



New Britain Township Board of Supervisors

Business Meeting

Monday, October 21, 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 and litigation matters.

4. Motion to Consider Consent Agenda

- A. Approve Minutes of October 7, 2024, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
 - Dated October 16, 2024, In the amount of \$112,264.75.
- C. Approve Prepaid Bill List as Follows:
 - Dated October 10, 2024, In the amount of \$8,076.08.
 - Dated October 16, 2024, In the amount of \$96,388.84.
- D. Approve Application for Payment #1 - Final to Harris Blacktopping, Inc. for 2024 Road Program in the amount of \$267,093.20.

5. Action Items

- A. Consider a motion to approve to advertise Ordinance 2024-03 NBT Zoning Amendment.
- B. Consider a motion to approve Resolution 2024-15 -4645 County Line Road - Hulton Contracting - Amended Final Approval.
- C. Consider a motion to approve the Website Redesign Vendor Recommendation.
- D. Consider a motion to amend the conservation easement on Mill Ridge Drive.
- E. Consider a motion to approve the addition of a plaque to the LV Softball Dugout.
- F. Consider a motion to approve the planting of a memorial tree at North Branch Park.

6. Information Items

- A. Departmental Reports
- B. Engineer's Report
- C. Board of Supervisor's Comment

7. Public Comment

8. Announcements

- A. Canceled - Planning Commission Meeting – Tuesday October 22nd at 7pm.
- B. New Britain Police Department 3rd Annual Safe Truck – or – Treat – Friday October 25th at 5:30pm.

9. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, November 4, 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.*

**BOARD OF SUPERVISORS
MEETING MINUTES
October 7, 2024**

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

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

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.

2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.

3. **Chair Comments** Cynthia Jones stated that the Board met in Executive session, prior to this meeting, to discuss personnel matters and litigation items.

4. **Presentations/ Public Hearings/ Land Development**
 - A. Officer Citation of Commendation for Life Saving

Chief Clowser presented Life Saving Commendation awards to Officer Sacks and Officer O'Connor for their efforts during a call that resulted in saving a man's life. Chief Clowser expressed gratitude towards both Officers for these efforts and commended them for their quick action.

- B. Proposed Easement Enhancement on Mill Ridge Dr.

Kathleen Davis presented plans for the homeowner on 304 Mill Ridge Drive to plant trees and shrubbery within the easement. The homeowners felt as though this would improve the property and are asking for an endorsement from the Board to move forward with their plans.

A discussion ensued regarding HOA approvals where the homeowner stated they would be attending an HOA meeting within the coming weeks, and they intend to present their plans at that time in hopes of securing approvals there as well.

5. Motion to Consider Consent Agenda

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

- A. Approve Minutes of September 17, 2024, Budget Workshop #1 Meeting.
- B. Approve Minutes of September 23, 2024, Board of Supervisors Meeting.
- C. Approve Regular Bill List as Follows:
 - Dated, October 2, 2024, In the amount of \$60,988.65.
- D. Approve Prepaid Bill List as Follows:
 - Dated September 26, 2024, In the amount of \$8,381.53.
 - Dated October 2, 2024, In the amount of \$19,958.57.

There were no public comments.

All voted aye, motion carried 5-0.

6. Action Items

- A. Consider a motion to accept and approve the resignation of Renee Steskal from the Park & Recreation Commission.

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

There were no public comments.

All voted aye, motion carried 5-0.

7. Information Items

- A. Engineer's Report

Craig mentioned that there was a Planning Commission meeting that went well. He described the 4-lot subdivision, the proposed carwash plans, and stormwater management.

- B. Board of Supervisor's Comment

Cynthia asked if the Board could start looking at the analysis of the General Fund for the budget review process.

Scott mentioned that he would have the Ordinance updates ready for the Board within the coming weeks.

Bridget said that donations for Hurricane Helene are currently being accepted and welcomed at our Township building and details are posted on our facebook page and website.

Stephanie Shortall thanked the Police Department for their efforts and congratulated them on their award.

Chief Clowser mentioned that they are having their Truck-or-Treat event on the 25th at 5:30pm.

8. Public Comment

9. Announcements

Budget Workshop #2 Meeting – Tuesday October 15th at 8:30am.
Park & Recreation Commission Meeting – Tuesday October 15th at 7pm.
Veterans Committee Meeting – Wednesday October 16th at 6pm.
Zoning Hearing Board Meeting – Thursday October 17th at 7pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, October 21, 2024, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

10. Adjournment

Bridget Kunakorn moved, seconded by Stephanie Shortall, to adjourn the meeting.

The Board unanimously adjourned the meeting at 7:29 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Attest: _____
Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member



MEMO

TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 16, 2024
SUBJECT: Schedule of Bills - Regular

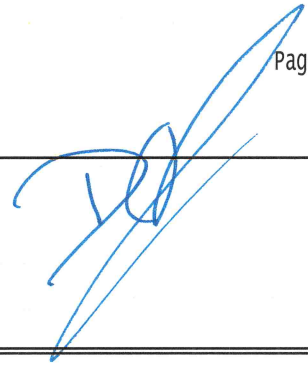
Approve regular bills list dated October 16, 2024, in the amount of \$112,264.75.

Attest: _____

Date: _____

October 16, 2024
02:03 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name



P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Rcvd Batch Id Range: KG1007RG to KG1007RG

Open: N Paid: N Void: N
 Rcvd: Y Held: Y Aprv: N
 Bid: Y State: Y Other: Y Exempt: Y
 * Means Prior Year Line

Inclde Non-Budgeted: Y
 Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
ANTHO045 ANTHONY & SYLVAN POOLS															
		24001424	10/09/24	RETURN OF ESCROW - 22-12789											
		1		RETURN OF ESCROW - 22-12789	5,174.85	90-414-600		E REFUND OF ESCROW	R	10/09/24	10/09/24		100924	N	
				Tracking Id: 2022-12789 214 CORNWALL DRIVE - SYLVAN POOLS - POOL											
				Vendor Total:	5,174.85										
AUTOZ005 AutoZone, Inc.															
		24001410	10/03/24	PARTS											
		1		PARTS	16.19	01-437-300		E VEHICLE REPAIRS	R	10/03/24	10/03/24		06203598122	N	
				Vendor Total:	16.19										
BARRY010 BARRY ISETT & ASSOCIATES INC															
		24001441	10/10/24	EMERGENCY MGMT SERVICES											
		1		EMERGENCY MGMT SERVICES	500.00	01-415-100		E EMERGENCY MANAGEMENT ADMIN EXP	R	10/10/24	10/10/24		0193774	N	
				Vendor Total:	500.00										
BEEBERG Bee Bergvall & Co															
		24001408	10/01/24	ACCOUNTING SERVICES											
		1		ACCOUNTING SERVICES	1,540.00	01-402-300		E PAYROLL SERVICES & ACCOUNTING	R	10/01/24	10/01/24		42020	N	
				Vendor Total:	1,540.00										
COUNT075 COUNTRY TYME SHEDS															
		24001417	10/01/24	12X24 A-FRAME SHED - P&R											
		1		12X24 A-FRAME SHED - P&R	8,028.00	07-454-710		E CAPITAL PURCHASES	R	10/01/24	10/01/24		100124	N	
				Vendor Total:	8,028.00										

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
DELLM010 DELL MARKETING LP								
	24001430 10/09/24 POLICE COMPUTER EQUIP							
	1 POLICE COMPUTER EQUIP	104.98 01-410-210	E	COMPUTERS SUPPLIES	R	10/09/24 10/09/24	10776112623	N
	Vendor Total:	104.98						
DUNLA010 dunlapSLK								
	24001419 10/07/24 2023 AUDIT							
	1 2023 AUDIT	250.00 01-402-310	E	APPOINTED AUDITOR	R	10/07/24 10/07/24	116315	N
	Vendor Total:	250.00						
EDISO005 EDISON QUARRY INC								
	24001407 10/01/24 DEBRIS REMOVAL							
	1 DEBRIS REMOVAL	800.00 01-436-400	E	DIRT & DEBRIS REMOVAL	R	10/01/24 10/01/24	100124	N
	Vendor Total:	800.00						
EUREK010 EUREKA STONE QUARRY INC.								
	24001431 10/08/24 PATCHING-NB P&R WALKING TRAIL							
	1 PATCHING-NB P&R WALKING TRAIL	8,949.21 01-454-312	E	NORTH BRANCH PARK EXP	R	10/08/24 10/08/24	629950	N
	Tracking Id: ARPA ARPA FUNDS							
	24001443 10/09/24 PATCHING-NB P&R WALKING TRAIL							
	1 PATCHING-NB P&R WALKING TRAIL	10,990.95 01-454-312	E	NORTH BRANCH PARK EXP	R	10/09/24 10/09/24	630105	N
	24001444 10/10/24 PATCHING							
	1 PATCHING	503.37 01-439-320	E	PAVING/MILLING/RECYCLING	R	10/10/24 10/10/24	630385	N
	2 PATCHING	2,459.80 01-439-320	E	PAVING/MILLING/RECYCLING	R	10/10/24 10/10/24	630386	N
		2,963.17						
	Vendor Total:	22,903.33						
FRANK025 FRANK CALLAHAN CO., INC.								
	24001432 10/04/24 ULTRAPOWER AG BELT							
	1 ULTRAPOWER AG BELT	53.35 01-437-300	E	VEHICLE REPAIRS	R	10/04/24 10/04/24	10156362-1	N
	Vendor Total:	53.35						

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
GANNE005 GANNETT PA LOCALIQ														
24001448	10/16/24	ADVERTISING												
		1 ADVERTISING			64.45	01-400-340		E ADVERTISING/PRINTING	R	10/16/24	10/16/24		0006665683	N
		Vendor Total:			64.45									
GILMO010 GILMORE & ASSOCIATES INC.														
24001450	10/16/24	ENGINEERING EXPENSES												
		1 ENGINEERING EXPENSES			335.00	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410639	N
		Tracking Id: 16-0200-00 MODE TRANSPORTATION												
		2 ENGINEERING EXPENSES			657.92	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410640	N
		Tracking Id: 16-0300-00 NAPLIN SUBDIVISION AND LAND DEVELOPMENT												
		3 ENGINEERING EXPENSES			488.25	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410641	N
		Tracking Id: 19-1400-00 ELAINES LANE - FOX LANE HOMES												
		4 ENGINEERING EXPENSES			195.24	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410643	N
		Tracking Id: 16-1300-00 TOWNSHIP LN/WALTERS RD - MAR MAR BLDRS - 7 HOMES												
		5 ENGINEERING EXPENSES			938.75	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410644	N
		Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK												
		6 ENGINEERING EXPENSES			1,046.25	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410645	N
		Tracking Id: 18-0100-02 123 CREEK RD - LABROZZI												
		7 ENGINEERING EXPENSES			170.00	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410646	N
		Tracking Id: 2023-12947 (ADDRESS) - HIGHLANDS COMMUNITY ASSOC - PAVILLION												
		8 ENGINEERING EXPENSES			1,525.67	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410647	N
		Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METROPOLITAIN SERVICE GROUP												
		9 ENGINEERING EXPENSES			1,727.75	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410648	N
		Tracking Id: 19-1200-00 409 W BUTLER COUNTY BUILDERS MIXED USE												
		10 ENGINEERING EXPENSES			826.41	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410649	N
		Tracking Id: 20-1600-00 DOLLY LANE - PRIME DEVL/PRIME BLDRS BENNER SUBDIV												
		11 ENGINEERING EXPENSES			2,922.75	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410652	N
		Tracking Id: 2024-13470 COUNTY LINE - TOLL BROTHERS - BIRCH RUN												
		12 ENGINEERING EXPENSES			1,634.58	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410653	N
		Tracking Id: 2022-12263 396 KING RD - CASADONTI-L&E,WELL,SECURITY GUARANTY												
		13 ENGINEERING EXPENSES			4,877.50	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410654	N
		Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS												
		14 ENGINEERING EXPENSES			162.75	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410655	N
		Tracking Id: 2022-12479 555 NEW GALENA RD - CICCONE - SWM,RVW												
		15 ENGINEERING EXPENSES			1,216.75	90-414-311		E ENGINEERING BILLED	R	10/16/24	10/16/24		PS-INV2410656	N
		Tracking Id: 2023-12977 4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN												

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description				Enc Date Date	Date Invoice	Exc1
GILMO010 GILMORE & ASSOCIATES INC. Continued							
	24001450 10/16/24 ENGINEERING EXPENSES		Continued				
	16 ENGINEERING EXPENSES	2,541.25	90-414-311	E ENGINEERING BILLED	R	10/16/24 10/16/24	PS-INV2410658 N
	Tracking Id: 2024-13604 4645 COUNTY LINE RD - HULTON CONTRACTING						
	17 ENGINEERING EXPENSES	828.75	90-414-311	E ENGINEERING BILLED	R	10/16/24 10/16/24	PS-INV2410659 N
	Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ						
	18 ENGINEERING EXPENSES	2,121.25	90-414-311	E ENGINEERING BILLED	R	10/16/24 10/16/24	PS-INV2410660 N
	Tracking Id: 2024-13595 256 Ferry Rd - Joseph & Aileen Solana						
	19 ENGINEERING EXPENSES	1,582.50	01-414-313	E ENGINEERING PLANNING/ZONING	R	10/16/24 10/16/24	PS-INV2410650 N
	20 ENGINEERING EXPENSES	7,050.00	01-400-301	E CODIFICATION EXPENSES	R	10/16/24 10/16/24	PS-INV2410651 N
	21 ENGINEERING EXPENSES	9,449.30	35-439-320	E HWY PROJECTS/STATE	R	10/16/24 10/16/24	PS-INV2410657 N
	22 ENGINEERING EXPENSES	5,169.25	01-436-367	E NPDES COMPLIANCE	R	10/16/24 10/16/24	PS-INV2410661 N
	23 ENGINEERING EXPENSES	1,116.10	18-454-700	E CAPITAL IMPROVEMENTS/PURCHASES	R	10/16/24 10/16/24	PS-INV2410662 N
	24 ENGINEERING EXPENSES	5,505.00	01-408-100	E GENERAL ENGINEERING	R	10/16/24 10/16/24	PS-INV2410663 N
	25 ENGINEERING EXPENSES	<u>2,023.75</u>	04-414-310	E ENGINEERING SERVICE	R	10/16/24 10/16/24	PS-INV2410642 N
		56,112.72					
	Vendor Total:	56,112.72					

