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: March 27, 2024
SUBJECT: Schedule of Bills - Prepaid

Amount of Prepaid Bills: \$7,659.17
Dated: March 27, 2024

Presented By: _____

Seconded By: _____

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Date	Invoice	1099		
VERIZON VERIZON																			
24000399		03/14/24		FIOS SERVICES/EQUIP			168.08	01-430-320	E	COMMUNICATIONS/MAINT	R	03/14/24	03/14/24		03/14/24	0001-97	031424	N	
				1 FIOS SERVICES/EQUIP			168.08												
				Vendor Total:															
Total Purchase Orders:				11	Total P.O. Line Items:	21	Total List Amount:	7,659.17	Total Void Amount:	0.00									

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	6,797.09	0.00	6,797.09	0.00	0.00	6,797.09
STREET LIGHTING FUND:	4-02	460.65	0.00	460.65	0.00	0.00	460.65
PARKS & RECREATION FUND:	4-07	401.43	0.00	401.43	0.00	0.00	401.43
Total of All Funds:		<u>7,659.17</u>	<u>0.00</u>	<u>7,659.17</u>	<u>0.00</u>	<u>0.00</u>	<u>7,659.17</u>

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	6,797.09	0.00	6,797.09	0.00	0.00	6,797.09
STREET LIGHTING FUND:	02	460.65	0.00	460.65	0.00	0.00	460.65
PARKS & RECREATION FUND:	07	401.43	0.00	401.43	0.00	0.00	401.43
Total of All Funds:		<u>7,659.17</u>	<u>0.00</u>	<u>7,659.17</u>	<u>0.00</u>	<u>0.00</u>	<u>7,659.17</u>

Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	6,797.09	0.00	0.00	0.00	6,797.09
STREET LIGHTING FUND:	4-02	460.65	0.00	0.00	0.00	460.65
PARKS & RECREATION FUND:	4-07	401.43	0.00	0.00	0.00	401.43
Total of All Funds:		<u>7,659.17</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,659.17</u>



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 26, 2024

File No. 17-02021-01

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

Reference: Neshaminy Greenway Trail – 1606 Upper State Road
Application for Payment #4

Dear John:

Please find Application for Payment #4 for the above-referenced project. Also enclosed, please find the A.H. Cornell & Son Inc. Application and weekly certified payroll documentation for their subcontractor, Tronco Masonry. Gilmore & Associates, Inc. has coordinated with Public Works to verify the work item quantities and associated payroll documentation submitted with this payment request and found them to be acceptable. This payment is for the completion of the concrete pillars at the entrance and delivery of several park features to the site for installation by Public Works.

We recommend Payment #4 be in the amount of Fourteen Thousand Nine Hundred Eighty Dollars and Fifty Cents (\$14,980.50) to A.H. Cornell & Son Inc., as indicated in the attached Application for Payment. Please include this on an upcoming meeting agenda for the Board of Supervisors consideration. We note that the contractor's work is approximately 90% complete and the trail is anticipated to be final paved this spring.

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

Sincerely,

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

JM/tw

Enclosures: As referenced

cc: Dave Conroy, Director of Planning and Zoning
Ryan Cressman, Public Works Superintendent
Chris Stanford, P.E., PTOE, PMP, Design Engineer, Michael Baker Intl.
Ryan Cornell, A.H. Cornell & Son, Inc.
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Brian Dusault, Construction Manager, Gilmore & Associates, Inc.
Jerry O'Donnell, Field Observer

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

APPLICATION FOR PAYMENT

To: New Britain Township
c/o Gilmore & Associates, Inc.
65 E. Butler Avenue
New Britain, PA 18901-5106

Project No.: New Britain Township
Project Name: Neshaminy Greenway Trail (Coleman)
Contractor: AH Cornell and Son
Address: P.O. Box 311
2362 York Road
Jamison, PA 18929

Application No.: 4

For Period From: 02/29/24 To: 03/20/24

Application is made for payment, as hereinafter shown, in connection with the above project.

The present status of the account for this contract is as follows:

Original Contract Sum	\$	<u>224,078.00</u>
Net Change by Change Order(s)	\$	<u>108,171.23</u>
Contract Sum to Date	\$	<u>332,249.23</u>

Total Completed and Stored to Date	\$	<u>300,181.95</u>	90%
Less 10% Retainage	\$	<u>30,018.20</u>	
Total Earned Less Retainage	\$	<u>270,163.75</u>	
Less Previous Application(s) for Payment	\$	<u>255,183.25</u>	
Current Payment Due	\$	<u>14,980.50</u>	

This is to certify that the work as listed hereafter has been completed in accordance with the approved plans and specifications. Submitted this 26th day of March, 2024.

By: A. H. Cornell e' Son, Inc.
Contractor

The undersigned, based on field observation and the data comprising the above application, hereby certifies that the work has progressed to the point indicated; that according to the best knowledge, information and belief the quality of the work is in accordance with the contract documents and the contractor is entitled to payment of the amount certified.

Approved this 26th day of March, 2024
By: Janet M. Archand
Architect / Engineer

G GILMORE & ASSOCIATES, INC.
&A APPLICATION FOR PAYMENT 1

CLIENT:
 New Britain Township
PROJECT NAME:
 Neshaminy Greenway Trail (Coleman)
PROJECT NUMBER:
 17-02021-01

CONTRACTOR: AH Cornell and Son
 P.O.Box 311
 2362 York Road
 Jamison, PA 18929

For Work Completed Through: 3/20/2024

#	DESCRIPTION	SCHEDULE OF VALUES			WORK COMPLETED		TOTAL AMOUNT PAYABLE	
		QUANTITY & UNITS	UNIT PRICE	CONTRACT AMOUNT	COMPLETE APP. 4	TOTAL COMPLETE		
Base Bid								
1	Clearing and Grubbing	LS	1	\$21,500.00	\$21,500.00	0	1	\$21,500.00
2	Mobilization	LS	1	\$21,000.00	\$21,000.00	0	1	\$21,000.00
3	Class 1 Excavation for Trail	LS	1	\$39,000.00	\$39,000.00	0	1	\$39,000.00
4	Subbase 6" Depth (No. 2A)	LS	1	\$35,500.00	\$35,500.00	0	1	\$35,500.00
5	Stone Gateway Columns with Metal Signs	LS	1	\$32,580.00	\$32,580.00	0.25	1	\$32,580.00
6	Stone Boulders	LS	1	\$2,800.00	\$2,800.00	1	1	\$2,800.00
Alternates								
7	Undercutting Unsuitable Material For Trail (per SY)	SY	1555	\$70.09	\$108,989.95	0	1555	\$108,989.95
8	Asphalt Truck Rental	LS	0	\$15,500.00	\$0.00	0	0	\$0.00
9	Landscape Plantings (Furnish and Delivery Only)	LS	1	\$1,800.00	\$1,800.00	0	0	\$0.00
10	6' Recycled Plastic Bench With Back (Furnish and Delivery Only)	LS	1	\$1,250.00	\$1,250.00	0	1	\$1,250.00
11	Split Rail Fence (Furnish and Delivery Only)	LS	1	\$2,500.00	\$2,500.00	0	1	\$2,500.00
12	Signs (Furnish and Delivery Only)	LS	1	\$4,500.00	\$4,500.00	1	1	\$4,500.00
13	Steel Bike Racks (Furnish and Delivery Only)	LS	1	\$1,375.00	\$1,375.00	0	1	\$1,375.00
14	Special Sign #2 (Furnish and Delivery Only)	LS	1	\$4,300.00	\$4,300.00	0	1	\$4,300.00
15	Single-Leaf Swing Gate (Furnish and Delivery Only)	LS	1	\$1,750.00	\$1,750.00	0	1	\$1,750.00
16	Removable Bollards (Furnish and Delivery Only)	LS	1	\$500.00	\$500.00	0	1	\$500.00
17	Temporary Protective Fence (Furnish and Delivery Only)	LS	1	\$1,200.00	\$1,200.00	1	1	\$1,200.00
18	Trail Map Kiosk (Furnish and Delivery Only)	LS	1	\$3,600.00	\$3,600.00	0	1	\$3,600.00
19	Concrete Wheel Stops (Furnish and Delivery Only)	LS	1	\$2,337.00	\$2,337.00	0	1	\$2,337.00
20	Trail Paving (Furnish and Install)	LS	1	\$31,000.00	\$31,000.00	0	0.5	\$15,500.00
Change Order 1								
21	Install Wearing Course on Existing Trail	SY	1078	\$13.62	\$14,681	0	0	\$0.00

TOTAL AMOUNT COMPLETED TO DATE	\$300,181.95
LESS 10% RETAINAGE	\$30,018.20
SUBTOTAL	\$270,163.75
LESS AMOUNT PREVIOUSLY PAID	\$255,183.25
AMOUNT DUE THIS APPLICATION	\$14,980.50

CONTRACTOR'S Certification:

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of Contractor incurred in connection with Work covered by prior Applications for Payment numbered 1 through N/A inclusive; (2) title to all work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all liens, claims, security interest and encumbrances (except such as are covered by Bond acceptable to Owner indemnifying Owner against any such lien, claim, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective as that term is defined in the Contract Documents.

3/26/24
Date

A. H. Cornell & Son Inc.
Contractor
[Signature]
Authorized Signature

Payment of the above amount due this application is recommended.