HABER010 H.A. BERKHEIMER INC.							
	24001418 10/08/24 COMMISSION FEE SEPTEMBER 2024						
	1 COMMISSION FEE SEPTEMBER 2024	13.34	01-403-370	E EIT/EMST COLLECTOR	R	10/08/24 10/08/24	EIT 100824 N
	2 COMMISSION FEE SEPTEMBER 2024	<u>3.34</u>	04-403-370	E EIT TAX COLLECTOR EXPENSE	R	10/08/24 10/08/24	OST 100824 N
		16.68					
	Vendor Total:	16.68					

HOMED010 HOME DEPOT CREDIT SERVICES							
	24001411 10/04/24 SUPPLIES						
	1 SUPPLIES	55.06	01-400-210	E MATERIALS/SUPPLIES	R	10/04/24 10/04/24	8031355 N
	2 SUPPLIES	12.96	01-410-200	E OFFICE SUPPLIES	R	10/04/24 10/04/24	8031355 N
	3 SUPPLIES	150.66	07-454-319	E GENERAL EXPENSES/SUPPLIES	R	10/04/24 10/04/24	1021068 N
	4 SUPPLIES	36.45	01-400-210	E MATERIALS/SUPPLIES	R	10/04/24 10/04/24	7031980 N
	5 SUPPLIES	256.26	01-438-460	E GENERAL EXPENSE	R	10/04/24 10/04/24	5032154 N
	6 SUPPLIES	4.48	01-400-210	E MATERIALS/SUPPLIES	R	10/04/24 10/04/24	5032202 N
	7 SUPPLIES	5.54	01-410-200	E OFFICE SUPPLIES	R	10/04/24 10/04/24	5032202 N
	8 SUPPLIES	3.17	01-438-460	E GENERAL EXPENSE	R	10/04/24 10/04/24	5351791 N
	9 SUPPLIES	87.91	01-438-460	E GENERAL EXPENSE	R	10/04/24 10/04/24	7514243 N

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
HOMED010 HOME DEPOT CREDIT SERVICES														
						Continued								
24001411		10/04/24		SUPPLIES		Continued								
				10 SUPPLIES	4.97-		01-400-210	E MATERIALS/SUPPLIES	R	10/04/24	10/04/24		5032154	N
					607.52									
				Vendor Total:	607.52									
SEALM010 PMG SM HOLDINGS LLC														
24001412		10/03/24		SEAL COATING BASKETBALL COURTS										
				1 SEAL COATING BASKETBALL COURTS	10,474.63		07-454-312	E NORTH BRANCH PARK EXP	R	10/03/24	10/07/24		INV2083827	N
				Vendor Total:	10,474.63									
RICHA030 RICHARD CALVITTI														
24001422		10/09/24		RETURN OF ESCROW - 24-13631										
				1 RETURN OF ESCROW - 24-13631	5,000.00		90-414-600	E REFUND OF ESCROW	R	10/09/24	10/09/24		100924	N
				Tracking Id: 2024-13613 -21 454 NEW GALENA RD - RICHARD&ELIEEN CALVITTI										
				Vendor Total:	5,000.00									
UNITE010 UNITED INSPECTION AGENCY INC.														
24001416		10/02/24		OUTSIDE INSPECTIONS										
				1 OUTSIDE INSPECTIONS	150.00		01-413-122	E OUTSIDE INSPECTIONS	R	10/02/24	10/02/24		158145	N
24001449		10/09/24		OUTSIDE INSPECTIONS										
				1 OUTSIDE INSPECTIONS	290.00		01-413-122	E OUTSIDE INSPECTIONS	R	10/09/24	10/09/24		158338	N
				Vendor Total:	440.00									
WEHRU010 WEHRUNG'S														
24001409		10/04/24		MATERIALS										
				1 MATERIALS	3.87		01-400-210	E MATERIALS/SUPPLIES	R	10/04/24	10/04/24		26023	N
				Vendor Total:	3.87									
WITME010 WITMER PUBLIC SAFETY GROUP, INC														
24001423		10/10/24		UNIFORM										
				1 UNIFORM	60.00		01-410-241	E UNIFORMS/VESTS	R	10/10/24	10/10/24		INV545759	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item	Description	Amount	Charge Account	Acct Type Description								
WITME010 WITMER PUBLIC SAFETY GROUP,INC Continued												
24001442	10/02/24 UNIFORM											
1	UNIFORM	114.18	01-410-241	E UNIFORMS/VESTS			R	10/02/24	10/02/24		INV550808	N
Vendor Total:		174.18										
Total Purchase Orders: 23 Total P.O. Line Items: 58 Total List Amount: 112,264.75 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	46,627.30	0.00	46,627.30	0.00	0.00	46,627.30
LAND PRESERVATION FUND:	4-04	2,027.09	0.00	2,027.09	0.00	0.00	2,027.09
PARKS & RECREATION FUND:	4-07	18,653.29	0.00	18,653.29	0.00	0.00	18,653.29
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	1,116.10	0.00	1,116.10	0.00	0.00	1,116.10
LIQUID FUELS FUND:	4-35	9,449.30	0.00	9,449.30	0.00	0.00	9,449.30
ESCROW:	4-90	34,391.67	0.00	34,391.67	0.00	0.00	34,391.67
Total of All Funds:		<u>112,264.75</u>	<u>0.00</u>	<u>112,264.75</u>	<u>0.00</u>	<u>0.00</u>	<u>112,264.75</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	46,627.30	0.00	46,627.30	0.00	0.00	46,627.30
LAND PRESERVATION FUND:	04	2,027.09	0.00	2,027.09	0.00	0.00	2,027.09
PARKS & RECREATION FUND:	07	18,653.29	0.00	18,653.29	0.00	0.00	18,653.29
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	1,116.10	0.00	1,116.10	0.00	0.00	1,116.10
LIQUID FUELS FUND:	35	9,449.30	0.00	9,449.30	0.00	0.00	9,449.30
ESCROW:	90	34,391.67	0.00	34,391.67	0.00	0.00	34,391.67
Total Of All Funds:		<u>112,264.75</u>	<u>0.00</u>	<u>112,264.75</u>	<u>0.00</u>	<u>0.00</u>	<u>112,264.75</u>

NEW BRITAIN TOWNSHIP
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	46,627.30	0.00	0.00	0.00	46,627.30
LAND PRESERVATION FUND:	4-04	2,027.09	0.00	0.00	0.00	2,027.09
PARKS & RECREATION FUND:	4-07	18,653.29	0.00	0.00	0.00	18,653.29
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	1,116.10	0.00	0.00	0.00	1,116.10
LIQUID FUELS FUND:	4-35	9,449.30	0.00	0.00	0.00	9,449.30
ESCROW:	4-90	34,391.67	0.00	0.00	0.00	34,391.67
Total of All Funds:		<u>112,264.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>112,264.75</u>



MEMO

TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 16, 2024
SUBJECT: Schedule of Bills - Prepaid


Approve prepaid bills list dated October 10, 2024, in the amount of \$8,076.08.

Attest: _____

Date: _____

October 10, 2024
09:55 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name



P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All Include Non-Budgeted: Y
 Open: N Paid: N Void: N
 Rcvd: Y Held: Y Aprv: N
 Bid: Y State: Y Other: Y Exempt: Y
 Prior Year Only: N * Means Prior Year Line

Rcvd Batch Id Range: KG1007PD to KG1007PD

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ARMOU010 ARMOUR & SONS ELECTRIC I											
	24001426	10/08/24	TRAFFIC SIGNAL MAINTENANCE								
	1		TRAFFIC SIGNAL MAINTENANCE	130.00	01-434-300	R	10/08/24	10/08/24		910041066	N
	2		TRAFFIC SIGNAL MAINTENANCE	130.00	01-434-300	R	10/08/24	10/08/24		910041067	N
	3		TRAFFIC SIGNAL MAINTENANCE	255.00	01-434-300	R	10/08/24	10/08/24		910041091	N
				515.00							
			Vendor Total:	515.00							
CRICH010 C. RICHARD MICHIE II											
	24001404	10/02/24	2024 MEDICAL REIMBURSEMENT								
	1		2024 MEDICAL REIMBURSEMENT	50.00	01-486-157	R	10/02/24	10/02/24		100224	N
	24001420	10/07/24	FIREARMS REIMBURSEMENT								
	1		FIREARMS REIMBURSEMENT	500.00	01-410-241	R	10/07/24	10/07/24		100724	N
			Vendor Total:	550.00							
KIMGO005 KIM GOODWIN											
	24001415	10/08/24	2024 MEDICAL REIMBURSEMENT								
	1		2024 MEDICAL REIMBURSEMENT	50.00	01-486-157	R	10/08/24	10/08/24		100824	N
			Vendor Total:	50.00							
LOUIS005 LOUIS GENTNER											
	24001427	10/10/24	2024 MEDICAL REIMBURSEMENT								
	1		2024 MEDICAL REIMBURSEMENT	125.00	01-486-157	R	10/10/24	10/10/24		101024	N
			Vendor Total:	125.00							

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item Description	Amount	Charge Account Acct Type Description						Exc1
MASTE010 MASTERS TELECOM LLC								
24001402 10/04/24 SPECIALTY VOICE MAIL/FAX LINE								
1 SPECIALTY VOICE MAIL/FAX LINE	87.77	01-400-320	E TELEPHONE/COMMUNICATIONS	R	10/04/24	10/04/24	45495	N
Vendor Total:	87.77							
MCCAL005 MCCALLION TEMPS, INC								
24001413 10/04/24 STAFFING SERVICES								
1 STAFFING SERVICES	550.80	01-402-131	E SALARY/ADMIN ASST T.P.	R	10/04/24	10/04/24	11832	N
Vendor Total:	550.80							
MICHA110 MICHAEL SANDT								
24001421 10/07/24 WORK BOOTS REIMBURSEMENT								
1 WORK BOOTS REIMBURSEMENT	126.80	01-410-241	E UNIFORMS/VESTS	R	10/07/24	10/07/24	100724	N
Vendor Total:	126.80							
PENNS020 PA ONE CALL SYSTEM, INC.								
24001425 10/08/24 PA ONE CALLS								
1 PA ONE CALLS	140.93	01-438-460	E GENERAL EXPENSE	R	10/08/24	10/08/24	0001071263	N
Vendor Total:	140.93							
PECOE020 PECO ENERGY-PAYMENT PROCESSING								
24001406 10/03/24 ELECTRIC								
1 ELECTRIC	24.75	02-434-360	E UTILITY EXPENSE	R	10/03/24	10/03/24	9185982000	N
2 ELECTRIC	26.57	02-434-360	E UTILITY EXPENSE	R	10/03/24	10/03/24	0861329000	N
3 ELECTRIC	201.36	01-434-300	E STREET LIGHTING/GEN/NOT DISTRICT	R	10/03/24	10/03/24	3434221222	N
4 ELECTRIC	33.63	02-434-360	E UTILITY EXPENSE	R	10/03/24	10/03/24	2705371222	N
5 ELECTRIC	21.03	02-434-360	E UTILITY EXPENSE	R	10/03/24	10/03/24	2794247000	N
	<u>307.34</u>							
Vendor Total:	307.34							

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Excl
RIGGI010 RIGGINS INC.								
	24001428 10/03/24 PW DIESEL							
	1 PW DIESEL		503.45 01-437-330	E FUEL & OIL EQUIP	R	10/03/24 10/03/24	75133407	N
	Vendor Total:		503.45					
SHAWN020 SHAWN P. KNIGHT								
	24001429 10/10/24 2024 MEDICAL REIMBURSEMENT							
	1 2024 MEDICAL REIMBURSEMENT		368.00 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	10/10/24 10/10/24	101024	N
	Vendor Total:		368.00					
SUSET005 SUSETTE DUBIN								
	24001405 10/02/24 FACILITY CLEANING - PD							
	1 FACILITY CLEANING - PD		640.00 01-410-371	E CONTRACTED CLEANING	R	10/02/24 10/02/24	100224	N
	Vendor Total:		640.00					
TRAI005 TRAISSR, LLC								
	24001403 10/07/24 DATA REQUESTS/COLLECTION							
	1 DATA REQUESTS/COLLECTION		4,000.00 01-414-319	E COMPUTER SOFTWARE AND SERVICES	R	10/07/24 10/07/24	2915	N
	Vendor Total:		4,000.00					
VERIZ010 VERIZON								
	24001414 10/07/24 INTERNET							
	1 INTERNET		110.99 01-430-320	E COMMUNICATIONS/MAINT	R	10/07/24 10/07/24	0001-98 100724	N
	Vendor Total:		110.99					
<hr/>								
Total Purchase Orders:	15	Total P.O. Line Items:	21	Total List Amount:	8,076.08	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	7,970.10	0.00	7,970.10	0.00	0.00	7,970.10
STREET LIGHTING FUND:	4-02	105.98	0.00	105.98	0.00	0.00	105.98
Total of All Funds:		<u>8,076.08</u>	<u>0.00</u>	<u>8,076.08</u>	<u>0.00</u>	<u>0.00</u>	<u>8,076.08</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	7,970.10	0.00	7,970.10	0.00	0.00	7,970.10
STREET LIGHTING FUND:	02	105.98	0.00	105.98	0.00	0.00	105.98
Total of All Funds:		<u>8,076.08</u>	<u>0.00</u>	<u>8,076.08</u>	<u>0.00</u>	<u>0.00</u>	<u>8,076.08</u>

NEW BRITAIN TOWNSHIP
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	7,970.10	0.00	0.00	0.00	7,970.10
STREET LIGHTING FUND:	4-02	105.98	0.00	0.00	0.00	105.98
Total of All Funds:		<u>8,076.08</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,076.08</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 16, 2024
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated October 16, 2024, in the amount of \$96,388.84.

Attest: _____

Date: _____

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All Include Non-Budgeted: Y
 Open: N Paid: N Void: N
 Rcvd: Y Held: Y Aprv: N
 Bid: Y State: Y Other: Y Exempt: Y
 Prior Year Only: N * Means Prior Year Line

Rcvd Batch Id Range: KG1014PD to KG1014PD

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Excl
BRIAN010 BRIAN JONES								
	24001446 10/16/24 2024 MEDICAL REIMBURSEMENT							
	1 2024 MEDICAL REIMBURSEMENT		1,389.78 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	10/16/24 10/16/24	101624	N
	Vendor Total:		1,389.78					
DVHIT010 DVHT								
	24001434 10/01/24 HEALTH INSURANCE							
	1 HEALTH INSURANCE		9,847.30 01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	10/01/24 10/01/24	274873	N
	2 HEALTH INSURANCE		5,626.44 01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	10/01/24 10/01/24	274873	N
	3 HEALTH INSURANCE		5,151.94 01-405-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	10/01/24 10/01/24	274873	N
	4 HEALTH INSURANCE		42,451.23 01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	10/01/24 10/01/24	274873	N
	5 HEALTH INSURANCE		4,613.00 01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	10/01/24 10/01/24	274873	N
	6 HEALTH INSURANCE		2,967.52 01-414-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	10/01/24 10/01/24	274873	N
	7 HEALTH INSURANCE		12,295.30 01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	10/01/24 10/01/24	274873	N
	8 HEALTH INSURANCE		5,274.02 07-454-151	E MEDICAL/DENTAL INSURANCE	R	10/01/24 10/01/24	274873	N
			88,226.75					
	Vendor Total:		88,226.75					
HPT HPT SYSTEMS, INC.								
	24001436 10/14/24 DUO SECURITY - MFA LICENSE							
	1 DUO SECURITY - MFA LICENSE		912.00 01-400-741	E COMPUTER HARDWARE/SOFTWARE/LICENSES	R	10/14/24 10/14/24	13207	N
	Vendor Total:		912.00					
MCCAL005 MCCALLION TEMPS, INC								
	24001437 10/11/24 STAFFING SERVICES							
	1 STAFFING SERVICES		550.80 01-402-131	E SALARY/ADMIN ASST T.P.	R	10/11/24 10/11/24	11848	N
	Vendor Total:		550.80					

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item Description	Amount	Charge Account Acct Type Description						Excl
MUNIL005 MUNILOGIC								
24001433 10/09/24 MONTHLY HOSTING FEE								
1 MONTHLY HOSTING FEE	833.00	01-414-319 E COMPUTER SOFTWARE AND SERVICES	R	10/09/24	10/09/24		01620	N
Vendor Total:	833.00							
NEWBR140 NEW BRITAIN TWP. P.B.A.								
24001435 10/14/24 PBA DUES								
1 PBA DUES	1,475.00	01-221-000 E PBA DUES	R	10/14/24	10/14/24		101424	N
Vendor Total:	1,475.00							
READY005 READY REFRESH BY NESTLE								
24001445 10/08/24 BOTTLED WATER								
1 BOTTLED WATER	106.31	01-410-360 E UTILITIES	R	10/08/24	10/08/24		14J0436449664	N
2 BOTTLED WATER	564.66	01-437-360 E HEAT AND UTILITIES	R	10/08/24	10/08/24		14J0436107767	N
3 BOTTLED WATER	118.42	01-409-360 E UTILITIES	R	10/08/24	10/08/24		14J0436107759	N
	789.39							
Vendor Total:	789.39							
RICHA095 RICHARD CLOWSER								
24001447 10/15/24 COSTCO REIMBURSEMENT								
1 COSTCO REIMBURSEMENT	159.92	01-410-260 E COMMUNITY POLICING SERVICES & SUPPLIES	R	10/15/24	10/15/24		101524	N
Vendor Total:	159.92							
RIGGI010 RIGGINS INC.								
24001439 10/10/24 PW FUEL								
1 PW FUEL	681.80	01-437-330 E FUEL & OIL EQUIP	R	10/10/24	10/10/24		75133795	N
24001440 10/10/24 POLICE FUEL								
1 POLICE FUEL	950.15	01-410-224 E FUELS/OIL	R	10/10/24	10/10/24		75133794	N
Vendor Total:	1,631.95							

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item	Description	Amount	Charge Account	Acct Type	Description							
ROBER270	ROBERT E. LITTLE, INC.											
24001438	10/11/24 PW/P&R MOWER											
1	PW/P&R MOWER	19.58	07-454-319	E GENERAL EXPENSES/SUPPLIES		R	10/11/24	10/11/24		05-1138249		N
Vendor Total:		19.58										
RYANL005	RYAN LISCHKE											
24001451	10/16/24 2024 MEDICAL REIMBURSEMENT											
1	2024 MEDICAL REIMBURSEMENT	400.67	01-486-157	E HEALTH & VISION REIMBURSEMENTS		R	10/16/24	10/16/24		101624		N
Vendor Total:		400.67										
Total Purchase Orders:		12	Total P.O. Line Items:	21	Total List Amount:	96,388.84	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	89,620.24	0.00	89,620.24	0.00	0.00	89,620.24
PARKS & RECREATION FUND:	4-07	<u>5,293.60</u>	<u>0.00</u>	<u>5,293.60</u>	<u>0.00</u>	<u>0.00</u>	<u>5,293.60</u>
Year Total:		94,913.84	0.00	94,913.84	0.00	0.00	94,913.84
	x-01	1,475.00	0.00	1,475.00	0.00	0.00	1,475.00
Total of All Funds:		<u><u>96,388.84</u></u>	<u><u>0.00</u></u>	<u><u>96,388.84</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>96,388.84</u></u>

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	91,095.24	0.00	91,095.24	0.00	0.00	91,095.24
PARKS & RECREATION FUND:	07	5,293.60	0.00	5,293.60	0.00	0.00	5,293.60
Total of All Funds:		<u>96,388.84</u>	<u>0.00</u>	<u>96,388.84</u>	<u>0.00</u>	<u>0.00</u>	<u>96,388.84</u>

NEW BRITAIN TOWNSHIP
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	89,620.24	0.00	0.00	0.00	89,620.24
PARKS & RECREATION FUND:	4-07	<u>5,293.60</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,293.60</u>
Year Total:		94,913.84	0.00	0.00	0.00	94,913.84
	X-01	1,475.00	0.00	0.00	0.00	1,475.00
Total Of All Funds:		<u>96,388.84</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>96,388.84</u>



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 16, 2024

File No. 2307051

Daniel Fox, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: NBT 2024 Road Program
Application for Payment 1 - Final

Dear Dan:

Please find the Application for Payment #1 for the above-referenced project. Gilmore & Associates, Inc. has verified the work item quantities and associated payroll documentation submitted within this payment request and found them to be acceptable. This payment is for all concrete and pavement work specified in the bid. This payment also includes a change order for a modification of the sidewalk replacement quantities at Casandra Drive and additional concrete replacement at Brittain Woods Circle. We note that the final payment amount is less than the original contract amount awarded due to base repair not being required for these roads and a portion of the concrete work being completed by the homeowners.

Accordingly, the Contractor has submitted the following items, originals of which are attached:

1. Maintenance Bond in the amount of \$267,093.20, equal to one hundred (100) percent of the completed contract amount, valid for twelve (12) months, starting retroactively on September 24, 2024;
2. Consent of Surety to Final Payment
3. Contractor's Affidavit
4. Contractor's Release of Liens

We recommend Payment #1 be in the amount of Two Hundred Sixty-Seven Thousand Ninety-Three Dollars and Twenty Cents (**\$267,093.20**) to Harris Blacktopping, Inc., as indicated in the attached Application for Payment. This payment shall be conditioned on receiving signed pavement certifications. Please include this on an upcoming meeting agenda for the Board of Supervisors' consideration.

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

Sincerely,

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

JM/tw

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

Enclosures: As referenced

cc: Alexandria Mullin, Executive Assistant
Ryan Cressman, Public Works Superintendent
Kristin Carptenter, Financial Director
James Harris, Harris Blacktopping, Inc.
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Brian Dusault, Construction Manager, Gilmore & Associates, Inc.
Jerry O'Donnell, Field Observer

APPLICATION FOR PAYMENT

To: New Britain Township
c/o Gilmore & Associates, Inc.
65 East Butler Avenue, Suite 100
New Britain, PA 18901-5106

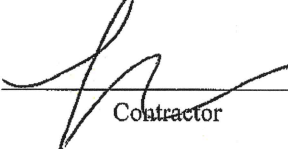
Contract No.: 2307051
Project Name: 2024 PAVING PROGRAM
Contractor: Harris Blacktopping Inc.
Address: 1082 Taylorsville Road, Suite 200
Washington Crossing, PA 18977

Application No.: 1 - FINAL For Period From: 8/23/2023 To: 10/5/2024

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:

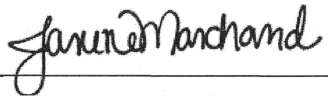
Original Contract Sum	\$	<u>410,795.90</u>
Net Change by Change Order(s)	\$	<u>4,660.70</u>
Net Change by Field Quantity Adjustments	\$	<u>(148,363.40)</u>
Contract Sum to Date	\$	<u>267,093.20</u>
<hr/>		
Total Completed and Stored to Date	\$	<u>267,093.20</u>
Less 10% Retainage	\$	<u>-</u>
Total Earned Less Retainage	\$	<u>267,093.20</u>
Less Previous Application(s) for Payment	\$	<u>-</u>
Total Amount Liquid Fuels Fund:	\$	<u>-</u>
Total Amount General Fund:	\$	<u>267,093.20</u>
Total Current Payment Due	\$	<u>267,093.20</u>

This is to certify that the work as listed hereafter has been completed in accordance with the approved plans and specifications. Submitted this 15th day of October, 2024.

By: 
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 15th day of October, 2024.

By: 
ENGINEER

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

CLIENT:
 NEW BRITAIN TOWNSHIP
PROJECT NAME:
 2024 PAVING PROGRAM
CONTRACT NUMBER:
 2307051

CONTRACTOR: Harris Blacktopping Inc.
 1082 Taylorsville Road, Suite 200
 Washington Crossing, PA 18977
 James Harris
 (P) 215-493-4527

For Work Completed Through: October 5, 2024

#	DESCRIPTION	SCHEDULE OF VALUES			WORK COMPLETED		TOTAL AMOUNT PAYABLE	
		QUANTITY & UNITS	UNIT PRICE	CONTRACT AMOUNT	COMPLETE APP. 1	TOTAL COMPLETE		
Base Bid								
Brook Lane - From Sellersville Rd to End of Cut-de-sac (T-536)								
1	1.5 in. Roadway Milling	2464	SY	\$ 2.65	\$ 6,529.60	2,464	2,464	\$ 6,529.60
2	0.5 in. WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL-H, containing 15% recycled asphalt material or less virgin asphalt cement	74	TN	\$ 100.00	\$ 7,400.00	0	0	\$ -
3	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	222	TN	\$ 113.75	\$ 25,252.50	269.36	269.36	\$ 30,639.70
4	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	123	SY	\$ 50.00	\$ 6,150.00	0	0	\$ -
5	Tack Coat	2464	SY	\$ 0.45	\$ 1,108.80	2,464	2,464	\$ 1,108.80
6	Remove and Replace Concrete Curb (If and Where Directed)	435.5	LF	\$ 115.50	\$ 50,300.25	0	0	\$ -
7	Remove and Replace Curb Ramp (2)	256	SF	\$ 26.40	\$ 6,758.40	180	180	\$ 4,752.00
8	Remove and Replace Curb for Curb Ramp	40	LF	\$ 99.00	\$ 3,960.00	31	31	\$ 3,069.00
Glen Drive - From Sellersville Rd to New Galena Rd (T-559)								
9	1.5 in. Roadway Milling	5808	SY	\$ 2.65	\$ 15,391.20	5,808	5,808	\$ 15,391.20
10	0.5 in. WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 3.0-10 million ESALS, SRL-H, containing 15% RAP or less virgin asphalt cement	175	TN	\$ 100.00	\$ 17,500.00	220	220	\$ 22,000.00
11	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 3-10 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	523	TN	\$ 113.75	\$ 59,491.25	387.73	387.73	\$ 44,104.29
12	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	290	SY	\$ 50.00	\$ 14,500.00	0	0	\$ -
13	Tack Coat	5808	SY	\$ 0.45	\$ 2,613.60	5,808	5,808	\$ 2,613.60
14	Remove and Replace Concrete Curb (If and Where Directed)	148	LF	\$ 115.50	\$ 17,094.00	20	20	\$ 2,310.00
15	Remove and Replace Curb Ramp (8)	1024	SF	\$ 26.40	\$ 27,033.60	942	942	\$ 24,868.80
16	Remove and Replace Curb for Curb Ramp	160	LF	\$ 99.00	\$ 15,840.00	124	124	\$ 12,276.00
Marshall Circle - From Glen Drive to End of Cut-de-sac (T-560)								
17	1.5 in. Roadway Milling	1408	SY	\$ 2.65	\$ 3,731.20	1,408	1,408	\$ 3,731.20
18	0.5 in. WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 3.0-10 million ESALS, SRL-H, containing 15% RAP or less virgin asphalt cement	43	TN	\$ 100.00	\$ 4,300.00	56.04	56.04	\$ 5,604.00
19	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 3-10 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	127	TN	\$ 113.75	\$ 14,446.25	122.60	122.60	\$ 13,945.75
20	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	70	SY	\$ 50.00	\$ 3,500.00	0	0	\$ -
21	Tack Coat	1408	SY	\$ 0.45	\$ 633.60	1,408	1,408	\$ 633.60
22	Remove and Replace Concrete Curb (If and Where Directed)	71	LF	\$ 115.50	\$ 8,200.50	0	0	\$ -
Britain Woods Circle - From County Line Rd through Circle (T-549)								
23	1.5 in. Roadway Milling	2640	SY	\$ 2.65	\$ 6,996.00	2,640	2,640	\$ 6,996.00
24	0.5 in. WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 3.0-10 million ESALS, SRL-H, containing 15% RAP or less virgin asphalt cement	80	TN	\$ 100.00	\$ 8,000.00	22.79	22.79	\$ 2,279.00
25	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 3-10 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	238	TN	\$ 113.75	\$ 27,072.50	204.63	204.63	\$ 23,276.66
26	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	132	SY	\$ 50.00	\$ 6,600.00	0	0	\$ -
27	Tack Coat	2640	SY	\$ 0.45	\$ 1,188.00	2,640	2,640	\$ 1,188.00
28	Remove and Replace Concrete Curb (If and Where Directed)	143.5	LF	\$ 115.50	\$ 16,574.25	51	51	\$ 5,890.50
29	Remove and Replace Curb Ramp (2)	256	SF	\$ 26.40	\$ 6,758.40	161	161	\$ 4,250.40
30	Remove and Replace Curb for Curb Ramp	40	LF	\$ 99.00	\$ 3,960.00	88	88	\$ 8,712.00