3/26/24
Date

Janene M. Marchand, P.E.
Engineer
[Signature]
Authorized Signature

TO (OWNER): NEW BRITAIN TOWNSHIP
207 PARK AVENUE
CHALFONT, PA 18914

PROJECT: NESHAMINY TRAIL

APPLICATION NO: 4
PERIOD TO: 3/31/2024

DISTRIBUTION
TO:
OWNER
ARCHITECT
CONTRACTOR

FROM (CONTRACTOR): A.H.Cornell & Son Inc.
P.O. Box 311
2362 York Road
Jamison, PA 18929

ARCHITECT'S
PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM	\$	224,078.00
2. Net Change by Change Orders	\$	108,171.23
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	332,249.23
4. TOTAL COMPLETED AND STORED TO DATE	\$	300,181.95

CONTRACTOR: A.H.Cornell & Son Inc.
P.O. Box 311 2362 York Road
Jamison, PA 18929

By: 

Date: 3/25/24

5. RETAINAGE:

a. 10.00 % of Completed Work	\$	30,018.20
b. 0.00 % of Stored Material	\$	0.00

Total retainage (Line 5a + 5b)

\$ 30,018.20

6. TOTAL EARNED LESS RETAINAGE

\$ 270,163.75

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

(Line 6 from prior Certificate)

\$ 255,183.25

8. CURRENT PAYMENT DUE

\$ 14,980.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

\$ 62,085.48

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

\$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____

Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	123,671.23	-15,500.00
TOTALS	123,671.23	-15,500.00
NET CHANGES by Change Order	108,171.23	

AIA Type Document
Application and Certification for Payment

TO (OWNER): NEW BRITAIN TOWNSHIP
207 PARK AVENUE
CHALFONT, PA 18914

PROJECT: NESHAMINY TRAIL

APPLICATION NO: 4
PERIOD TO: 3/31/2024

DISTRIBUTION TO:
- OWNER
- ARCHITECT
- CONTRACTOR

FROM (CONTRACTOR): A.H.Cornell & Son Inc.
P.O. Box 311
2362 York Road
Jamison, PA 18929

VIA (ARCHITECT):

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
1	CLEARING AND GRUBBING	21,500.00	21,500.00	0.00	0.00	21,500.00	100.00	0.00	2,150.00
2	MOBILIZATION	21,000.00	21,000.00	0.00	0.00	21,000.00	100.00	0.00	2,100.00
3	CLASS 1 EXCAVATION	39,000.00	39,000.00	0.00	0.00	39,000.00	100.00	0.00	3,900.00
4	SUBBASE 6" DEPTH	35,500.00	35,500.00	0.00	0.00	35,500.00	100.00	0.00	3,550.00
5	STONE GATEWAY COLUMN	32,580.00	24,435.00	8,145.00	0.00	32,580.00	100.00	0.00	3,258.00
6	STONE BOULDERS	2,800.00	0.00	2,800.00	0.00	2,800.00	100.00	0.00	280.00
ALTERNATES									
8	UNDERCUTTING UNSUITABLE MATERIAL FOR TRAIL	86.00	0.00	0.00	0.00	0.00	0.00	86.00	0.00
9	ASHPHALT TRUCK RENTAL	15,500.00	0.00	15,500.00	0.00	15,500.00	100.00	0.00	1,550.00
10	LANDSCAPTE PLANTINGS	1,800.00	0.00	0.00	0.00	0.00	0.00	1,800.00	0.00
11	6' RECYCLED PLASTIC BENCH WITH BACK	1,250.00	1,250.00	0.00	0.00	1,250.00	100.00	0.00	125.00
12	SPLIT RAIL FENCE	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	250.00
13	SIGNS	4,500.00	0.00	4,500.00	0.00	4,500.00	100.00	0.00	450.00
14	STEEL BIKE RACKS	1,375.00	1,375.00	0.00	0.00	1,375.00	100.00	0.00	137.50
15	SPECIAL SIGN #2	4,300.00	4,300.00	0.00	0.00	4,300.00	100.00	0.00	430.00
16	SINGLE-LEAF SWING GATE	1,750.00	1,750.00	0.00	0.00	1,750.00	100.00	0.00	175.00
17	REMOVABLE BOLLARDS	500.00	500.00	0.00	0.00	500.00	100.00	0.00	50.00
18	TEMP PROTECTIVE FENCE	1,200.00	0.00	1,200.00	0.00	1,200.00	100.00	0.00	120.00
19	TRAIL MAP KIOSK	3,600.00	3,600.00	0.00	0.00	3,600.00	100.00	0.00	360.00
20	CONCRETE WHEEL STOPS	2,337.00	2,337.00	0.00	0.00	2,337.00	100.00	0.00	233.70
21	TRAIL PAVING	31,000.00	15,500.00	0.00	0.00	15,500.00	50.00	15,500.00	1,550.00

AIA Type Document
Application and Certification for Payment

TO (OWNER): NEW BRITAIN TOWNSHIP 207 PARK AVENUE CHALFONT, PA 18914	PROJECT: NESHAMINY TRAIL VIA (ARCHITECT):	APPLICATION NO: 4 PERIOD TO: 3/31/2024 ARCHITECT'S PROJECT NO:	DISTRIBUTION TO: - OWNER - ARCHITECT - CONTRACTOR
FROM (CONTRACTOR): A.H.Cornell & Son Inc. P.O. Box 311 2362 York Road Jamison, PA 18929			

CONTRACT FOR:

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
CHANGE ORDERS									
1	WEARING COURSE	14,681.28	0.00	0.00	0.00	0.00	0.00	14,681.28	0.00
2	UNDERCUT UNSUITABLE MATERIAL FOR TRAIL	108,989.95	108,989.95	0.00	0.00	108,989.95	100.00	0.00	10,899.00
3	CONTRACT ADJUSTMENT	-15,500.00	0.00	-15,500.00	0.00	-15,500.00	100.00	0.00	-1,550.00
REPORT TOTALS		\$332,249.23	\$283,536.95	\$16,645.00	\$0.00	\$300,181.95	90.35	\$32,067.28	\$30,018.20

RESOLUTION NO. 2024-09

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY LAND DEVELOPMENT APPROVAL TO TOLL BROTHERS, INC. FOR THE PRELIMINARY SUBDIVISION OF TAX PARCEL #26-006-101, 26-006-101-003, 26-006-101-004 LOCATED AT OR NEAR COUNTY LINE ROAD, WHICH SAID PLANS WERE PREPARED BY ESE CONSULTANTS, INC., DATED OCTOBER 6, 2023, AND LAST REVISED JANUARY 19, 2024, CONSISTING OF 44 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF A 44-UNIT TOWNHOUSE DEVELOPMENT

WHEREAS, Toll Brothers, Inc. ("*Applicant* ") have submitted an application for Preliminary Land Development Approval which proposes the construction of a 44- Unit Townhouse Development ("*Project*") on a parcel located at or near County Line Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Nos. 26-006-101, 26-006-101-003 and 26-006-101-004 ("*Property*"); and

WHEREAS, this proposal is reflected on a plan entitled Preliminary Subdivision Plans of Birch Run at New Britain, prepared by ESE Consultants, Inc., dated October 6, 2023, last revised January 19, 2024, consisting of forty-four (44) sheets ("*Plan*"); and

WHEREAS, the New Britain Township Board of Supervisors held a Hearing on the Preliminary Subdivision Plans on March 18, 2024 and voted to approve the Preliminary Subdivision Application subject to conditions;

NOW THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township hereby grants Preliminary Land Development Approval to the Project subject to Applicant's compliance with the following conditions:

1. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter of February 21, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant shall comply with all requirements and recommendations of the Bucks County Planning Commission Review Letter dated November 22, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "B".

3. Applicant shall comply with all requirements contained in Resolution 2023-16, evidencing the Adjudication of the Conditional Use Application of Toll Mid-Atlantic LP Company, Inc. A true and correct copy of this Resolution is attached hereto and incorporated herein as Exhibit “C”.
4. Applicant has requested, and the Board of Supervisors does hereby Grant waivers from the following provisions of the Subdivision and Land Development Ordinance:
 - a. §22-502.1.D.(8)(a) – From the requirement to show the location, size and species, of individual, existing trees six inches in diameter or greater within 100 feet of the tract boundary conditioned on any existing trees being shown to meet the buffer requirements as required by Section 27-2803.a. of the Zoning Ordinance.
 - b. §22-705.3.A & 706.2.A – To allow a 30-foot right-of-way and 24-foot cartway on Road ‘B’ with sidewalk along one side. The reduced right-of-way and cartway widths and sidewalk on one side will allow the roadway to be located within the existing 30-foot-wide Water Line and Access Easement. No parking shall be permitted along this street.
 - c. §22-705.3.G – From providing a mill and overlay of the existing streets that abuts the subdivision.
 - d. §22-705.4.C – To allow Road ‘A’ to be 420 feet from the intersection with the internal access road, where 500 feet is required, which is consistent with the approved Conditional Use Plan.
 - e. §22-705.13.C – From the requirement for driveways to provide a 20-foot stopping area at 3% from the edge of the cartway.
 - f. §22-705.13.D – From installing driveways in accordance with the Township’s Driveway Standard. The Applicant proposes 18-foot-wide driveways with a 2-foot Belgian block curb transition where a 12-foot driveway is required with a minimum 10-foot radius. A driveway construction detail shall be added to clarify the intent if different from the Township standards.
 - g. §22-705.13.J – From the requirement to provide a minimum 10-foot by 20-foot driveway turnaround area, which is consistent with the approved Conditional Use Plan.