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

CLIENT:
 NEW BRITAIN TOWNSHIP
PROJECT NAME:
 2024 PAVING PROGRAM
CONTRACT NUMBER:
 2307051

CONTRACTOR: Harris Blacktopping Inc.
 1082 Taylorsville Road, Suite 200
 Washington Crossing, PA 18977
 James Harris
 (P) 215-493-4527

For Work Completed Through: October 5, 2024

#	DESCRIPTION	SCHEDULE OF VALUES			WORK COMPLETED		TOTAL AMOUNT PAYABLE	
		QUANTITY & UNITS	UNIT PRICE	CONTRACT AMOUNT	COMPLETE APP. 1	TOTAL COMPLETE		
Alternate 1 - W. Fairwood Drive (T-561) and Park Avenue (SR 4003)								
31	Remove and Replace Concrete Sidewalk (4")	652	SF	\$ 24.20	\$ 15,778.40	640	640	\$ 15,488.00
32	Remove and Replace Curb Ramp (1)	128	SF	\$ 26.40	\$ 3,379.20	0	0	\$ -
33	Remove and Replace Curb for Curb Ramp	20	LF	\$ 99.00	\$ 1,980.00	0	0	\$ -
Alternate 2 - 234/236 Cassandra Drive (T-571)								
34	Remove and Replace Concrete Sidewalk (4")	32	SF	\$ 24.20	\$ 774.40	0	0	\$ -
Change Order #1 - Additional Concrete								
1	Remove and Replace Concrete Sidewalk (6") - Cassandra Dr	48	SF	\$ 29.70	\$ 1,425.60	48	48	\$ 1,425.60
2	Remove/ Replace Conc Sidewalk (6") - 104 Britain Woods Cir	72	SF	\$ 29.70	\$ 2,138.40	72	72	\$ 2,138.40
3	Remove/ Replace Conc Apron (6") - 104 Britain Woods Cir	63	SF	\$ 29.70	\$ 1,871.10	63	63	\$ 1,871.10
Payment Breakdown				Payment Summary				
Total Amount Due This Application:		\$ 267,093.20		Total Amount Completed to Date:		\$ 267,093.20		
Less Amount Previously Paid:		\$ -		Less 10% Retainage:		\$ -		
Subtotal:		\$ 267,093.20		Subtotal:		\$ 267,093.20		
Total Liquid Fuels Fund This Application:		\$ -		Less Amount Previously Paid:		\$ -		
Total General Fund This Application:		\$ 267,093.20		Total Amount Due This Application:		\$ 267,093.20		

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.

10/15/24
 Date

Harris Blacktopping Inc.
 Contractor

[Signature]
 Authorized Signature

Payment of the above amount due this application is recommended.

October 15, 2024
 Date

Janene Marchand
 Engineer

Janene Marchand
 Authorized Signature

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

CLIENT:
 NEW BRITAIN TOWNSHIP
PROJECT NAME:
 2024 PAVING PROGRAM
PROJECT NUMBER:
 2307051

CONTRACTOR: Harris Blacktopping Inc.
 1082 Taylorsville Road, Suite 200
 Washington Crossing, PA 18977
 James Harris
 (P) 215-493-4527

DATE: September 25, 2024

CONTRACT SUMMARY

Original Contract Sum	\$	410,795.90
Net Change by Previous Change Orders	\$	-
Net Change by Change Order #1	\$	4,660.70
Adjusted Contract Amount Based on Change Order #1	\$	415,456.60

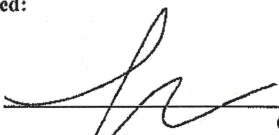
REASON FOR CHANGE:

Modification to the sidewalk replacement at Cassandra Drive and additional sidewalk replacement at Britain Woods Circle

SUMMARY OF CONTRACT CHANGE:

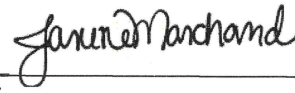
#	DESCRIPTION	SCHEDULE OF VALUES			TOTAL AMOUNT
		UNIT	QTY	UNIT PRICE	
	Alternate 2 - 234/236 Cassandra Drive (T-571)				
	Remove and Replace Concrete Sidewalk (4")	SF	-32	\$ 24.20	\$ (774.40)
	Remove and Replace Concrete Sidewalk (6") - Cassandra Dr	SF	48	\$ 29.70	\$ 1,425.60
	Remove/ Replace Conc Sidewalk (6") - 104 Britain Woods Cir	SF	72	\$ 29.70	\$ 2,138.40
	Remove/ Replace Conc Apron (6") - 104 Britain Woods Cir	SF	63	\$ 29.70	\$ 1,871.10
TOTAL AMOUNT OF CHANGE ORDER #1					\$ 4,660.70

Accepted:

By:  James Harris
 Contractor

Date: 10/15/24

Recommended:

By: 
 Engineer

Date: October 15, 2024

Approved:

By: _____
 Owner

Date: _____

MAINTENANCE BOND

Bond Number 100865557

KNOW ALL MEN BY THESE PRESENTS, that we, Harris Blacktopping, Inc., 1082 Taylorsville Road Suite 200 Washington Crossing, PA 18977 as Principal, and United States Surety Company, 225 Schilling Circle Suite 265-270 Hunt Valley, MD 21031, a Maryland corporation, as Surety, are held and firmly bound unto New Britain Township, 207 Park Avenue Chalfont, PA 18914 as Obligee, in the full and just sum of Two Hundred Sixty-seven Thousand Ninety-three And 20/100 Dollars (\$267,093.20) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with New Britain Township

Dated 20th of June, 2024
for 2024 Paving Program; 2023-07051

WHEREAS, said contract provides that the Principal will furnish a bond conditioned to guarantee for the period of 1 year(s) after approval of the final estimate on said job, by the owner, against all defects in workmanship and materials which may become apparent during said period, and

WHEREAS, the said contract has been completed, and was approved on 9/24/2024

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if Within 1 year(s) from the date of approval of the said contract, the work done under the terms of said contract shall disclose poor workmanship in the execution of said work, and the carrying out of the terms of said contract, or it shall appear the defective materials were furnished thereunder, then this obligation shall remain in full force and virtue, otherwise this instrument shall be void.

Signed and sealed this 14th day of October, 2024.

Witness:

Kelly L Thomas

Harris Blacktopping, Inc.
Principal

By: [Signature]

United States Surety Company
Surety

Sandra L. Gilchrist, Witness to Surety

By: [Signature]
Bruce M. Allen, Attorney-in-fact



TOKIOMARINE
HCC

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That, UNITED STATES SURETY COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Maryland, and having its principal office in Timonium, Maryland, does by these presents make, constitute and appoint,

BRUCE M ALLEN

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver bond number 100865557, issued in the course of its business and to bind the Company thereby, in an amount not to exceed ***** UNLIMITED ***** (**UNLIMITED**). Said appointment is made under and by authority of the following resolutions of the Board of Directors of United States Surety Company:

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." Adopted by unanimous written consent in lieu of meeting on September 1st, 2011.

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, United States Surety Company has caused its seal to be affixed hereto and executed by its Senior Vice President on this 18th day of April, 2022.



UNITED STATES SURETY COMPANY

By:

Adam S. Pessin
Adam S. Pessin, Senior Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

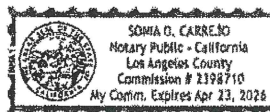
State of California
County of Los Angeles

On this 18th day of April, 2022 before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, Senior Vice President of United States Surety Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature [Signature] (seal)



I, Kio Lo, Assistant Secretary of United States Surety Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 14th day of October, 2024.

Bond No. 100865557
Agency No. 12274



[Signature]
Kio Lo, Assistant Secretary

CONSENT OF SURETY TO FINAL PAYMENT

In accordance with the provisions of an Agreement for the Work associated with:

2024 PAVING PROGRAM

between: New Britain Township, 207 Park Avenue, Chalfont, PA 18914 (Owner)
(Owner)

and Harris Blacktopping, Inc. 1082 Taylorsville Road, Suite 200 Washington Crossing, PA 18977
(Contractor, Name and Address)

the United States Surety Company, surety on the bond(s) of
(Surety Company)

Harris Blacktopping, Inc. after a careful examination of the books and
(Contractor)

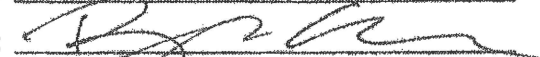
records of Contractor or after receipt of an affidavit from Contractor, which examination or affidavit satisfies this company that all claims for labor and materials have been satisfactorily settled, hereby approves of the final payment to Harris Blacktopping, Inc. and by these presents
(Contractor)

witnesseth that payment to Contractor of the final estimate shall not relieve the Surety Company of any of its obligations to New Britain Township as set forth in the Surety Company's Bond.
(Owner)

IN WITNESS WHEREOF, the Surety Company has hereunto set its hand and seal this 14th day of
October, 20 24.

SURETY

(Corp. Seal) Company: United States Surety Company

Signature: 

Name and Title: Bruce M. Allen

Attorney-in-fact

NOTE: This statement, if executed by any person other than the President or Vice President of the Surety Company, must be accompanied by a current and effective certificate showing authority conferred upon the person so signing to execute such instruments on behalf of the Surety Company represented.

END OF DOCUMENT



TOKIO MARINE
HCC

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That, UNITED STATES SURETY COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Maryland, and having its principal office in Timonium, Maryland, does by these presents make, constitute and appoint,

BRUCE M ALLEN

its true and lawful Attorney-in-fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver bond number 100865557, Issued in the course of its business and to bind the Company thereby, in an amount not to exceed ***** UNLIMITED ***** (***UNLIMITED***). Said appointment is made under and by authority of the following resolutions of the Board of Directors of United States Surety Company:

"Be it Resolved, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

Be it Resolved, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." Adopted by unanimous written consent in lieu of meeting on September 1st, 2011.

The Attorney-in-Fact named above may be an agent or a broker of the Company. The granting of this Power of Attorney is specific to this bond and does not indicate whether the Attorney-in-Fact is or is not an appointed agent of the Company.

IN WITNESS WHEREOF, United States Surety Company has caused its seal to be affixed hereto and executed by its Senior Vice President on this 18th day of April, 2022.



UNITED STATES SURETY COMPANY

By:

Adam S. Pessin, Senior Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On this 18th day of April, 2022 before me, Sonia O. Carrejo, a notary public, personally appeared Adam S. Pessin, Senior Vice President of United States Surety Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (seal)



I, Kio Lo, Assistant Secretary of United States Surety Company, do hereby certify that the Power of Attorney and the resolution adopted by the Board of Directors of said Company as set forth above, are true and correct transcripts thereof and that neither the said Power of Attorney nor the resolution have been revoked and they are now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this 14th day of October, 2024.

Bond No. 100865557
Agency No. 12274



Kio Lo, Assistant Secretary

CONTRACTOR'S AFFIDAVIT

STATE OF PA _____:

COUNTY OF Bucks _____:

Before me, the undersigned, a Notary Public in and for said County and State personally appeared

James Harris, President, Harris Blacktopping
(Individual/Partner/Duly Authorized Representative of Corporate Contractor)

who being duly sworn according to law deposes and says that all labor, material and outstanding claims

and indebtedness of whatever nature arising out of the performance of the Work including all approved

change orders under an Agreement dated July 1, 2024 associated with

2024 PAVING PROGRAM

Between: New Britain Township, 207 Park Avenue, Chalfont, PA 18914 (Owner)

and Harris Blacktopping Inc. 1082 Taylorsville Rd, Suite 200
Washington Crossing PA 18977
(Contractor, Name and Address)

have been satisfied and paid in full.

CONTRACTOR

Company: Harris Blacktopping Inc.

(Corp. Seal)

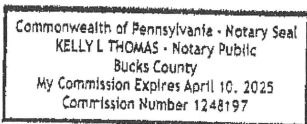
Signature: [Signature]
(Individual, Partner or Duly Authorized Representative of Corporate Contractor)

Name and Title: James Harris
President

Sworn and subscribed before me this

14th day of October, 2024
Kelly L Thomas

END OF DOCUMENT



CONTRACTOR'S RELEASE OF LIENS

STATE OF PA _____:

COUNTY OF Bucks _____:

Before me, the undersigned, a Notary Public in and for said County and State personally appeared

James Harnis, President, Harnis Blacktopping Inc.
(Individual/Partner/Duly Authorized Representative of Corporate Contractor)

Who being duly sworn according to law deposes and says that Harnis Blacktopping Inc.
1082 Taylorsville Rd #200 Wash Cross PA 18977 (Contractor, Name and Address)

this day has received from New Britain Township, 207 Park Avenue, Chalfont, PA 18914 (Owner)

the sum of One Dollar and other valuable considerations in full satisfaction and payment of all sums of money

owed and payable to Harnis Blacktopping Inc. arising out of the performance of the
(Contractor)

Work including all approved change orders under an Agreement dated July 1, 2024

associated with **2024 PAVING PROGRAM** between

New Britain Township, 207 Park Avenue, Chalfont, PA 18914 (Owner) and

Harnis Blacktopping Inc.
(Contractor)

THEREFORE, Harnis Blacktopping Inc. for itself,
(Contractor)

its successors and assigns release, quit-claim and forever discharge New Britain Township (Owner)

its successors and assigns, of and from all claims and demands arising from or in connection with the

forementioned Agreement. This Release is contingent upon receipt of the final payment of \$ 267,093.20.

CONTRACTOR

Company: Harnis Blacktopping Inc

(Corp. Seal)

Signature: [Signature]
(Individual, Partner or Duly Authorized Representative of Corporate Contractor)

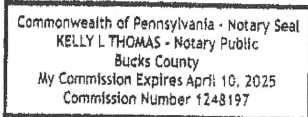
Name and Title: James Harnis
President

Sworn and subscribed before me this

14th day of October, 2024.

Kelly L Thomas

END OF DOCUMENT



TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Zoning Ordinance, which is codified in Chapter 27 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Zoning Ordinance in order to revise definitions of terms used in the Zoning Ordinance; to revise setback and buffer yard requirements and permitted activities within setbacks; to revise the general regulations applicable to all uses and districts; and to revise regulations pertaining to off-street parking, sightlines, lighting, fences and environmental standards; to relocate provisions that are more appropriate to the Subdivision and Land Development Ordinance; to provide for standardized fees-in-lieu for open space and/or recreation areas; and to make editorial and clarifying amendments throughout the Zoning Ordinance;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 27-Zoning of the Township of New Britain is amended to read as follows:

Section 1. The following Sections of Chapter 27 Zoning is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 201 General Definitions.
 - i. Area; Lot Area
 - ii. Site Area; Site Area, Base
 - iii. Land Development
 - iv. New Definition for "Green (Stormwater) Infrastructure" and "Specimen Tree" are added
- b. Section 300 Applicability of Regulations
- c. Section 305 Use Definitions and Regulations
- d. Section 502 Area and Dimensional Requirements (WS District)

- e. Section 505 Environmentally Sensitive Land Standards for Watershed District
- f. Section 1403 Performance Standards (C-3 District)
- g. Section 1904 Requirements of the Floodplain Overlay District
- h. Section 2103 Minimum Lot Width
- i. Section 2108 Bifurcation of Restrictions
- j. Section 2109 Fences and Terraces in Yards
- k. Section 2111 Traffic Visibility Across Corners
- l. Section 2114 Special Considerations for ~~Municipal Uses and Emergency Service Uses~~
- m. Section 2115 Septic System Setbacks
- n. Section 2400 Natural Resources
- o. Section 2401 Application of Natural Resource Protection Standards
- p. Section 2606 Sign Type Specific Regulations
- q. Section 2702 Open Space Designation
- r. Section 2800 Purpose and Applicability (Buffer Yard Requirements)
- s. Section 2803 General Requirements (Buffer Yard Requirements)
- t. Section 2900 Purpose and General Requirements (Off-Street Parking and Loading)
- u. Section 2901 Off-Street Parking Requirements
- v. Section 2902 General Regulations for Off-Street Parking
- w. Section 2904 Design Standards for Off-Street Parking
- x. Section 2905 Parking of Trucks and Junk Vehicles in Residential Districts
- y. Section 3003 Application Requirements for Zoning Permits
- z. Attachment 1 – Appendix A. Environmental Impact Statement Report

Section 2. The following subsections shall be deleted from Section 305 Use Regulations: A3.b.5; A8.b.3.; A10.b.7.; C6.b.5.; D1.b.5.; D2.b.4; E1.b.3.; E2.b.4; 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.; I.I1.b.1.; I2.b.2.; I3.b.1.; I4.b.1.; J.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.

Section 3. Sections 701, 801, 1001 and 1101 shall be amended to include Use H6 Residential Solar Energy Systems as a use permitted by Right. The Table of Use Regulations shall be amended to reflect this change.

Section 4. Sections 1201, 1401, 1501, 1601, 1701 and 1801 are amended to reflect that Use I3 is now titled “General Office” instead of Professional Office.

Section 5. Part 25 Traffic Impact Analysis shall be deleted in its entirety.

Section 6. Section 2802 Content of Planting Strips shall be deleted in its entirety.

Section 7. Severability.

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

Section 8. Effective Date.

This Ordinance shall become effective five (5) days after the date of enactment, listed below.

ORDAINED AND ENACTED by the Board of Supervisors of New Britain Township this _____ day of _____, 2024.

Attest:

Dan Fox,
Township Manager

**NEW BRITAIN TOWNSHIP
BOAR OF SUPERVISORS**

Cynthia Jones, Chair

MaryBeth McCabe, Vice Chair

Stephanie Shortall, Member

William B. Jones, III, Member

Bridget Kunakorn, Member

EXHIBIT "A"

EXHIBIT "A"

§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.GREEN (STORMWATER) INFRASTRUCTURE Systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

§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 principal building, are excluded from the definition of land development.
- d. The condominium of land or buildings.

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

§27-300.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.

§27-300.d. The proceeding provisions shall apply; except, however, there shall be an exemption from the requirements of this chapter for municipal uses which are defined as those services rendered by New Britain Township, including the appurtenances owned, or to be owned by the Township and used in connection with the supplying of public services. Any existing or proposed use, structure, or extension thereof, by the Township for the purpose of providing municipal uses or services shall be exempt from the area, dimensional, parking and use regulations as otherwise would be required by 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.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.
 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. Additional regulations for Accessory Uses/Structures may be found under Area and Dimensional Requirements for each Zoning District.

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

- a. Definition. Structures such as fences, and free-standing walls. Zoning permits are not required for replacement of 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 (4) 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 (6) feet.
 - (d) A fence of up to eight (8) 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.~~
 - (d) 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 (6) feet in the rear or side yard. No wall shall exceed four (4) 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 property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.
- (d) In the instance that the property contains a recorded access easement for 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 in accordance with any recorded easement agreement.
- (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.

§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.

§27-305.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 including within 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 building coverage.
 3. Outside storage areas shall be shielded from view 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.
 - (b) A Special Exception is required for the following uses; nurseries (Use A6), lumber yards (Use K8), automobile sales (Use J2O), 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 on the premises, 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 and/or chairs are permitted.
6. Hours of operations shall be limited to between the hours of 9 am to 6 pm.

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. A zoning permit is required to replace a free-standing wall.

b. Regulations.

1. Fences:

- (a) Any fence located in the front yard shall not be 100% opaque and shall not exceed four (4) 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 (6) feet.

2. Walls.

- (a) Retaining walls measured four (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 (1) foot in height for every two (2) feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) 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 property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.

(d) In the instance that the property contains a recorded access easement for 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 in accordance with any recorded easement agreement.

(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.

§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.

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

§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.

§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.~~10 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.~~

§27- 2111 – Traffic Visibility Across Corners

- 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 75-50 feet from the intersection of said lines or extension thereof, unless otherwise approved by the Township Engineer.

~~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.~~

§ 27-2114 Special Considerations for ~~Municipal Uses and~~ Emergency Service Uses.

[Added by Ord. 2007-10-01, 10/22/2007]

- a. Notwithstanding the front, side or rear yard requirements for the ~~F1 Municipal Building Use or the F2 Emergency Service Center Use~~, the required setbacks and/or buffer yards for ~~each of these uses~~ this use may be either increased or decreased in an amount not to

exceed 75% upon approval of the Board of Supervisors, provided that any such request for an F2 Use shall be subject to conditional use approval.

- b. The modified setback requirements provided for in this section are permissible provided that the proposed use is either owned or operated by New Britain Township or is located upon land owned and/or leased by New Britain Township to a nonprofit organization.

§ 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.

§27-2400 All uses and activities, including subdivisions and land developments, established after the effective date of this chapter, shall comply with the following standards. Site alterations, regrading, filling or clearing of any natural resources prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this chapter. In the event that two or more resources overlap, the resource with the greatest protection shall apply to the area of overlap. The developer shall determine what environmental or natural features are present on the lot and shall meet the following standards of environmental protection. For any lot proposed for development to which the provisions of Chapter 22, Subdivision and Land Development, do not apply, the environmental standards of this section shall apply. Where alterations occur, restoration of the lot to its original condition shall be required. The provisions of this section shall apply to all zoning districts, including nonresidential districts. For any lot proposed for development subject to Chapter 22, Subdivision and Land Development, such lot shall not be subject to the provisions of this section but rather shall meet the environmental standards set forth in Chapter 22, Subdivision and Land Development.

§27-2400.a. Watercourses. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads, sewer or water lines, utility transmission lines, and trails may cross watercourses ~~where design approval is obtained from the Township and, if required, the provided a permit is obtained from the~~ Pennsylvania Department of Environmental Protection, if required.

		Resource Protection Land	
	Protection Ratio	Acres of Land in Resources	(acres protection ratio) x Acres of Land to be Disturbed
Natural Resources			
Watercourses	1.00		
Riparian Buffer	1.00		
Floodplain	1.00		
Floodplain (Alluvial) Soils	1.00		
Wetlands	1.00		
Lakes or Ponds	1.00		
Wetlands Margins	0.80		
Woodlands <u>in the CR, WS, SR-1, SR-2, & RR zoning districts</u>	0.80		
<u>Woodlands in all other zoning districts</u>	<u>0.50</u>		
Steep Slopes 8-15%	0.60		
Steep Slopes 15-25%	0.70		
Steep Slopes 25% or more	0.85		
Total Land With Resource Restrictions		_____	acres
Total Land With 1.00 Protection Ratio Resource Restrictions		_____	acres
Total Resource Protection Land Required			_____ acres
Total Resource Protection Land Provided			_____ acres
Total Disturbed Resources			_____ acres

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

...

~~(b) The planting of replacement trees shall be done in accordance with a woodlands management plan prepared by a licensed forester.~~

~~(e)(b)~~ The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors, unless the owner/developer offers a fee in lieu of the required replacement, such fee being approved by the Board of Supervisors, in its sole discretion.

~~(c) Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township.~~

Add §27.2400.j Individual Trees. In order to maintain natural vegetation, prevent erosion, foster the retention of groundwater supply and generally attempt to maintain the ecological balance in the community, the following requirements shall be met:

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

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

§27-2401.c. Deed Restrictions. For subdivision and land development plans, restrictions meeting Township specifications must be placed in the deed or an easement for each site or lot that has natural resource protection areas within its boundaries. The restrictions shall provide for the continuance of the resource protection areas in accordance with the provisions of this Part. Natural resource protection areas may be held as common open space in accordance with the requirements of this chapter and Subdivision and Land Development Ordinances [Chapter 22], or in the ownership of individual property owners. For this latter form of ownership, it shall be clearly stated in the individual deed that the maintenance responsibility lies with the individual property owner.

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

...

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

§27-2702 Open Space Designation

b. In designating use and maintenance, the following classes may be used:

~~1. Lawn. A grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to insure a neat and orderly appearance.~~

~~1. 2.~~ Natural Area. An area of natural vegetation undisturbed during construction, or replanted. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed-infested. Maintenance may be minimal, but shall prevent the proliferation of weeds and undesirable plants such as honeysuckle and poison ivy. Deep-rooted native plants are encouraged over turf grass where possible. Litter, dead trees and brush shall be removed and streams shall be kept in free flowing condition.

~~3. 2.~~ Active Recreation Area. An area designated for a specific recreational use, including but not limited to tennis, swimming, shuffleboard, play field and tot lot. Such areas shall be maintained so as to avoid creating a hazard or nuisance and provisions shall be made to perpetuate the proposed use.

~~3. 4.~~ Passive Recreation Area. Space for outdoor recreational activities not considered active such as walking, picnicking, bird watching and other similar activities.

~~4. 5.~~ Agricultural Area. An area to be leased for Crop Farming as defined in Part 3.

~~5. 6.~~ Stormwater Management. No more than 30% of the open space may be used for stormwater detention or retention basins.

6. A combination of areas noted above.

§27-2800.e. Buffer yards shall include a planting strip which creates a dense screen of closely planted trees or shrubs that obscures visibility, glare and noise in accordance with the spacing and composition as specified in the Township's Subdivision and Land Development Ordinance.

§27-2803 All buffer yards shall be maintained and kept clear of all debris, rubbish, weeds, and tall grass except for meadow or other landscaping that includes native herbaceous material for a naturalized planting scheme.

§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. Green infrastructure is permitted within the buffer yards provided the plantings proposed to meet the buffer requirements of this section.

Add §27-2900.g & h. –

g. The 5th edition or most current edition of the Institute of Transportation Engineers Parking Generation Manual or a study from a Traffic Engineer may be used to support a reduction in the proposed parking requirement. In either case, the Township shall have sole authority with respect to establishing the parking requirement which shall consider potential future uses. The sum of the requirements for all uses may be reduced by no more than 25%.

h. All schools shall designate an area for overflow parking for special events of at least 100 parking spaces or one space per 2 students, whichever is less. This may be provided offsite with a recorded easement.

§ 27-2901 **Off-Street Parking Requirements.**

B. Residential Uses

B6 Multifamily	<u>2 spaces per dwelling unit</u>
a. Efficiency	1 space per dwelling unit
b. 1 to 3 BR	2 spaces per dwelling unit
c. 4 BR or more	3 spaces per dwelling unit

C. Institutional Use

C1 Hospital	<u>1.75-6</u> spaces per bed
C2 Nursing Home	1.75 spaces per bed
C3 Personal Care Center	1.75 spaces per bed

D. Educational Uses

D1 Nursery School/Day Care	<u>2 spaces per classroom</u> <u>4 spaces per 1,000 square feet of total floor area</u>	1 space per full-time employee
D2 College, Primary or Secondary School		
a. Elementary, Middle Junior High	<u>2 spaces per classroom</u> <u>0.2</u>	

		<u>spaces per student</u>	
b.	High School	1 space for every 10 students of capacity <u>0.32 spaces per student</u>	1 space per full-time employ ee
c.	College	1 space for every 10 students of capacity <u>0.45 spaces per student</u>	1 space per full-time employ ee

E. Recreational Uses

E1 Public Recreational Facility	1 space per 250 square feet of total floor space <u>16 spaces per acre</u>	
E2 Private Recreational Facility	1 space per 250 square feet of total floor space <u>16 spaces per acre</u>	
E6 Golf Course	1 space per 100 square feet of total clubhouse floor area <u>10 spaces per hole</u>	4 spaces per hole
E8 Library or Museum	1 <u>4</u> spaces per 500 <u>1,000</u> square feet of total floor area	

F1 Municipal Building ~~1 space per 50 square feet of meeting area~~ 4 spaces per 1,000 square feet of total floor area

F4 Place of Worship ~~1 space per 5 seats usable for worship or 8 linear feet of pews,~~ whichever is greater 17 spaces per 1,000 square feet of total floor area

G. Utility and Transportation Uses

G1 Utilities ~~1 space per employee~~ 3 spaces per 1,000 square feet of total floor area

G2 Terminal 1 space per ~~100 square feet~~ every business vehicle normally stored on the premises 1 space per employee

G3 Airport ~~1 space per 100 square feet~~ 2 spaces per daily enplanements 1 space per employee