- h. §22-706.2.B – From the requirement to install sidewalk along the frontage of County Line Road conditioned on providing a walkway to County Line Road and a public access easement along County Line Road over TMP 26-006-101-004 for future sidewalk.
 - i. §22-712.4.E – From the requirement that basins return to normal conditions within 12 hours after the storm. The Stormwater Report indicates the volume in the basin will be infiltrated between 48 and 72 hours as required for Managed Release basins. This waiver is conditioned upon approval of the design by PADEP.
 - j. §22-712.4.J – From the requirement that detention basins be sloped towards the outlet structure a minimum slope of 2%.The plan is designed using the managed release concept recommended by PADEP and uses a flat basin with an underdrain. This waiver is conditioned upon approval of the design by PADEP.
 - k. §22-722.4.C.(7) – To allow substitutions for certain buffering and landscaping as approved by the Township Engineer.
 - l. §22-722.4.E. – To allow a substitution for the proposed street light standard as approved by the Township Engineer.
5. Applicant has requested, and the Board of Supervisors does hereby Grant a waiver from the following provision of the Stormwater Management Ordinance:
- a. §26-121.11 – From the requirement that storage facilities drain both the volume and rate control capacity over not more than 72 hours from the end of the design storm. A managed release concept is proposed which slowly releases the runoff over an extended period to mimic infiltration may be used so long as the design is approved by PADEP.
- 6. Applicant shall construct the modern architectural option for the proposed buildings.
 - 7. Applicant shall consult with the Township Fire Marshal on the naming of the internal roadways.
 - 8. Upon Final Subdivision Approval, Applicant shall construct all public improvements shown on the approved Final Plan, including, but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay.
 - 9. Upon Final Subdivision Approval, Applicant shall execute the required

Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay a required stormwater fee to be based on \$0.25 per every square foot of net increase of impervious area proposed.

9. Upon Final Subdivision Approval, Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit.
10. Upon Final Subdivision Approval, Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
11. Upon Final Subdivision Approval, Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township.
12. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes.
13. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
14. All documentation shall be executed prior to recording of Record Plans.
15. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
16. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
17. The plans shall be ADA compliant, if applicable.

BE IT FINALLY RESOLVED that the conditions of approval have been made known to Applicant, and this Preliminary Land Development Approval is to be deemed expressly

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

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NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2024-09

DULY ADOPTED, this ____ day of _____, 2024, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

John Granger, Interim Township Manager

Cynthia M. Jones, Chair

MaryBeth McCabe, Esquire, Vice-Chair

Stephanie Shortall, Esquire, Supervisor

William Jones, III, Supervisor

Bridget Kunakorn, Supervisor

APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS

Applicant agrees to the above terms and conditions contained in Resolution 2024-09
this the ____ day of _____, 2024.

APPLICANT:
TOLL BROTHERS, INC.

Name: _____
Title: _____



2024 Proposed PSATS Resolutions

The following resolutions will be considered by the membership at the PSATS' Annual Educational Conference and Exhibit Show. The sponsor and the Resolutions Committee's action is noted below each resolution. During the voting session on April 26, resolutions with "Support" will be treated as if they have a motion and a second and will be up for discussion and a vote. Resolutions with "Oppose" will need a motion and a second from voting delegates from two different county associations (not including the sponsor) to be brought up for discussion and a vote. When voting, a "yes" vote is to adopt the resolution as written as official PSATS policy. A "no" vote will be to oppose the resolution as written. Resolutions approved by the voting delegates will become Association policy for five years or until accomplished, whichever is shorter.

24-01 RESOLVED, That PSATS seek legislation to amend Section 1538 of the Second Class Township Code to authorize townships to maintain and repair memorials for first responders, including, but not limited to, firefighters, emergency medical technicians, paramedics, and emergency vehicle drivers.

CLEARFIELD COUNTY

SUPPORT

24-02 RESOLVED, That PSATS seek legislation to amend Section 601(f)(4) of the Pennsylvania Worker's Compensation Act to require coverage for volunteer emergency service providers who are "providing support for organized fundraisers" for a volunteer emergency services organization and are injured while performing these duties.

CUMBERLAND AND FRANKLIN COUNTIES

SUPPORT

24-03 RESOLVED, That PSATS continue to work on emergency services cooperative ventures (*including multi-municipal regional authorities*) and oppose a single or dominant county authority without financial and legal protections for townships.

OVER 10,000 POPULATION COMMITTEE

SUPPORT

24-04 RESOLVED, That PSATS seek legislation to amend Section 1802 (*Fire Hydrants and Water Supply*) of the Second Class Township Code to include "the installation and maintenance of rural water supplies provided by dry hydrants, ponds, and water tanks used for fire protection" and to assess the cost by equal assessment against all property owners who are serviced by mobile (*tanker*) distribution from these water supplies; AND FURTHER, to amend Section 3205(a)(5) of the Second Class Township Code (*Township and Special Levies*) to include "rural water supplies" as an allowable use of the fire hydrant tax, in addition to current uses for fire hydrants and fire hydrant water service.

BUCKS COUNTY

SUPPORT

24-05 RESOLVED, That PSATS seek legislation to amend the Right-to-Know Law (*Act 3 of 2008*) to protect townships from abusive or harassing records requests, including the following:

- repetitive requests;
- multiple concurrent and duplicative requests from the same requestor in the same timeframe;
- requests seeking information already in the possession of the requestor;
- untimely appeals, including those still within the timeframe for an agency's response; and
- appeals from denials based upon the non-existence of records.

WASHINGTON COUNTY

SUPPORT

24-06 RESOLVED, That PSATS seek legislation to amend Act 12 of 2016 to allow for-profit private utilities to only purchase distressed municipal or authority-owned water and sewer systems.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: *The committee felt that this resolution would restrict townships as it would only allow distressed municipalities to sell water and sewer systems to for-profit entities, removing decision-making authority from the board of supervisors or the authority board.*

24-07 RESOLVED, That PSATS urge the state Department of Environmental Protection to strictly enforce all laws and regulations governing the processing of sewage sludge (*biosolids*), AND FURTHER, that all new and existing sewage sludge (*biosolids*) processing facilities be required to have processes in place to prevent malodors from leaving the perimeter of the facilities.

SCHUYLKILL COUNTY

SUPPORT

24-08 RESOLVED, That PSATS seek legislation to balance timber harvesting against stormwater management to aid municipalities in meeting MS4 and other stormwater management requirements.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: *The committee expressed concerns that any legislation regulating timber harvesting would not comply with ACRE.*

24-09 RESOLVED, That PSATS seek legislation to create a plastic, can, and bottle deposit program for all types of beverage containers.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: *The committee felt that a one-size-fits-all program may not be the best avenue to address recycling. The committee also felt that this program could result in an unfunded mandate on townships.*

24-10 RESOLVED, That PSATS seek legislation to require commercial logging entities to plant five trees for every ten trees cut down in the same area unless the area is being used for farming.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: *The committee expressed concerns that any legislation regulating timber logging would not comply with ACRE. The committee felt that this resolution is not a township issue.*

24-11 RESOLVED, That PSATS supports legislative efforts for regulatory reform, including giving the General Assembly the ability to review and override department regulations with a simple majority vote.

TOWNSHIPS WITH POPULATIONS 5,000 TO 10,000 COMMITTEE **OPPOSE**

REASON FOR ACTION: The committee felt that this resolution was not addressing a township issue.

24-12 RESOLVED, That PSATS request that the General Assembly provide solutions to the unreasonable interpretations and unfair enforcement of state law by the state Department of Environmental Protection that both Pennsylvania citizens and township officials have experienced.

TOWNSHIPS WITH POPULATIONS 5,000 TO 10,000 COMMITTEE **OPPOSE**

REASON FOR ACTION: The committee agreed that enforcement and interpretations of permitting processes by state agencies are of genuine concern to townships. However, the committee raised concerns with an open-ended request for the General Assembly to provide solutions. Additionally, the committee noted that townships encounter these issues with other agencies beyond DEP. The committee adopted an alternative resolution, 24-13, to address this issue.

24-13 RESOLVED, That PSATS urge state agencies to provide for an appeals board process or option to escalate the permitting process as solutions to unreasonable or inconsistent interpretations and unfair enforcement of state law.

RESOLUTIONS COMMITTEE

SUPPORT

24-14 RESOLVED, That PSATS oppose any legislation which would preempt local regulation and control of solar decommissioning, including oversight of the level of bonding needed.

BRADFORD COUNTY

SUPPORT

24-15 RESOLVED, That PSATS seek legislation to amend the Pennsylvania Prevailing Wage Law (*Act 442 of 1961*) to increase the threshold for compliance based on the cost-of-living increase from the Act's passage in 1961 to 2023 and, thereafter, to increase the threshold annually based on changes in the Consumer Price Index.

BUTLER COUNTY

SUPPORT

24-16 RESOLVED, That PSATS urge the state Department of Transportation to eliminate grant requirements across its programs that inflate project costs, delays the start of projects, and duplicates services.

FAYETTE COUNTY

SUPPORT

24-17 RESOLVED, That PSATS urge the state Department of Transportation to amend Title 67 (*Vehicles*) of the Pennsylvania Code to create an exemption from the commercial drivers' license requirements for municipal employees operating trucks with a gross vehicle weight rating of up to 33,000 lbs. owned or leased by the municipality.

BRADFORD COUNTY

SUPPORT

24-18 RESOLVED, That PSATS seek legislation to require the state Department of Transportation to provide townships near where road work is occurring with the first opportunity to accept or decline reclaimed asphalt millings from state highway projects at no cost to the township.

WAYNE COUNTY

SUPPORT

24-19 RESOLVED, That PSATS seek legislation to increase the state Department of Transportation's annual maintenance payment rate for all turnback roads transferred to a municipality.

BUTLER COUNTY

SUPPORT

24-20 RESOLVED, That PSATS seek legislation to allow municipalities to use automated speed enforcement cameras to enforce the posted speed limit on certain roads within the municipality, whether the municipality is served by local police or the Pennsylvania State Police.

LEHIGH COUNTY

SUPPORT

24-21 RESOLVED, That PSATS seek legislation to require that all traffic lights be solar powered by 2030.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that a requirement to update traffic light infrastructure to solar would be an unfunded mandate on townships.

24-22 RESOLVED, That PSATS seek legislation to require that power lines in areas of frequent power disruption be buried.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that the requirement to bury power lines conflicts with federal law and would be a mandate on utility companies that would lead to higher prices for residents.

24-23 RESOLVED, That PSATS seek legislation to make buried power lines the default distribution method for new service lines and to permit above-ground power lines only by exception.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that the requirement to bury power lines by default would be a mandate on utility companies that would lead to higher prices for residents.

24-24 RESOLVED, That PSATS seek legislation to require the commonwealth to provide townships with new revenues to replace all lost revenues caused by the reduction, restriction, or elimination of any tax or fee.

RESOLUTIONS COMMITTEE

SUPPORT

24-25 RESOLVED, That PSATS oppose any legislation that would reduce, limit, or eliminate the taxing authority of municipalities.

RESOLUTIONS COMMITTEE

SUPPORT

24-26 RESOLVED, That PSATS seek legislation to allow municipalities to designate a collector for their property tax and promote continuing education for designated tax collectors.
RESOLUTIONS COMMITTEE **SUPPORT**

24-27 RESOLVED, That PSATS seek legislation to amend The Preserving Land for Open Air Spaces Act [32 P.S. § 5005(c)(1)] to authorize local government units to acquire open space property interests for the purpose of developing active, outdoor recreational facilities with low developmental and environmental impacts including, but not limited to, sports fields, playgrounds, and athletic courts.
LEHIGH COUNTY **SUPPORT**

24-28 RESOLVED, That PSATS seek legislation to amend Section 1503 of the Second-Class Township Code to:

- (i) allow the board of supervisors to average an appraisal provided by a landowner with an appraisal paid for and obtained by the board of supervisors;
- (ii) limit the requirement to average more than one appraisal to those obtained six months or less from a subsequent appraisal; and
- (iii) allow the board of supervisors to pay twenty percent (20%) above the appraisal price for open space property interests acquired pursuant to The Preserving Land for Open Air Spaces Act 32 P.S. § 5001, et seq.

LEHIGH COUNTY **SUPPORT**

24-29 RESOLVED, That PSATS seek legislation to expand access to landslide and sinkhole insurance coverage for at-risk homes and businesses by creating an efficient, state-administered insurance program to reduce property loss and emergency response costs for local governments.
ALLEGHENY COUNTY **SUPPORT**

24-30 RESOLVED, That PSATS seek legislation to amend Title 34, Section 721, of the Pennsylvania Consolidated Statutes to give townships and counties the authority to regulate the acquisition, control, management, and disposition of government-owned and funded lands.
WARREN COUNTY **OPPOSE**
REASON FOR ACTION: The committee agreed with concerns regarding government-owned lands but raised concerns over the inclusion of counties in this language. The committee approved an alternative version of this resolution, 24-31, without counties listed.

24-31 RESOLVED, That PSATS seek legislation to amend Title 34, Section 721, of the Pennsylvania Consolidated Statutes to give townships the authority to regulate the acquisition, control, management, and disposition of government-owned and funded lands.
RESOLUTIONS COMMITTEE **SUPPORT**

24-32 RESOLVED, That PSATS urge the commonwealth to maintain real property in private ownership to the maximum extent possible.
VENANGO COUNTY **OPPOSE**
REASON FOR ACTION: The committee felt that this resolution would limit the authority of townships. The committee also voiced concerns that some townships actively work to preserve

farmland and open space through conservancies and this resolution would remove decision-making authority from the board of supervisors.

24-33 RESOLVED, That PSATS seek legislation to require that at the time of any acquisition of real property from private ownership, the acquiring governmental body simultaneously sell or otherwise transfer real property of equivalent value to private ownership.

VENANGO COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that this resolution would limit the authority of townships to purchase property.

24-34 RESOLVED, That PSATS seek legislation to require that when real property is no longer of use to the commonwealth or federal government or any of their departments or agencies, prior to transferring any such property to another government department or agency, the property shall first be offered for acquisition by a private party or parties.

VENANGO COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that this resolution would limit the authority of townships to buy property from another government entity and impose additional restrictions when selling property.

24-35 RESOLVED, That PSATS seek legislation to enable the Commonwealth to purchase and oversee struggling medical centers when no other entity will buy or take over the facility.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that this resolution was not addressing a township issue.

24-36 RESOLVED, That PSATS urge the state Department of Health to enforce the process for medical facility closures and make every effort to delay or stop all hospital closures according to the Health Care Facilities Act of 1979 and 28 Pa. Code, Chapter 51, where the closure will significantly affect the quality of local health care.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that this resolution was not addressing a township issue.

24-37 RESOLVED, That PSATS seek legislation to create a procedure to help give communities more time to prepare for a hospital closure that would significantly impact healthcare for a community or area in the Commonwealth.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that this resolution was not addressing a township issue.

24-38 RESOLVED, That PSATS seek legislation to require all purchased and adopted dogs and cats owned in residential, high density, multi-family, and agricultural zoning areas to be chipped.

CHESTER COUNTY

OPPOSE

REASON FOR ACTION: The committee felt that this resolution was not addressing a township issue.

24-39 RESOLVED, That PSATS urge the Local Government Records Committee to amend the Municipal Records Manual to direct townships to retain County Associations records for a period of ten years.

LACKAWANNA COUNTY

OPPOSE

REASON FOR ACTION: County Associations are non-profit entities and do not fall under the Municipal Records Manual. County Associations can follow existing non-profit recommendations, which would include keeping certain records, such as minutes and bylaws, permanently.

The following resolutions are identical to standing resolutions that would have otherwise gone off the books in 2024 and were previously considered by the delegates. The committee sponsored and supported these resolutions.

24-40 RESOLVED, That PSATS support the safe and orderly deployment of both wired and wireless broadband services throughout all areas of the Commonwealth to provide reliable, high-speed internet access, which is a critical component for economic development, student achievement, quality healthcare, and the efficiency of local governments and that local government be recognized as a partner in these efforts.

RESOLUTIONS COMMITTEE

SUPPORT

24-41 RESOLVED, That PSATS seek legislation to exempt municipalities from any fees levied by a state agency when applying for a stormwater permit.

RESOLUTIONS COMMITTEE

SUPPORT

24-42 RESOLVED, That PSATS seek legislation to require the state Department of Environmental Protection to streamline the stormwater permitting process for local government, taking into consideration existing conditions pertaining to a project, its cost, and the potential negative impact on the public traveling the roads.

RESOLUTIONS COMMITTEE

SUPPORT

24-43 RESOLVED, That PSATS oppose any legislation that would amend Act 13 of 2012 to reduce the allocation or amount of impact fees being distributed to townships affected by gas exploration activities or otherwise made available to municipalities under this act.

RESOLUTIONS COMMITTEE

SUPPORT

24-44 RESOLVED, That PSATS seek legislation to require the state Department of Environmental Protection to allow the use of salt brine from conventional oil and gas wells for road maintenance activities, including dust control and winter maintenance.

RESOLUTIONS COMMITTEE

SUPPORT

24-45 RESOLVED, That PSATS seek legislation to require recycling of waste tires at the point of sale for new tires, AND FURTHER, that the dealers picking up the waste tires be regulated to ensure proper disposal.

RESOLUTIONS COMMITTEE

SUPPORT

24-46 RESOLVED, That PSATS seek legislation to expand Act 28 of 1984 (*Automobile Lemon Law*) to include defective road equipment purchased by townships.
RESOLUTIONS COMMITTEE **SUPPORT**

24-47 RESOLVED, That PSATS seek legislation to require switches at the main service disconnect for all solar panel electrical system installations that will rapidly stop the solar panels from supplying electricity to the structure and that these switches be clearly marked.
RESOLUTIONS COMMITTEE **SUPPORT**

24-48 RESOLVED, That PSATS seek legislation to authorize townships to levy a 1 percent hotel tax.
RESOLUTIONS COMMITTEE **SUPPORT**

24-49 RESOLVED, That PSATS seek legislation to restore municipalities' option to adopt and collect a mercantile or business privilege tax in those townships that specifically elect to adopt such a tax.
RESOLUTIONS COMMITTEE **SUPPORT**

24-50 RESOLVED, That PSATS seek legislation to amend the Sterling Act (*Act 45 of 1932*) to authorize municipalities and school districts that levy the earned income tax to collect and retain earned income taxes from municipal residents who work in Philadelphia, AND FURTHER, to require Philadelphia to provide offsetting credits for income taxes paid to an individual's home municipality.
RESOLUTIONS COMMITTEE **SUPPORT**

24-51 RESOLVED, That PSATS seek legislation to amend Section 8811(b)(4) of the County Consolidated Assessment Law to authorize counties to assess billboards as taxable real estate.
RESOLUTIONS COMMITTEE **SUPPORT**

24-52 RESOLVED, That PSATS and the National Association of Towns and Townships seek legislation to require the federal government to provide funding sufficient to implement and administer any mandate that it imposes on local government.
RESOLUTIONS COMMITTEE **SUPPORT**

24-53 RESOLVED, That PSATS seek legislation to require the state to provide funding sufficient to implement and administer any mandate that it imposes on local government.
RESOLUTIONS COMMITTEE **SUPPORT**

24-54 RESOLVED, That PSATS urge the Commonwealth to consider local governments as partners in the provision of services to our residents, AND FURTHER, to not threaten local governments with the withholding of state funds to force compliance with unfunded mandates.
RESOLUTIONS COMMITTEE **SUPPORT**

24-55 RESOLVED, That PSATS oppose legislation that would place increased emphasis on the comprehensive plan relative to the zoning ordinance, AND FURTHER, that would require a municipality to make findings of fact that its ordinances are generally consistent with its comprehensive plan before the municipality could take any action on land use issues.