I. Office Uses

I1 Medical Office	4-6 spaces per <u>1,000-175</u> square feet of total floor area	
I2 Veterinary Office	4-6 spaces per <u>175-1,000</u> square feet of total floor area	
J6 Eating Place	1 space per 50 square feet of public eating area or 3 seats, whichever is greater	<u>1 space per employee</u>
J7 Drive-In and Other Eating Place	1 space per 50 square feet of public area or 23 seats, whichever is greater	<u>1 space per employee</u>
J8 Tavern	1 space per 100 square feet for patron use or 3 seats, whichever is greater <u>21</u> spaces per 1,000 square feet total floor area	

J10 Theater	1 space per 50 square feet of public eating area or 3 seats, whichever is greater <u>0.5 spaces per seat</u>	
J22 Automotive Accessories	1 space per 100 square feet of total floor space <u>area</u>	
J29 Package Delivery Services	1 space per pick-up station <u>3 spaces per 1,000 square feet of total floor area</u>	
J30 Photocopying Services	1 space per 100 square feet of floor space for customer use <u>3 spaces per 1,000 square feet of total floor area</u>	
J34 Dispensary	1 <u>21</u> spaces per 1,000 <u>200</u> square feet of gross <u>total</u> floor area	1 space per employee
K. Industrial Use		
K1 Manufacturing	1 4 <u>spaces</u> per 500 <u>1,000</u> square feet of total floor space <u>area</u>	1 space for each business vehicle normally stored on the premises

K3 Wholesale Business, Wholesale Storage, Warehousing	1 space per 500 <u>1,000</u> square feet of total floor area <u>space</u>	1 space for each business vehicle normally stored on the premises
K12 Extractive Operations	1 space for each business vehicle normally stored on the premises	1 space per employee working on the premises
K19 Small Lot Industrial	See K19 use regulations	See K19 use regulations
L5 Oil and Gas Drilling Well	<u>1 space per employee</u>	
L6 Wind Energy Conservation Systems	<u>1 space per employee</u>	
L7 Air Landing Field	<u>5 vehicle spaces and 2 aircraft spaces</u>	<u>1 space per employee</u>

§27-2902.c. – Changes in Use. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwellings ~~units~~, seating capacity or otherwise to create a need, based upon the requirements of this Part for an increase of 10% or more in the number of existing parking spaces, the number of total spaces to be provided shall be based upon the total parking that would be required for the entire existing and proposed use.

§27-2902.g. – Common guest parking areas shall be required at the rate of 0.3 space per dwelling unit for B3, B4, B5, ~~and B6, and B7~~ Uses. On-street parking may not be counted towards meeting this requirement, and the remainder, if any, shall be provided in an off-street parking lot that meets all of the applicable regulations and requirements set forth in Chapter 22, Subdivision and Land Development, of this Code. Perpendicular parking requiring backing up onto a street shall not be permitted. [Added by Ord. No. 2020-11-04, 11/16/2020]

§27-2902.h. – ~~Except for an off-street parking area on a single-family lot or serving a single-family or two-family dwelling, None~~ off-street parking area for a non-residential use shall be designed or built to require vehicles exiting the area to back out onto a street.

§ 27-2904 Design Standards for Off-Street Parking. [Ord. 8-14-1995, § 2904]

a. General Requirements.

- ~~1. No parking shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single-family or two-family dwelling backing onto a street other than an arterial or connector street.~~
2. 1. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle, except for any spaces greater than two in number of a single-family detached dwelling.
- ~~3. No parking area shall be located in a required buffer yard or within an existing street right-of-way.~~
- ~~4. No parking or other paved area shall be located within 10 feet of a septic system absorption area.~~
- ~~5. Defined Traffic Ways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off-street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Major vehicular routes shall be separated from major pedestrian routes within the lot.~~
6. 2. Required off-street parking spaces shall be on the same lot or premises with the principal use served unless shared parking lot agreements are recorded to allow access and parking for all affected properties.
7. 3. No parking area shall be used for any other use that interferes with its availability for the parking need it is required to serve. This includes storage or display of materials or vehicles.

b. Paved Area Setbacks (including Off-Street Parking Setbacks).

1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in stormwater management along streets.
2. All paved areas, except curbs or concrete sidewalks, shall be set back a minimum of 20 feet from the exterior structural walls of any commercial or industrial building. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport, and similar uses as determined by the Zoning Officer. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.
3. No parking area, paved area, or outdoor display of vehicles or articles for sale shall be located in a required buffer yard, within an existing street right-of-way, or within 10 feet of the ultimate right-of-way line of any street.

4. The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks or trails. Storm water control facilities may be located within this setback area if they do not obstruct sight distance. No fence shall be located within the paved area setback, except within the Butler Corridor Overlay District where it's demonstrated that the fence does not interfere with sight lines.

5. The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.

6. All paved areas parking spaces, except curbs or concrete sidewalks, shall be set back a minimum of 20 feet from the exterior structural walls of any commercial or industrial building. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.

b. ~~Size of Parking Spaces.~~ [Amended by Ord. 2016-05-01, 5/16/2016]

1. ~~Each parking space shall meet the following stall width and length:~~

Type of Space	Width (feet)	Length (feet)
Perpendicular/90°	10	18
Angled (30°/45°/60°)	10	18
Parallel	8	22

2. ~~All spaces shall be marked with double lines so as to indicate their location, except those of a single family or two family dwelling.~~

c. ~~Aisles.~~ [Amended by Ord. 2016-05-01, 5/16/2016]

1. ~~For one-way traffic only, each aisle providing access to the type of stall listed shall meet the corresponding minimum aisle width specified below:~~

Type of Parking Stall	Minimum Aisle Width (feet)
Parallel	12
30°	12

Minimum Aisle Width

Type of Parking Stall	(feet)
45°	18
60°	18
90°	20

- ~~2. For two-way traffic, each aisle providing access to any type of stall shall be at least 24 feet in width.~~
- ~~3. Raised pedestrian crosswalks and refuge islands shall be provided along the length of each parking aisle and row at intervals of 200 feet or less.~~

~~d. Access Drives and Driveways.~~

- ~~1. Each access drive shall have a minimum width of 12 feet and maximum width of 15 feet at the street line for one-way use only and a minimum width of 25 feet and maximum width of 30 feet at the street line for two-way use.~~
- ~~2. Private driveways serving one dwelling unit or agricultural use shall have a maximum grade of no more than 10%.S~~
- ~~3. Any other driveway or access way shall have a 6% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 3% grade.~~
- ~~4. Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.~~
- ~~5. At least 75 feet shall be provided between any two access drives along one street along one lot.~~
- ~~6. No access drive or driveway shall open onto a public street less than 80 feet from the existing right-of-way line of any intersecting public street.~~
- ~~7. Where access is to a public street, a state or Township (if applicable) highway access permit shall be obtained.~~
- ~~8. Where access drives and driveways are proposed as part of a subdivision or land development, the provisions of the Township's Subdivision and Land Development Ordinance [Chapter 22] shall also be met. If there are any conflicts between the requirements of the Zoning and the Subdivision and Land Development Ordinances, the stricter provision shall apply.~~
- ~~9. Driveway Setbacks from Residence. A minimum five-foot unpaved area setback shall be maintained between any driveway or access way and any abutting lot line of a single-~~

~~family detached house, unless a shared driveway is specifically shown on the approved plan.~~

~~e.~~ c. Paving, Grading and Drainage.

1. Except for areas that are landscaped and so maintained, all portions of required parking, off-street loading facilities and driveways shall be graded, surfaced with asphalt, concrete, porous paving, or permeable pavers, ~~or concrete~~ and drained in ways necessary to prevent dust, erosion or water flow across streets or adjoining properties. Any parking, loading, or driveway shall at a minimum meet the ~~The~~ paving standards of the Township Subdivision and Land Development Ordinance ~~are hereby included by reference~~. However, driveways serving an individual single-family detached house on a lot of five acres or greater or that only provide access to general or crop farming shall not be required to be paved except for the first 50 feet of the driveway or to the ultimate right-of-way, whichever is less.

d.f. ~~Night time~~Nighttime Illumination.

1. Any paved area of 1,000 square feet or more designed for use, or that would be open to the public during night hours shall be adequately illuminated ~~for security purposes at no cost to the Township~~.

g. ~~Paved Area Setbacks (including Off-Street Parking Setbacks).~~

- ~~1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in storm water management along streets.~~
- ~~2. The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks of six feet wide or less. Storm water control facilities may be located within this setback area. No fence shall be located within the paved area setback~~
- ~~3. No off-street parking space nor outdoor display of vehicles or articles for sale shall be located within 10 feet of the ultimate right-of-way line of any street.~~
- ~~4. The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.~~
- ~~5. All paved areas, except curbs or concrete sidewalks, shall be set back a minimum of 20 feet from the exterior structural walls of any commercial or industrial building. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.~~

~~[Amended by Ord. 2017-01-01, 1/3/2017; and by Ord. 2017-06-07, 6/5/2017]~~

h. ~~Paved Area Landscaping.~~

- ~~1. Any lot that would include more than 30 parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of 5% of the total paved area. A maximum of 15 consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped area.~~
- ~~2. One deciduous tree shall be required for every 4,000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section or by the Subdivision and Land Development Ordinance [Chapter 22].~~
- ~~3. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent "cross-taxing."~~
- ~~4. Existing Trees. For every existing tree on the lot that is preserved and maintained and that would generally meet the requirements of this section, one less shade tree shall be required to be planted.~~

i. ~~Parking Lot Screening.~~

- ~~1. No off-street parking area for five or more vehicles shall be developed in such a way that vehicle headlights could shine into a dwelling located within 200 feet or less of the parking area.~~
- ~~2. Wooden fencing, brick walls or evergreen screening shall be required as needed to resolve the concern of this section. Such screening or fencing shall have a minimum height of four feet, except that screening or fencing of up to eight feet shall be required by the Zoning Officer as needed where there is unusual topography or the parked vehicles would be trucks or buses.~~

j.e. Handicapped Accessible Parking.

- ~~1. All The number and location of accessible parking and passenger loading zones shall comply with the requirements of the Federal Americans with Disabilities Act.~~
- ~~2. If not otherwise specified in the Federal Americans with Disabilities Act, accessible parking facilities ~~for the handicapped~~ shall meet the following minimum standards:
 - ~~(a) Any parking lot for public use including at least six-one off-street parking spaces, except for single-family dwellings, shall include of minimum of one handicapped space. A minimum of 3% of all off-street parking spaces required for use shall be handicapped spaces. The total minimum number of accessible parking spaces shall be in accordance with the following chart:~~~~

Minimum Number of Accessible Parking Spaces ADA Standards for Accessible Design 4.1.2 (5)			
Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
	Column A		
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces ** 7 out of every 8 accessible parking spaces

- (b) Handicapped-Accessible parking spaces shall be located where they would result in the shortest possible distance to an accessible building entrance.
- (c) Handicapped-Accessible spaces shall measure a minimum of 13 feet in width by 18 feet in length for each space.
- (d) The slope of handicapped-accessible parking spaces shall not exceed 2% in any direction.

§27-2904.d.3 – Any other driveway or access way shall have an 68% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 43% grade.

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

- a. The intent of this section is to prevent residential areas from being affected by commercial vehicles; and to maintain a residential character in residential districts by regulating junk vehicles, commercial trucks, etc.

...

~~d. No part of this section shall apply to recreational vehicles. [Amended by Ord. 2017-06-07, 6/5/2017]~~

~~ed. No commercial truck or van with a gross weight exceeding 8,500 pounds or greater than two axles or any, no tractor, or anyno 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.~~

~~e. 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.~~
 - ~~(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.~~

...

§27-3003.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.

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

RESOLUTION NO. 2024 - 15

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING AMENDED FINAL LAND DEVELOPMENT APPROVAL TO HULTON CONTRACTING, INC. FOR THE LAND DEVELOPMENT OF TAX PARCEL #26-001-004 LOCATED AT OR NEAR 4645 COUNTY LINE ROAD, WHICH SAID PLANS WERE PREPARED BY CREWS SURVEYING, LLC, DATED SEPTEMBER 3, 2018, AND LAST REVISED AUGUST 27, 2024, CONSISTING OF 17 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF A 16-UNIT, 12,800 SF CONTRACTING USE BUILDING

WHEREAS, Hulton Contracting, Inc. ("*Applicant*") has submitted an Application for Amended Final Land Development Approval which proposes the construction of a 16- unit, 12,800 SF contracting use building ("*Project*") on a parcel located at or near 4645 County Line Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-001-004 ("*Property*"); and

WHEREAS, this proposal is reflected on a plan entitled Land Development Plan Prepared for 4645 County Line Road, prepared by Crews Surveying, LLC, dated September 3, 2018, last revised August 27, 2024, consisting of seventeen (17) sheets ("*Plan*"); and

WHEREAS, the New Britain Township Board of Supervisors previously granted Final Land Development Approval for the Project on July 15, 2019 as evidenced by Resolution No. 2019-19; and

WHEREAS, Applicant has modified the Plan to fit its use of the Property, which is to provide contractor's offices, which is permitted by right as Use K5 Contracting Use in the Industrial-Office (IO) Zoning District;

NOW THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township hereby grants Amended Final 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 October 2, 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 comments, requirements and conditions contained in Resolution 2019-19. A true and correct copy of this Resolution is attached hereto and incorporated herein as Exhibit "B".
3. Applicant shall comply with any other technical design comments from the Township Engineer prior to the recording of the Record Plans.
4. Applicant shall place a note on the Plan that all materials and vehicles stored on the Property shall be related to the Contracting Use. No storage of personal, residential or commercial items shall be permitted on the Property without proper approval for the J25 Self-Storage Use.
5. The Applicant shall coordinate with the Fire Marshal to ensure access to the Property for Emergency Vehicles.
6. 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.
7. 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. 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. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
11. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township.
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 Plan shall be ADA compliant, if applicable.

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

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

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

ATTEST:

Dan Fox, Township Manager

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

Stephanie Shortall, 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-_____
this the ____ day of _____, 2024.

APPLICANT:
HULTON CONTRACTING, INC.

Name: _____
Title: _____



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 2, 2024

File No. 2400186

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

Subject: 4645 County Line Road, Amended Final Review 3
Hulton Contracting, Inc. (TMP #26-001-004)

Dear Dave:

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

I. Submission

- A. Land Development Plans for 4645 County Line Road as prepared by Crews Surveying, LLC, dated September 3, 2018, last revised August 27, 2024, consisting of sheets 1 to 17 of 17.
- B. Stormwater Management Report for 4645 County Line Road, prepared for Crews Surveying, LLC, by Boyer Engineering, LLC., dated October 26, 2018, last revised September 3, 2024.