RESOLUTIONS COMMITTEE

SUPPORT

24-56 RESOLVED, That PSATS seek legislation to hold municipalities harmless for actions they are required to take regarding the designation of airport hazard areas.

RESOLUTIONS COMMITTEE

SUPPORT

24-57 RESOLVED, that PSATS seek legislation to provide a regulatory environment for siting pipelines not currently administered by the Federal Energy Regulatory Commission or the Pennsylvania Public Utility Commission, including a notification framework that would require pipeline companies to provide written notice to municipalities, counties, easement-holding non-government entities, and property owners where pipeline activities are planned, AND FURTHER, that such written notice shall be provided to these entities before submittal to a regulatory agency for review or approval.

RESOLUTIONS COMMITTEE

SUPPORT

24-58 RESOLVED, That PSATS oppose any federal or state legislation, executive order, or regulation that would preempt the existing authority of local government.

RESOLUTIONS COMMITTEE

SUPPORT

24-59 RESOLVED, That PSATS seek legislation to amend the Second-Class Township Code to authorize townships to annually appropriate township funds to recognize township employees and township committee members for their service to the township (*e.g., recognition dinner or party, flowers, plaque, etc.*).

RESOLUTIONS COMMITTEE

SUPPORT

24-60 RESOLVED, That PSATS seek legislation to amend Section 606 of the Second-Class Township Code to increase the compensation for the elected office of township supervisor; AND FURTHER, that the legislation provide for regular adjustments for this compensation based on the increase in the consumer price index.

RESOLUTIONS COMMITTEE

SUPPORT

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Chief Clowser *Rec #120*
DATE: April 1, 2024
RE: Police Department Floor Cleaning

The tile flooring in the police department has not been properly maintained for over 20 years. It is difficult to clean and has a dull, dirty appearance.

A quote to scrub and seal all tile flooring in the hallways and small office areas of the police department has been provided by Denny's Carpet and Floor Care at a cost of \$2,100. The flooring would then be easier to maintain and vastly improve the appearance and working conditions of the police department at a minimal cost.

Police line-item Contracted Cleaning (410.371) can be utilized to cover the cost of this request.

STAFF RECOMMENDATION:

Approve a motion to accept the quote from Denny's Carpet and Floor Care for \$2,100 to professionally clean and seal the tile floors in the police department.

April 18, 2024 Zoning Hearing - Applications

David Conroy <dconroy@nbtpa.us>

Wed 3/27/2024 12:39 PM

To: Bill Jones <highcomm@aol.com>; Bridget Kunakorn <bkunakorn@nbtpa.us>; Cynthia Jones <cjones@nbtpa.us>; Marybeth McCabe <mbmccabe@nbtpa.us>; Stephanie Shortall <sshortall@nbtpa.us>

Cc: John Granger <jgranger@nbtpa.us>; Alexandria Mullin <amullin@nbtpa.us>; Scott Holbert <scott@flagerlaw.com>; Craig Kennard <ckennard@gilmore-assoc.com>

📎 2 attachments (10 MB)

2024_0315_121_Brittany_Drive_ZHB_Application_Complete.pdf; 2024_0315_6_Clover_Lane_ZHB_Application_Complete.pdf;

Good Afternoon Supervisors,

The following applications have been received and will be heard at the April 18, 2024 meeting:

- **6 Clover Lane (Appel)** – The applicant is proposing a backyard pool. As such, they are requesting a variance from the following section of the Zoning Ordinance:
 - **§27-902.b** – to allow 27.9% impervious coverage, where a maximum of 25% is allowed.
- **121 Brittany Drive (Parsons)** – The applicant is proposing an addition on to the existing dwelling. As such, they are requesting dimensional variances from the following sections of the Zoning Ordinance:
 - **§27-902.b** - to allow a 15'7" side yard setback, where at least 25' is required; to allow a 55' rear yard setback, where at least 75' is required.

The applications are attached. If you have any questions, please let me know. Thanks.

Sincerely,
Dave



David Conroy | *Director of Planning and Zoning/Zoning Officer*

New Britain Township

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:	<u>3/15/24 CC;D</u>
Payment:	<u>\$800</u>
Check #:	<u>747</u>
Receipt #:	<u>15639</u>

1. Date: 3/8/2024
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: TERRY APPEL
 - (b) Mailing Address: 6 CLOVER LANE
CHALFONT, PA 18914
 - (c) Phone Number: 484 868 4512
 - (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: _____
 - (b) Mailing Address: _____
 - (c) Phone Number: _____
 - (d) Email Address: _____
5. Property:
 - (a) Present Zoning Use Classification: RESIDENTIAL
 - (b) Tax Parcel Number: 26 024 057
 - (c) Location (With reference to nearby intersections or prominent features):
6 CLOVER LANE
CHALFONT, PA 18914
6. Proposed use of property/construction:
RESIDENTIAL
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
IMPERVIOUS SQUARE FOOTAGE - POOL ADDITION

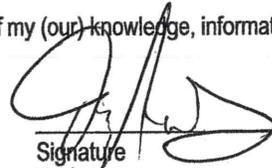
8. Has any previous application/appeal been filed concerning the subject of this appeal? Yes No
If yes, specify:

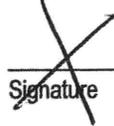
9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary? Yes No
If yes, specify:

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)

JOHN MOYER 5 CLOVER LANE CHALFONT, PA 18914
JIM GROVER 4 CLOVER LANE CHALFONT, PA 18914

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



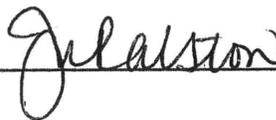
Signature


Signature

Commonwealth of Pennsylvania) SS.
County of MONTGOMERY

TERRY APPEL 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.

Sworn to and described before me This
8 day of March, 2024



Notary Public

My Commission expires: 04/04/2025

Commonwealth of Pennsylvania - Notary Seal
Jean M. Ralston, Notary Public
Montgomery County
My commission expires April 4, 2025
Commission number 1275770
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 Continuance Fee	\$800.00 \$200.00*
Non-residential Application Fee Request for Continuance Fee	\$1,200.00 \$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 3rd 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.



- Joe + Patricia McQuillin - 1 clover lane, Chalfont PA 18914
- Keith + Edna Miller - 3 Clover Lane, Chalfont PA 18914
- Brian Horvath + Ru shiang Yee - 2 clover lane, Chalfont PA 18914
- Richard Moor - 2 Walden way, Chalfont PA 18914
- Daniel Bray + Jennifer Dobo - 4 Walden Way, Chalfont PA 18914
- Paul + Betsy Zazow - 12 Walden Way, Chalfont PA 18914
- Richard + Diane Durso - 6 Walden Way, Chalfont PA 18914
- Lori + Gabriel DiMarino - 14 Walden Way, Chalfont PA 18914
- Linda Ertel - 202 Sellersville Rd, Chalfont PA 18914
- George + Carolyn Sloss - 198 Sellersville Rd, Chalfont PA 18914
- Daniel Gallagher - 3 brook lane, Chalfont PA 18914
- Claudia + Richard Rydel - 5 Brook lane, Chalfont PA 18914
- Evan Pittmann + Catherine Rhoads - 7 Brook Lane, Chalfont PA 18914
- Colleen Nicholson - 9 Brook lane, Chalfont PA 18914
- Jeanne + Christopher Cavalier - 11 Brook Lane, Chalfont PA 18914
- Steven + Lisa Stevens - 13 Brook Lane, Chalfont PA 18914
- John + Laura Farrell - 15 Brook Lane, Chalfont PA 18914

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2015044965
Recorded On 7/28/2015 At 10:08:33 AM

* Total Pages - 5

* Instrument Type - DEED
Invoice Number - 740262 User - KGB
* Grantor - PELOSI, ANTHONY
* Grantee - APPEL, TERRY J
* Customer - SIMPLIFILE LC E-RECORDING

* FEES	
STATE TRANSFER TAX	\$3,060.00
RECORDING FEES	\$77.00
CENTRAL BUCKS SCHOOL DISTRICT REALTY TAX	\$1,530.00
NEW BRITAIN TOWNSHIP	\$1,530.00
TOTAL PAID	\$6,197.00

Bucks County UPI Certification
On July 28, 2015 By IF

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

RETURN DOCUMENT TO:
GREYSTONE SETTLEMENT
35 GREEN STREET
LANSDALE, PA 19446

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



Joseph J. Szafran, Jr.
Recorder of Deeds

TRUE AND CORRECT COPY
OF ORIGINAL RECORDED
IN BUCKS COUNTY
RECORDER OF DEEDS OFFICE
DATE 8-3-15
Chryshell Bost



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



the two (2) following courses and distances: (1) South 38 degrees, 30 minutes, 47 seconds West, 254.41 feet to a point and (2) North 51 degrees, 29 minutes, 13 seconds West 10.93 feet to a point on the Southeasterly side of Maple Lane cul-de-sac; thence extending around the same on a line curving to the left having a radius of 50 feet the arc distance of 114.97 feet to the first mentioned point and place of beginning.

BEING Lot No. 41, as shown on said plan.

PREMISES known as 6 Clover Lane, Chalfont, Pennsylvania 18914.

BEING County Parcel #26-24-57.

BEING THE SAME Premises which Richard Lewis Roth and Veronica M. Roth, husband and wife, by Deed dated February 4, 2009, and recorded February 26, 2009, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, in Land Record Book 6014 Page 1271, granted and conveyed unto Lillian S. Davis and Josephine Santoro, in fee.

BEING THE SAME Premises which Lillian S. Davis and Josephine Santoro (deceased, November 30, 2009), by Deed dated May 16, 2013, and recorded June 10, 2013, in the Office of the Recorder of Deeds in and for the County of Bucks, Pennsylvania, in Instrument No. 2013048166, granted and conveyed unto Lillian S. Davis and Anthony Pelosi, her son, in fee.

AND THE SAID Lillian S. Davis has since departed this life on 1/17/15 whereby title to the above-described premises became vested unto Anthony Pelosi, by reason of right of survivorship.

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

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

And the said Grantor, for himself and his heirs, executors and administrators, does, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that he, the said Grantor, and his heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor, and his heirs, will warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has hereunto set his hand and seal. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



Anthony Pelosi (SEAL)

Commonwealth of Pennsylvania }
County of Montgomery } ss

On this, the 20th day of July, 2015, before me, the undersigned Notary Public, personally appeared Anthony Pelosi, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained

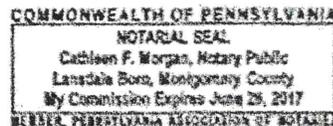
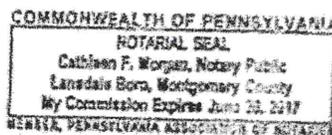
IN WITNESS WHEREOF, I hereunto set my hand and official seal

Cathleen F. Morgan
Notary Public
My commission expires _____

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

6 Clover Lane
Chalfont, PA 18914

Cathleen F. Morgan
On behalf of the Grantees



Bucks County Parcels

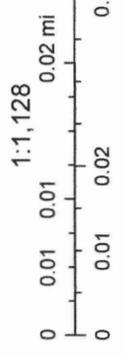


3/8/2024, 3:37:43 PM

- Municipal Boundary
- Bucks County Parcels

PROPOSED
F = 288

EXISTING
A = DRIVEWAY 2929 SF
B = HOUSE 1955 SF
C = PATIO 729 SF
D = WALKWAY 248 SF
E = SHED 160 SF

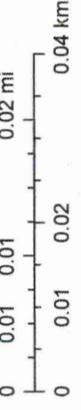


Bucks County Parcels



3/8/2024, 3:37:43 PM

1:1,128



-  Municipal Boundary
-  Parcel Annotation
-  Bucks County Parcels

Esri Community Maps Contributors, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | See web site Bucks County



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: _____
Payment: _____
Check #: _____
Receipt #: _____

1. Date: _____
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: Paul Parsons
(b) Mailing Address: 121 Brittany Dr.
Chalfont PA 18914
(c) Phone Number: 367.547.0452
(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: _____
(b) Mailing Address: _____
(c) Phone Number: _____
(d) Email Address: _____
5. Property:
(a) Present Zoning Use Classification: R.R.
(b) Tax Parcel Number: _____
(c) Location (With reference to nearby intersections or prominent features):
Addition
DOLY LANE + Brittany Drive
6. Proposed use of property/construction:
Addition
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
Side Yard / rear yard

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)

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

Paul Parsons
Signature

Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

Paul Parsons, 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.

Sworn to and described before me This
12th day of March

Kathryn S. Friel
Notary Public

My Commission expires: 11/23/2027

Commonwealth of Pennsylvania - Notary Seal
Kathryn S. Friel, Notary Public
Bucks County
My commission expires November 23, 2027
Commission number 1294863
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.

<input checked="" type="checkbox"/> Residential Application Fee Request for Continuation Fee	\$800.00 \$200.00*
Non-residential Application Fee Request for Continuation Fee	\$1,200.00 \$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 3rd 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.



BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2019059471

Recorded On 10/21/2019 At 8:57:54 AM

* Total Pages - 6

* Instrument Type - DEED

Invoice Number - 1034946

User - TLF

* Grantor - FANNIE MAE

* Grantee - PARSONS, PAUL

* Customer - SIMPLIFILE LC E-RECORDING

*** FEES**

STATE TRANSFER TAX	\$3,000.00
RECORDING FEES	\$85.75
CENTRAL BUCKS SCHOOL	\$1,500.00
DISTRICT REALTY TAX	
NEW BRITAIN TOWNSHIP	\$1,500.00
TOTAL PAID	\$6,085.75

Bucks County UPI Certification
On October 21, 2019 By JJK

COPY

This is a certification page
DO NOT DETACH
This page is now part
of this legal document.

RETURN DOCUMENT TO:
SERVICELINK TITLE COMPANY DEFAULT TITLE
1200 CHERINGTON PARKWAY
MOON TOWNSHIP, PA 15108

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



Robin M. Robinson

Robin M. Robinson
Recorder of Deeds

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



CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
26-007-005-	-	N BRITAIN TWP
CERTIFIED 10/21/2019 BY JJK		

Commitment Number: 180362460
Seller's Loan Number: 1697793976

This instrument prepared by:

Jay A. Rosenberg, Esq., Pennsylvania Bar No. 325011, Rosenberg LPA Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax (866) 611-0170.

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
26-007-005

SPECIAL/LIMITED WARRANTY DEED

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is P.O. Box 650043, Dallas, TX 75265-0043, hereinafter grantor, for \$300,000.00 (Three Hundred Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to PAUL PARSONS and TAYLOR PARSONS, hereinafter grantees, whose tax mailing address is 121 BRITTANY DR., CHALFONT, PA 18914, the following real property:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERECTED, SITUATE IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AND DESCRIBED ACCORDING TO A CERTAIN PLAN THEREOF KNOWN AS REVISED FINAL PLAN OF PORTION OF SECTIONS B AND C OF BRITTANY FARMS, MADE BY HARRIS, HENRY AND POTTER, INC., REGISTERED ENGINEERS AND SURVEYORS, DATED NOVEMBER 10, 1958, AS FOLLOWS TO WIT: BEGINNING AT A POINT ON THE SOUTHWESTERLY SIDE OF BRITTANY DRIVE (SIXTY (60) FEET WIDE), SAID POINT BEING THE TWO FOLLOWING COURSES AND DISTANCES FROM A POINT OF CURVE ON THE NORTHWESTERLY SIDE OF CORNWALL DRIVE (FIFTY (50) FEET WIDE) (1)

LEAVING CORNWALL DRIVE ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF NINETEEN AND FORTY-TWO ONE-HUNDREDTHS (19.42) FEET THE ARC DISTANCE OF THIRTY AND FIFTY ONE -HUNDREDTHS (30.50) FEET TO A POINT OF TANGENT ON THE SOUTHWESTERLY SIDE OF BRITTANY DRIVE AND (2) NORTH TWENTY-FOUR (24) DEGREES FORTY-FOUR (44) MINUTES TWENTY-TWO (22) SECONDS WEST ALONG THE SOUTHWESTERLY SIDE OF BRITTANY DRIVE ONE THOUSAND SIXTY AND FIFTY-EIGHT ONE - HUNDREDTHS (1,060.58) FEET TO THE PLACE OF BEGINNING; THENCE EXTENDING FROM SAID POINT OF BEGINNING SOUTH SIXTY-FIVE (65) DEGREES FIFTEEN (15) MINUTES THIRTY-EIGHT (38) SECONDS WEST ONE HUNDRED FIFTY AND NO ONE - HUNDREDTHS (150.00) FEET TO A POINT; THENCE EXTENDING NORTH TWENTY-FOUR (24) DEGREES FORTY-FOUR (44) MINUTES TWENTY-TWO (22) SECONDS WEST CROSSING A CERTAIN TWENTY AND NO ONE -HUNDREDTHS (20.00) FEET WIDE DRAINAGE EASEMENT ONE HUNDRED (100) FEET TO A POINT ON THE NORTHWESTERLY SIDE OF THE AFORESAID EASEMENT; THENCE EXTENDING NORTH SIXTY-FIVE (65) DEGREES FIFTEEN (15) MINUTES THIRTY-EIGHT (38) SECONDS EAST ONE HUNDRED FIFTY AND NO ONE -HUNDREDTHS (150.00) FEET TO A POINT ON THE SOUTHWESTERLY SIDE OF BRITTANY DRIVE AFORESAID; THENCE EXTENDING SOUTH TWENTY-FOUR (24) DEGREES FORTY-FOUR (44) MINUTES TWENTY-TWO (22) SECONDS EAST ALONG THE SOUTHWESTERLY SIDE OF BRITTANY DRIVE RE-CROSSING THE AFORESAID TWENTY AND NO ONE-HUNDREDTHS (20.00) FEET WIDE DRAINAGE EASEMENT ONE HUNDRED AND NO ONE-HUNDREDTHS (100.00) FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING. BEING LOT NUMBER 84 AS SHOWN ON THE ABOVE MENTIONED PLAN. UNDER AND SUBJECT TO BUILDING RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD; AND UNDER AND SUBJECT, ALSO, TO RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS THE RIGHT TO DEDICATE THE BED OF BRITTANY DRIVE UNTO NEW BRITAIN TOWNSHIP. UNDER AND SUBJECT, ALSO, TO RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, THE RIGHT, LIBERTY AND PRIVILEGE TO INSTALL, OPERATE AND MAINTAIN A SANITARY SEWER, ON, UNDER, AND ACROSS A TWENTY (20) FEET WIDE STRIP OF GROUND BEST SUITED TO FIT IN WITH THE SEWERS BEING INSTALLED, AT ALL TIMES HEREAFTER, FOREVER. UNDER AND SUBJECT, ALSO TO THE CONDITION THAT THE SIDE AND REAR LINES OF SAID PROPERTY ARE TO BE KEPT OPEN FOR THE DRAINAGE OF SURFACE WATER ON THE SAME GRADES AS NOW EXIST. TITLE TO SAID PREMISES IS VESTED IN ROBERT V. COTTON AND MARGARET J. COTTON, HIS WIFE, BY DEED FROM BUILDING OPERATION HOLDING COMPANY, DATED 09/20/1960, RECORDED 10/04/1960, IN BOOK 1565, PAGE 458. MARGARET J. COTTON WAS A CO -RECORD OWNER OF THE MORTGAGED PREMISES AS A TENANT BY THE ENTIRETY. BY VIRTUE OF MARGARET J. COTTON 'S DEATH ON OR ABOUT 03/29/2009, HER OWNERSHIP INTEREST WAS AUTOMATICALLY VESTED IN THE SURVIVING TENANT BY THE ENTIRETY. TAX PARCEL: 26-007-005