II. General Information

The Amended Final Land Development Plan proposes a 16-unit, single-story, 12,800-SF storage building noted as a K5 – Contracting use, a use permitted by-right, on a 2.88-acre lot located within the Industrial-Office (IO) Zoning District. The plan was previously approved by the Board of Supervisors by Resolution #2019-19 on July 15, 2019. The subject site is on the northeastern side of County Line Road (S.R. 2038), and currently vacant. The site is bounded by the RR Residential District to the east, Metro Storage to the north and a residential dwelling to the south. Across the street is Hatfield Township's Commercial Zoning District in Montgomery County.

Forty (40) off-street parking spaces are proposed. Stormwater management is proposed to be accomplished by three rain gardens and an underground detention basin.

III. Review Comments

A. Conditional Preliminary/Final Land Development Approval Resolution #2019-19

The Applicant shall comply with the conditional approval resolution with regards to outside permits, Township agreements and fees. In addition, the following conditions shall be addressed to the Township's satisfaction:

- 1. Condition #10 – The Applicant shall provide written verification of approval from the Chalfont-New Britain Township Joint Sewer Authority as to sanitary sewer service to the property.
- 2. Condition #11 – The water service shall be revised to show public water service including sprinklers in accordance with the Plumbing Code. The Applicant shall provide written verification of approval from the North Penn Water Authority as to public water service to the property.

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

B. Zoning Ordinance Comments

1. §27-305.K.K5.b.2 – The Applicant requests amended final approval for a K5 Contracting Use which is defined as contractor offices and shops. The amended plan proposes sixteen (16) adjoining units with individual exterior entrances. A note shall be added to the plan and as a condition of approval that all materials and vehicles shall be related to contractors' use, not residential or commercial use, without proper Township approvals for a J-25 Self-Storage use.

C. Subdivision and Land Development Ordinance Comments

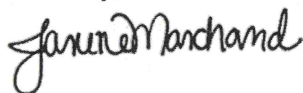
1. §22-502 – The following comments related to plan notes and details shall be addressed
 - a. The Chain Link Fence and Gate detail for the driveway shows a standard swing gate that is anticipated to be locked using a standard pad lock. The Applicant shall coordinate with the Fire Marshall ensure access for emergency vehicles.
 - b. The "Base Site Area" of 106,265.6 and "Ultimate Right-of-Way" of 19,265.5 listed in the Base Site Area table are not consistent with the base site area and combined right-of-way areas listed in the Site Calculations. The areas should be revised as necessary and for consistency with the legal descriptions.
 - c. The distance between the rear property line and the Ultimate right-of-way of County Line Road should be noted on the Record Plan.
 - d. Sanitary Sewer Connection Notes 4 and 5 on Sheet 17 of 17 shall be updated to reflect the current design.
 - e. A detail of the proposed security gate shall be provided.
2. §22-711.3 – The proposed 205 and 206 contours NE of the driveway do not accurately represent the 8-inch curb reveal. In addition, the proposed 207 contour near the southwestern corner of the building extends through the curb. These contours should be revised.
3. §22-713.5.B.(2) – The Record Plan notes a 6-ft shadow-box fence around the dumpster enclosure, as required. However, the detail on sheet 8 specifies a chain-link fence around the dumpster. A detail for the required shadowbox fence shall be provided.
4. §22-714.4.B. – Light standards shall be a maximum of 20 feet in height. The notes on the Post Development Lighting Plan reference a pole height of 27.5 feet. The lighting shall be revised to a maximum height of 20 feet.

D. Stormwater Management Ordinance Comments

1. §22-712.6. – The following comments related to storm sewer should be addressed:
 - a. The size, slope, inverts and pipe material of the sewer lateral and any cleanouts or manholes shall be shown on the plan to insure there are no proposed conflicts with storm.
 - b. The sump elevation of snout inlets CB8 and CB11 should be noted on the plans.
 - c. The Overall PCSM Plan lists a pipe slope of 3.0% between Inlet CB4 and CB1. This is not consistent with the inverts at the inlets and should be revised.
 - d. The Overall PCSM Plan lists a pipe slope of 2.0% between Inlet CB6 and CB5. This is not consistent with the inverts listed on the plan. In addition, the inverts and grate elevation for CB5 shall be consistent with the elevations listed on the profiles (Sheet 14).
 - e. The pipe slopes between Inlets CB1, CB2 and CB3 shall be consistent with the inverts listed on the plan. The slopes and inverts should be revised as necessary for consistency.
 - f. The grate elevation for Inlet CB1 on the profile on Sheet 14 should be revised to 199.12 as noted on the Land Development Plan. The profiles should also be revised to list structures EX CB, CB1, CB4, CB5 and CB6 as inlets instead of manholes.
 - g. The top of berm elevations for MRC A and B listed on the Overall PCSM Plan shall be consistent with the elevation listed in Column D of the MRC Detail table on Sheet 7.

2. §26-122 – The amended plans should be resubmitted to PADEP for permit renewal and to determine if the amended plans require a revision to the NPDES permit.
3. §26-124 – The following comments related to the rain gardens should be addressed:
 - a. Rain Garden A is modeled with an 18” diameter outlet pipe. This discharge pipe connects to Inlet CB12 which only provides a 15” connection to the underground basin and would restrict the flows from MRC A. The outlet pipe from MRC A should be revised to a 15” pipe to match this connection at CB12 unless the stormtank structure is large enough to accommodate the connection of an 18” diameter pipe.
 - b. The following comments related to the Pond Report for the Underground Rate Basin should be addressed:
 - 1) The pond report models an 8-in diameter orifice and is not consistent with the plan which specifies a 9-in orifice and should be clarified.
 - 2) The pond report models the 4-ft weir with an elevation of 202.20 and is not consistent with the plan which lists an elevation of 203.00 and should be clarified.
 - c. The Soil Amendment detail on Sheet 7 specifies 60% topsoil and 40% compost. This is not consistent with the detail notes which a topsoil to compost ratio of 2:1. The soil amendment ratio should be clarified.

Sincerely,



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

JM/tw

cc: Daniel Fox, Township Manager
Alexandra Mullin, Executive Assistant
Scott Holbert, Esquire, Flager & Associates
Randy Teschner, Fire Marshal
Todd Savarese, Esq.
Walt Hulton, Hulton Contracting, Inc., Applicant
Adam D. Crews, P.L.S., Crews Surveying, LLC.
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



MEMO

TO: Board of Supervisors, Township Manager - Dan Fox

FROM: Alex Mullin

DATE: 10/15/2024

SUBJECT: Web Redesign Vendor Recommendation

The Township staff met and interviewed three (3) potential vendors for the Website Redesign project over the course of the last month, Granicus, Civic Plus, and Catapult Web.

The Website Redesign Committee felt it was imperative to ensure that the selected vendor understood the Townships' goals and fiduciary responsibilities. Core focused goals are as follows: ease of use, intuitive design and capabilities, improved site navigation, content management systems (CMS) for staff to access and control web content, and overall look and feel of the website.

	<i>Year 1 Implementation + Build</i>	<i>Year 2 Annual Fee</i>	<i>Year 3 Annual Fee + % increase</i>
<i>Granicus</i>	\$35,080	\$33,191	\$35,515
<i>Civic Plus</i>	\$24,171	\$8,445	\$8,698
<i>Catapult Web</i>	\$2,400	\$3,600	\$3,600

While all three vendors can provide the Township and its residents with a quality product, the Committee felt like one vendor was able to stay well within budget, satisfy all immediate needs, and provide a turn around time that was more agreeable.

Catapult Web is a local provider who currently services over 20 municipalities including Doylestown Township, Northampton Township, Perkasio Borough, and BCATO. The formatting of the new site is incredibly user friendly, giving the residents the ability to view and access the Township information in a more organized fashion. From an administrative perspective, Township staff would have immediate access to edit, update, and post content directly to the site, eliminating the need for a third-party. Upon agreeing to this vendor, Township staff will move to the design process. The new site will be expected to launch by the beginning of the new year.

STAFF RECCOMENDATION:

The Website Redesign Committee and New Britain Township Staff recommend that the Board of Supervisors authorize for the Township to use Catapult Web and their "Municipult" services, set forth by the Engagement letter attached.

William Schwartz
Catapult Web
220 N Center Street
North Wales, PA 19454

October 10, 2024

Alexandria Mullin
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Dear Ms. Mullin,

We appreciate the opportunity to provide New Britain Township with a new website through subscription to our Municipalt service.

Details of the service are as follows:

- This website service is billed annually at a cost of \$2,400 (after 2025 the service cost increases to \$3,600 annually)
- There are no other costs associated with the service, its development, or the migration of content from the existing website to the new Municipalt website
- Billing begins once the website has been deployed and is available publicly
- Training, website hosting, routine service and support is provided with no additional costs

Thank you again for this opportunity.

Sincerely,

William Schwartz
President
Catapult Web

Conservation Easement Enhancement Project Description:

302-304 Mill Ridge Road is in the headwaters of an unnamed tributary of the North Branch Neshaminy Creek, downstream of Lake Galena. In 2019, former agricultural fields were converted to a 12-home subdivision. New Britain Township maintains multiple easements in the subdivision including a conservation easement. This easement includes 2.5 acres of mostly native grasses and herbaceous plants, maintained as a meadow through twice annual mowing.

The homeowner at 304 Mill Ridge Road has sought assistance to reforest the eased portion of their property. The homeowner at 302 Mill Ridge Road is supportive of the project.

This project presents an opportunity for source water protection and runoff volume reduction for the Neshaminy Creek Watershed. The project area accounts for 9% of the headwater land area; conversion from perennial hay to woodland would enhance water filtration, infiltration, and increase water holding capacity of the soils.

The planting project is positioned for success since the landowner has pledged to maintain the plantings by sharing with the HOA, landscape maintenance costs, covering the added services of watering and trimming around planted trees to the annual to twice annual area mowing. The landowner has agreed to host a volunteer workday to plant the trees, recruiting neighbors and other members of Bucks County's conservation community.

The proposed project would plant 150 – 200 native trees and shrubs across the 2.5-acre parcel. At this density, trees would be spaced 10 – 15' apart. A clumped planting pattern may be preferable dependent upon on site conditions and landowner preference. Minimal site disturbance is required. Planting holes would be augured, stakes for deer protection tubes pounded in place. A 2 – 3-foot mulch ring would be placed at the base of planted trees. Occasional multiflora rose (*Rosa multiflora*), Callery pear (*Pyrus calleryana*), and autumn olive (*Elaeagnus umbellata*) are present in the forest edges. These would be killed or removed prior to planting. An unplanted, more frequently mowed path would provide for passive recreational use by the landowners.

A representative species list to be planted in the project area follows.

Deciduous Trees:

American Hornbeam (*Carpinus caroliniana*)
American Linden/Basswood (*Tilia americana*)
Black Oak (*Quercus velutina*)
Eastern Redbud (*Cercis canadensis*)
Flowering Dogwood (*Cornus florida*)
Red Oak (*Quercus rubra*)
Sugar Maple (*Acer saccharum*)
Tulip Poplar (*Liriodendron tulipifera*)
Black Cherry (*Prunus serotina*)
American Persimmon (*Diospyros virginiana*)

Evergreen Trees:

Eastern Red Cedar (*Juniperus virginiana*)
Eastern White Pine (*Pinus strobus*)

Shrubs

American Hazelnut (*Corylus americana*)
Black Chokeberry (*Aronia melanocarpa*)
Blackhaw Viburnum (*Viburnum prunifolium*)
Mountain Laurel (*Kalmia latifolia*)
Red Chokeberry (*Aronia arbutifolia*)
Serviceberry (*Amelanchier canadensis*)



Figure 1: Planting Plan Approximation



Figure 2: Project area within tributary headwaters



MEMO

TO: Board of Supervisors, Township Manager Dan Fox
FROM: Bill May, Parks, and Recreation Coordinator/ Foreman
DATE: October 16, 2024
RE: Lenape Valley Softball, Dugout Proposal

The Lenape Valley Softball Organization has been seeking businesses to donate materials to aid in the construction of the dugouts that had been approved by the Board of Supervisors in June of 2024. They are requesting approval for a plaque with the names of the sponsors to be placed within the dugout.

The details are as follows; they were taken directly from the email: we would like small plaque mounted to the framework of the dugout itself. It wouldn't hang down or obstruct any view, in fact, most people wouldn't even know it was there. For example, if the framing of the roof was made from 2 x 8 pressure-treated and ran a span of 16 feet, we might place two plaques on those boards, each measuring somewhere around 7" x 12". We could make them out of a nondescript metal, so they would not be colorful, or draw the attention of passersby.

On Tuesday October 15, 2024, at the Parks and Recreation Advisory Board meeting, the Park and Recreation Coordinator shared the email with the Park and Recreation Board detailing the parameters of the plaque requested.

STAFF RECOMMENDATION:

The Parks and Recreation Advisory Board and New Britain Township Staff recommend the Board of Supervisors authorize the proposal for the addition of a plaque to the softball field dugouts at North Branch Park upon completion. LV Softball will be instructed to keep the plaque to the specifications listed above.



MEMO

TO: Board of Supervisors, Township Manager Dan Fox
FROM: Bill May, Parks, and Recreation Coordinator/ Foreman
DATE: October 16, 2024
RE: Memorial Tree at North Branch Park

On Tuesday September 18 Jeffrey and Maggie Taphouse submitted a memorial program application along with the appropriate payment for a memorial tree to be planted in dedication to family member Michael Taphouse. Michael had tragically been involved in the fatal crash of a small aircraft in September of 2021. The family has met with the Parks and Recreation Coordinator/Foreman to find a suitable location at North Branch Park. Both parties have agreed on the location by the rear stone parking lot, on the other side of the wooden foot bridge. The tree selected from the application form is a redbud.

On Tuesday October 15, 2024, at the Parks and Recreation Advisory Board meeting, the Park and Recreation Coordinator shared the request with the Park and Recreation Board detailing the application and location of the tree.