Property Address is: 121 BRITTANY DR., CHALFONT, PA 18914

Being the same property transferred from Edward J. Donnelly, Sheriff of Bucks County, to FEDERAL NATIONAL MORTGAGE ASSOCIATION by Sheriff's Deed recorded on 11/3/2017 as Instrument No. 2017067342.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

COPY

Executed by the undersigned on October 11th, 2019:

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact

By: 

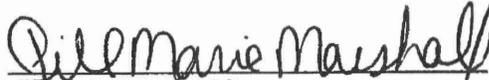
Name: Sandra A Hickman

Title: ASSISTANT VICE PRESIDENT

A Power of Attorney relating to the above described property was recorded on 02/16/2018 at Document Number: Instrument 2018008831.

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 11th day of October, 2019, by Sandra A Hickman, AUP of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown NA as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged, and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.


NOTARY PUBLIC

My Commission Expires

MY COMMISSION EXPIRES
MARCH 16, 2022

Commonwealth of Pennsylvania - Notary Seal
Jill Marie Marshall, Notary Public
Allegheny County
My commission expires March 16, 2022
Commission number 1328257
Member, Pennsylvania Association of Notaries

Certificate of Residence

I do hereby certify that the precise residence and complete post office address of the
within named grantee/s is Paul Parsons and Taylor Parsons

Name

121 Brittany Dr, Chalfont PA 18914

Address, City, State, Zip code

Michael J Webb

Signature of Person Completing Certificate

Michael J. Webb

Print Signature

COPY

WORK SHEET FOR A SITE PLAN

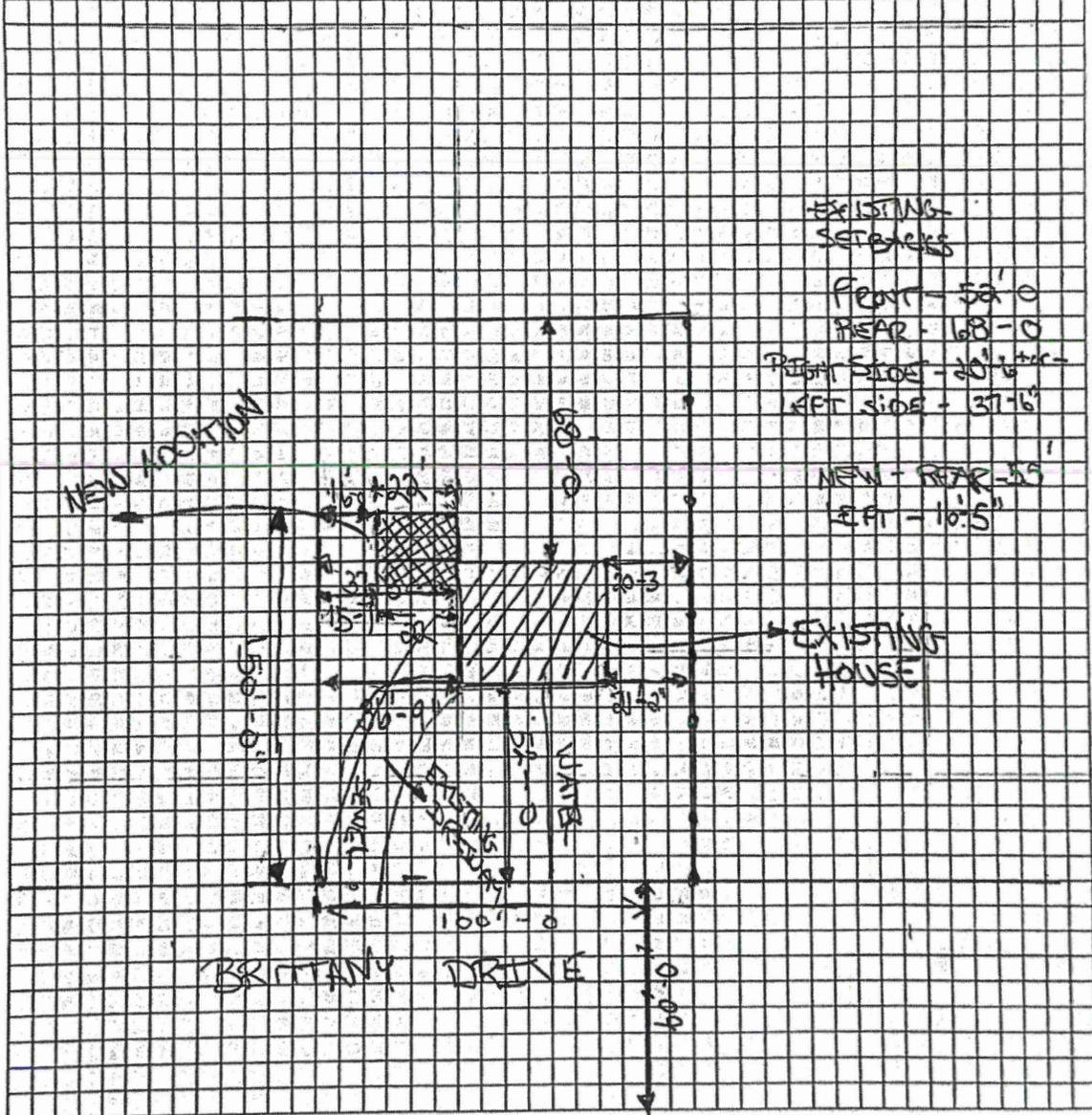
Permit #: _____

SITE INFORMATION

Water Service: Public Private Sewer Service: Public Private

Property Address: 121 Brittany Drive, Chalfont, PA

SITE PLAN



EXISTING
SETBACKS

FRONT - 50'-0"

REAR - 60'-0"

RIGHT SIDE - 20'-0"

LEFT SIDE - 37'-6"

NEW - REAR - 55'

LEFT - 10'-5"

EXISTING
HOUSE

Include Two (2) Copies of this Site Plan with your application

SCALE = 1 inch 40 FEET



General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	Brittany Farms DEP Permit received and Bid docs being prepared; Easement from Mary Conklin resent; MS4 Annual Report submitted 9/29/23; Permit expires 8/24; NBT submitted Notice of Intent for 2024 MS4 Permit Renewal; Current Permit Year ends 6/30/24
Keller Road Bridge	Keller Road	Survey Plan completed; Per Capital Improvement Planning meeting, BOS to advise on repair or replacement. To be discussed at 5/6/24 BOS mtg
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Survey 3/14/22; Construction started 11/28/23; Change Order #1 apprvd 11/20/23; Change Order #2 apprvd 12/4/23; Payment 3 under rvw; 70% completed; Trail to be opened Spring 2024 pending weather; G&A preparing reimbursement for DVRPC; 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, fences, stormwater, & misc. cleanup items. Tree Amendment 1 presented to BOS 12/4/23. Parking and Traffic amendment presented 2/5/24; Zoning Amendment to be presented at 4/1/24 BOS meeting; SALDO amendments to be presented in Summer 2024
313 and Stump Traffic Improvements	313 and Stump Rd	G&A Review of Signal Construction Plan to MW 5/24/22; Traffic Signal Maintenance Agreement Resolution signed 11/21/22; Municipal Notification form to be completed once plans are finalized.
Act 537 Update		Act 537 Plan Update authorized 3/20/23; Engineer's meeting 6/27/23 with JSchmidt & GHood to discuss update to sewer service areas. G&A provided CKS with upcoming Land Developments on 10/9/23; CNBTJSA provided update to BOS on 2/5/24; CDK met with CNBTJSA on 2/12/24 to discuss reduced scope and updated map; G&A marked up Act 537 Map to discuss with CNBTJSA
Road Program		G&A working with Public Works to prepare Bid Documents for 2024 Road Program and start notification process for 2025-2029 Road Program; Residents have until July to replace curb for 2024 Program; 2025-2029 Road Programs to be discussed at 4/1/24 BOS;
North Branch and Pine Run Park Upgrades	Forrest Park Dr. to Cayuga Cir.	Coordinating with NBT Staff on potential grants for trail improvements and Pedestrian Bridge replacement. G&A preparing survey proposal for low-flight drone aerial topography
Code Enforcement Services		Miscellaneous correspondence related to Julius Farm development complaints
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
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 on 9/27/21; Planning Module approved by DEP. Plans approved on 3/30/23; Well Monitoring Agreement Review 1 issued 11/20/23; "7 Walters LLC" (MarMar Builders) executing agreements.
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	PM Exemption rec'd 10/21/22; G&A Rvw2 issued 10/18/23; BOS approved 11/20/23; Rev. resolution approved at 3/4 BOS mtg.

Subdivision and Land Development Projects - Planning and Reviews (continued)

Project Name	Location	Status
98 Railroad (JAMP)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Amended final approval 5/21/21; Applicant revised plans to 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. Railroad3, LLC executing agreements
Benner Subdivision	Dolly Lane	Plan and Legal Desc approval issued 11/16/22; Awaiting Outside Agency Approvals; Aqua needs approval of PUC to service development outside their service area; Record Plans being prepared and Agreements drafted
141 Independence Lane Land Development	141 Independence Ln	92,825-SF warehouse; Received variances from ZHB; Prel/Final Plans approved 10/17/22; Checkset Plan approval 5/25/23; Rec'd Planning Exemption/NPDES Permit; Waiting on Agreements and Record Plans
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; G&A Sketch Rvw 4/20/22; Attended 4/26/22 PC; 3/16/22 BOS Mtg; 5/9 Eng Mtg; 9/7/22 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 7/17/23; Rev Prel Plan rvw issued 2/21/24; Attended 2/27/24 PC and 3/18/24 BOS; Revised architectural renderings received; Resolution being considered at 4/1/24 BOS;
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; PC apprvd Prel. 3/28/23, Residents concerned with uplighting, road widening, and well impacts. DEP apprvd Planning Module exemption 10/12/23; BOS apprvd at 9/25/23 mtg (Res 2023-21); Plans and Cost Estimate approved 2/1/24; Agreements drafted
Dunkin Donuts -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. G&A Sketch Rvw issued 9/21/22; Attended 9/27/22 PC; Attended 5/31/23 Staff Meeting. Access to site was discussed. Applicant forwarded PennDOT crsp and a revised Sketch Plan following mtg. Attended BOS mtg 2/5/24; ZHB variance granted 2/15/24 for 2,530-SF Dunkin Use with 18 parking spaces and drive-thru.
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; attended 5/23/23 PC; Prel/Final Eng Rvw issued 10/10/23; PC apprvd 10/24/23; BOS approved 11/20/23; Applying for HOP; Co-Applicant Agreement needed
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 Rvw issued 12/4/23; Project withdrawn
Clauser Tree Care (Holy Properties)	324 Schoolhouse Road	Escrow Rel 6 (Zoning) apprvd 4/6/22; Phase 2 (LD) Escrow 1 Release Request apprvd 6/20/22; Amended Final Plan Rvw issued 2/22/24; Amended Final apprvd 3/4/24; Checkset Plan under review
Byer's Choice	4355 County Line Rd	Staff meeting 3/21/24 to discuss potential Subdivision/LD; Applicant to submit a Sketch Plan for Zoning and Engineering Review

Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
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 8/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. Rel 3 approved 11/20/23; CLR storm sewer being installed
Tece 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. Houses under construction
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; Cons Easement Lgl approved, need revised as-built plan
Madison Apts - Patio Expansion	1500 Manor Drive	Waiver of LD approved at 8/21/23; Rev SWM Plan apprvd 12/5/23

Subdivision and Land Development Projects - In Maintenance Period

Project Name	Location	Status
Vineyard (Prestige)	Upper Stump, Upper Church, Old Limekiln Rd	Township accepted dedication and approved Rel#10(FINAL). Lot 10 building permit received under different owner/applicant under construction; Executed Third Amended Declaration of Covenants needed for Lot 1 (Casadonti)
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; Maintenance Punchlist issued 3/21/24; NBT to add 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. NBT to add to liquid fuels. Maintenance to end 7/1/24
NB Meadows Houselines	New Galena Road	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

North Branch Park and Pine Run Trail Survey

Craig Kennard <ckennard@gilmore-assoc.com>

Wed 3/27/2024 11:34 AM

To: John Granger <jgranger@nbtpa.us>

Cc: Alexandria Mullin <amullin@nbtpa.us>; Janene Marchand <jmarchand@gilmore-assoc.com>; Scott C. Holbert <scott@flagerlaw.com>; Ryan Cressman <rCressman@nbtpa.us>

1 attachments (842 KB)

Trail Aerial Exhibit 2023-12-05-24 x 36.pdf;

Hi John,

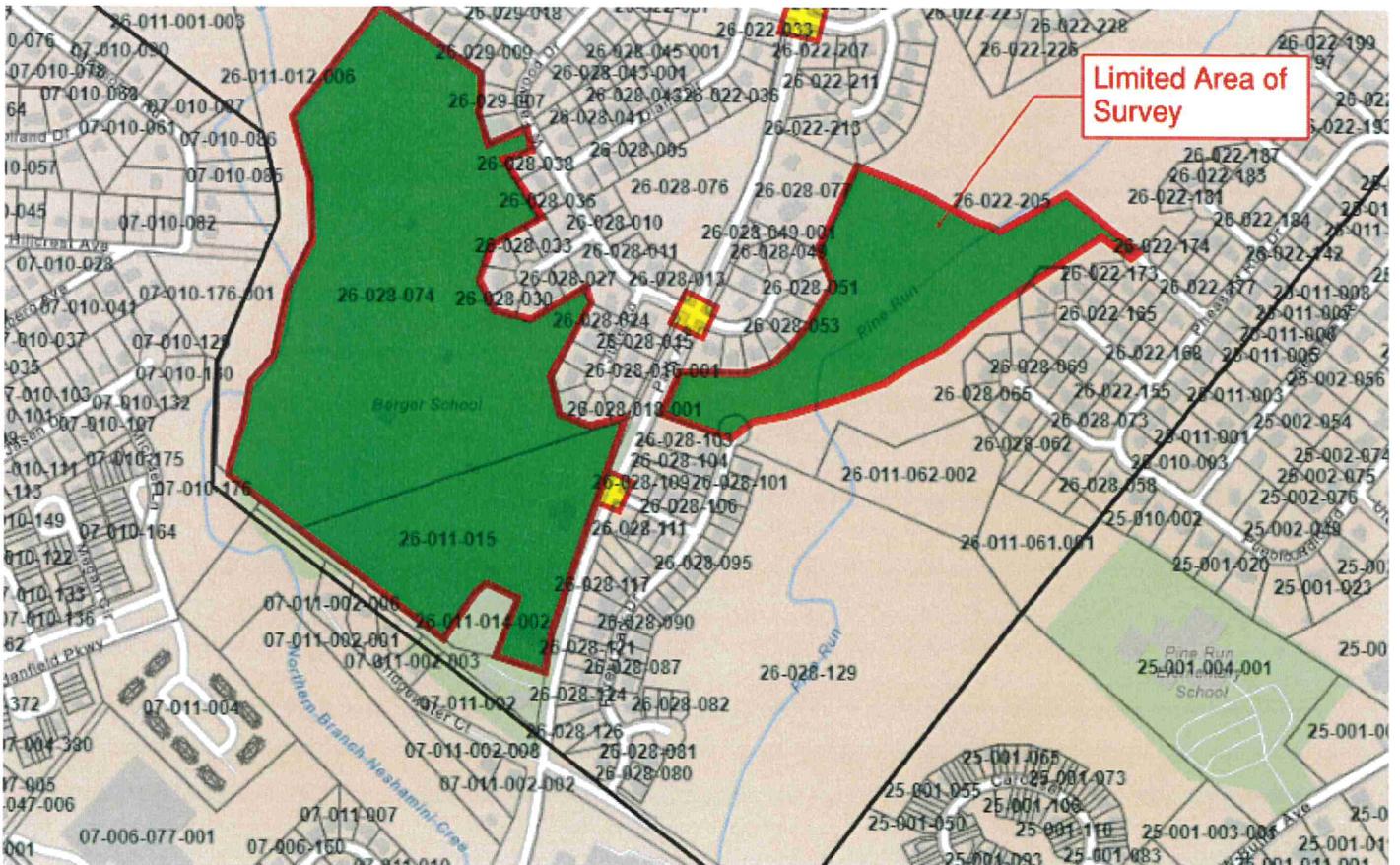
As requested by the Board of Supervisors, we have estimated the survey costs to be a total of **\$32,000** for the above referenced project. The Low-Flight Drone Aerial (LIDAR) will be for both the North Branch Park and limited aerial for Pine Run Trail, as highlighted in green in the image below. The survey cost breakdown is as follows:

Project Survey Coordination, Field Targets Setup & Cooper Aerial Drone Flight: \$24,000

Gilmore Boundary Deed Plot, Aerial Data Conversion & Survey Base Plans: \$8,000

As authorized at the March 18, 2024 Board of Supervisors meeting, our office is coordinating with Cooper Aerial to have the flight scheduled at the beginning of April. We anticipate being able to provide both Survey Base Plans in the middle of May depending on when the CAD files are delivered to our office.

I've also attached for your reference the previously prepared Aerial Concept Plan for the North Branch Park and Pine Run Trail.



If you have any questions, or need additional information, please let me know.

Thanks,
Craig



Craig Kennard, P.E., Executive Vice President

Gilmore & Associates, Inc.

65 E. Butler Avenue, Suite 100, New Britain, PA 18901

Main: 215-345-4330 x331

www.gilmore-assoc.com | BUILDING ON A FOUNDATION OF EXCELLENCE

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