STAFF RECOMMENDATION:

The Parks and Recreation Advisory Board and New Britain Township Staff recommend the Board of Supervisors authorize the planting of the memorial tree. Along with the recommendation of waiting until Spring to plant the tree.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2024

MONTH: SEPTEMBER

Township Property Maintenance:

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

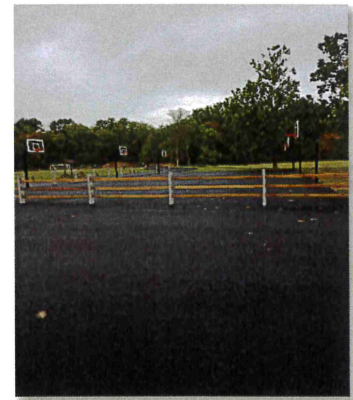
The mowing of all parks and open spaces was reduced significantly halfway through September due to an extended period of low precipitation levels.

The Pnr Department trimmed low lying, broken, and or dead branches from the Oak trees that are affiliated with the Veteran's Memorial at North Branch Park. The brick area was the power washed in preparation for the Veteran's Committee Fall Festival event.

Special Projects / Other:

The Park and Recreation Department has time spent for the Fall Festival preparations, which include the installation and removal of the informational advertisement signs (25) throughout the township parks and highly visible areas, Setting up necessary provisions on the day before the event, along with the breakdown and cleanup, and collection of all advertisement signs on the first scheduled workday after the events conclusion.

The parks and Recreation Department installed all new backboards and rim assemblies on the newly renovated basketball courts at North Branch Park, pictures below show installation and completed appearance.



All units were assembled on the ground and lifted into place via backhoe then adjusted and fully tightened.



New Britain Township

Parks & Recreation

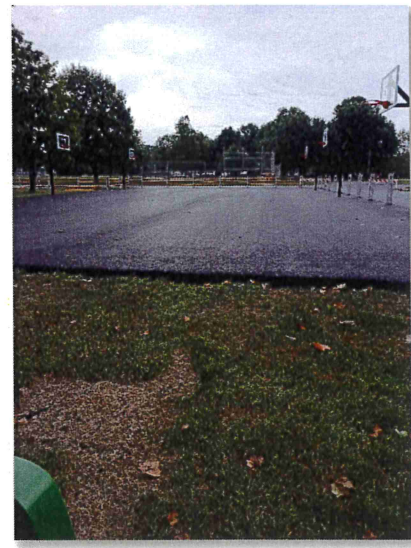
The first coat of the base sealer was applied. The court will receive one more coat of base sealer as weather permits. Pictures below illustrate the process.



Bare court prior to application



Applied sealer and squeegee



Finish of first coat.

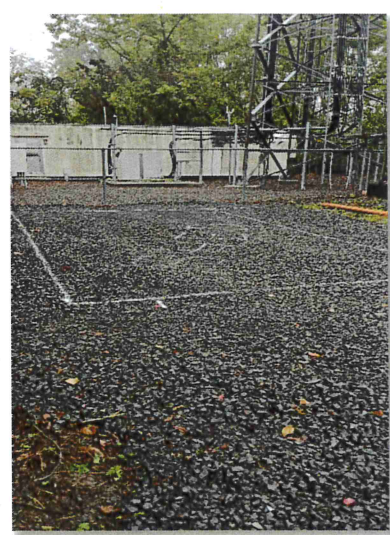
The parks and Recreation Department began cleanup and pad preparation within the PnR garage area in preparation for the new storage shed scheduled for an October delivery.



Before



After



New Shed Location 12'x 24'



New Britain Township

Parks & Recreation

The Parks and Recreation Foreman / Coordinator is categorizing all administrative duties as other.

Ballfield Maintenance:

The Parks and Recreation Department is grooming all the softball and baseball fields at North Branch Park on a regular basis and wetting down as needed as fall leagues have begun.

Parks and Recreation Daily Hours:

Township Property Maintenance:	231	Hrs.
Ballfield Maintenance:	19	Hrs.
Other/ Special Projects:	113	Hrs.



New Britain Township Police Department



Monthly Report

September 2024

Current Goals and Objectives:

Objective 1: 10 % decrease in accidents as compared to 2023

Objective 2: Become PLEAC Accredited

Objective 3: Implement In Car Camera Systems

Objective 4: Increase community engagement activity

Result of Goals and Objectives:

Objective 1: PennDOT traffic study for New Galena and Sellersville Roads

Objective 2: Accreditation approved by commission.

Objective 3: In Car Camera systems installed and fully functional.

Objective 4: Coffee with a Cop @ Bagel Barn October 4th

Significant Events:

Completed:

- 432 Calls For Service/406 Directed Patrols/100 Vehicle Stops
- Hiring of Entry Level Police Officer Michael Kilroy
- Shrine Festival - August 31 - September 2nd and September 7th & 8th
- Fall Festival (Child Seat Check/License Plate Check) - September 21st
-

Upcoming:

- Coffee with a Cop (Bagel Barn) - October 4th 8-10am
- Chief @ IACP Boston October 18-22
- Trunk or Treat (New Seasons) - October 25th 530 - 730pm
- Drug Take Back (Headquarters & Giant) - October 26th 10am - 2pm
- Making Spirits Bright



New Britain Township Police Department



Monthly Report

September 2024

Performance Statistics:

Part 1 Crimes	28 Day		
	2024	2023	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Theft	3	2	50.00%
Auto Theft	1	1	N/A
Arson	0	0	N/A
Totals	4	3	33.33%

Part 2 Crimes	28 Day		
	2024	2023	% of Change
Assault (Non-Aggravated) / Harassment	0	3	-100.00%
Fraud	2	1	100.00%
Vandalism / Criminal Mischief	0	0	N/A
Disorderly Conduct	0	0	N/A
Drug Violations	0	2	-100.00%
Driving Under the Influence	2	0	#DIV/0!
Public Drunkenness	0	0	N/A
Weapons Offenses	1	1	N/A
All Other Offenses (Except Traffic Related)	1	0	#DIV/0!
Totals	6	7	-14.29%

Motor Vehicle Accidents	28 Day		
	2024	2023	% of Change
Non-Reportable	11	6	83.33%
Reportable	7	3	133.33%
Fatal	0	0	N/A
Totals	18	9	100.00%



New Britain Township Police Department



Monthly Report

September 2024

Performance Statistics:

Part 1 Crimes	Year to Date		
	2024	2023	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	1	0	#DIV/0!
Theft	38	41	-7.32%
Auto Theft	1	3	-66.67%
Arson	0	0	N/A
Totals	40	44	-9.09%

Part 2 Crimes	Year to Date		
	2024	2023	% of Change
Assault (Non-Aggravated) / Harassment	14	16	-12.50%
Fraud	20	26	-23.08%
Vandalism / Criminal Mischief	8	7	14.29%
Disorderly Conduct	2	0	#DIV/0!
Drug Violations	8	7	14.29%
Driving Under the Influence	17	11	54.55%
Public Drunkenness	3	1	200.00%
Weapons Offenses	2	1	100.00%
All Other Offenses (Except Traffic Related)	17	0	#DIV/0!
Totals	91	69	31.88%

Motor Vehicle Accidents	Year to Date		
	2024	2023	% of Change
Non-Reportable	101	97	4.12%
Reportable	69	54	27.78%
Fatal	0	0	N/A
Totals	170	151	12.58%



New Britain Township

Public Works

Departmental Report

Year: 2024

Month: September

Township Property Maintenance: 325 Hrs.

- Public Works along with Parks & Recreation finished the resurfacing and sealing of the basketball courts at North Branch Park.
- PW began scratching/ leveling the walking trail around North Branch Park before the final paving will be completed in early October.



Stages of the sealing and striping of basketball courts at North Branch Park

Road Maintenance: 76 Hrs.

- Public Works hot patched various roadways throughout the Township.

Drainage: 10 Hrs.

- Public Works checked all storm sewer systems as needed.

Street Signs: 38 Hrs.

- Public Works trimmed around signs, guardrails, and bridges for visibility as needed.
- Installed signage that were knocked down by motorists.
- Public Works replaced/ upgraded street signs throughout the Township to the new standard HIP (high intensity prismatic).



New Britain Township

Public Works

Equipment Maintenance: 57 Hrs.

- All vehicles and equipment are cleaned, serviced, and inspected as needed.
- Oil changes and preps for inspections were performed.

Other: 173 Hrs.

- Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.
- Public Works and Parks & Recreation prepared for and assisted with the annual Fall Festival which was held on September 21st.
- Public Works assisted the Police Department with fencing, barricades and sign boards for a VIP visit held at The Shrine.



MEMO

TO: Daniel C. Fox, Township Manager
FROM: David Conroy, Director of Planning and Zoning/Zoning Officer
DATE: October 2, 2024
RE: September 2024 Land Development Report

UNDER REVIEW:

(2024-13595) 256 Ferry Road – Joseph Solana

- Submitted Lot Line Change application on 8/7/24. Tentatively scheduled for the 10/22/24 PC.

(2024-31-Z) 545 West Butler Avenue – Spotless Brands, LLC

- Submitted Sketch Plan application on 7/30/24. Presented at the 9/24/24 PC. Will resubmit plans.

(2024-32-Z) W.B. Homes – Barry Road

- Submitted Sketch Plan application on 7/25/24. Presented at the 9/24/24 PC. Will submit for a subdivision application.

(2024-13968) Byers Choice

- Submitted Sketch Plan application on 7/2/24. Gilmore review letter issued on 8/15/24. Will formally submit a Subdivision application.

(2024-13604) 4645 County Line Road – Hulton Contracting

- Submitted Sketch Plan application on 4/17/24. Submitted second set of revised plans on 8/30/24. Tentatively scheduled for the 10/21/24 BOS.

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

- Revising plans and preparing resubmission. Submitted ZHB application on 9/28/23. Presented and approved at 11/16/23 ZHB.

(2022-12243) Manor Dr – Petrucci Land Development

- Approved at 10/19/23 ZHB meeting. Awaiting formal submission of land development application.

(2022-12765) 180 New Britain Blvd/354 Schoolhouse Rd Parking Expansion 2

- Received ZHB approval on 6/22/23 for relief related to paved area setbacks and impervious for parking lot expansion.

(2022-12689) Galena Reserve Mobile Home Park

- Withdrew from 1/24/23 PC agenda. Applicant to resubmit plans.

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

- Presented Sketch Plan at 5/23/24 PC and 6/5/24 BOS Work Session. Will need zoning relief, applicant preparing ZHB submission.

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

- Approved at 2/15/24 ZHB meeting. Submitted Land Development application on 11/28/23. Awaiting revised plans.

(2022-12505) 619 N Limekiln Pike – Hughes/Umlauf Building Additions

- Initial application incomplete, awaiting formal resubmission.

(21-1000) 120 Liberty Ln – Herding Butterflies, LP

- Accepted Conditional Use Application for stone parking lot 2/23/23, PC recommended approval of Conditional Use at 3/28/23 meeting, Conditional Use Hearing held 4/17/23, Conditional Use granted on 6/19/23.

BOARD APPROVAL GRANTED:

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

- Final Land Development application was presented and approved at 6/17/24 BOS.

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

- Amended Final Land Development application was presented and approved at 3/4/24 BOS. Plans and Agreements currently being circulated for signature for recording.

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

- Presented and approved at 10/24 PC & 11/20 BOS. Amended Resolution approved at 3/4/24 BOS.

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

- Presented and approved at 7/25/23 PC & 11/20/23 BOS. Submitted revised plans on 9/11/24.

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

- Presented and approved at 10/24/23 PC & 11/20/23 BOS. Submitted revised plans on 9/17/24.

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

- Plans and Development/Easement Agreements were recorded on 4/5/24. Pre-Construction meeting held on 9/26/24.

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

- Plans and Development/Easement Agreements were recorded on 3/22/24.

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

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

(19-1600) 98 Railroad Ave – Railroad 3, LLC

- Plans and Development/Easement Agreements currently in the process of being recorded.

(2022-12537) 55 Curley Mill Rd – Mortimer Minor Subdivision

- Pre-construction meeting held on 2/16/24.

(20-0600) 315 Old Limekiln Rd – D’Alessio Subdivision

- Applicant to submit record plans, fees and execute agreements.

(15-0200) 9 Sellersville Rd – Tecce Minor Subdivision

- Pre-construction meeting held on 10/4/23.

(2022-12319) 84 Schoolhouse Rd – Hallmark Homes

- Pre-construction meeting held on 12/20/23.

(16-1300) Township Line Rd – Lohin Subdivision

- Pre-construction meeting held on 6/27/24.

(20-1000) 1 Highpoint Dr – Fox Lane Homes

- Amendment to Record Plans presented and approved at 11/20/23 BOS. Blasting Permit approved at 3/18/24 BOS.

Veteran’s Park – CNBTJSA Pump Station 4 Relocation

- Applicant to execute agreements and pay fees prior to recording plans.



New Britain Township

Planning & Zoning

September 2024 Monthly Report

Permits Issued	48 (Total)
Construction	19
(Building, Electrical, Mechanical, Plumbing, Sign, Accessory, Fire, Accessibility)	
Road Occupancy	5
Use & Occupancy	15
Well	1
Zoning	8
Inspections Conducted	30 (Total)
Building Inspection	2
Use & Occupancy	28
Fire Calls	0 (No Report Submitted)
Chalfont	0
Doylestown	0
Dublin	0
Hilltown	0
Zoning Hearing Board Applications Submitted	1

- 106 Devon Road (Zacirka) – The applicant is proposing a new first floor in-law suite. As such, they are requesting relief from the following section of the Zoning Ordinance:
 - §27-902.b – to allow a 41'-4" rear yard setback, where at least 75' is required.

Open Space Plan Update – The Open Space Plan Update Committee has recently sent out a public survey to 500 New Britain Township residents. The survey will gather information from the residents regarding the future of the Township's Open Space areas. The survey, produced and analyzed by the ETC Institute, which NBT has contracted through the Bucks County Planning Commission, should have results within the next week or so. Once the results of the survey are analyzed, a framework and outline of the Open Space Plan Update will be developed.

New Britain Township

207 Park Avenue
Chalfont, PA 18914
Phone: 215-822-1391



Total Permits for 09/01/2024 to 09/30/2024

Permit Type	# of Permits
Master Permit	19
Road Occupancy	5
Use & Occupancy	15
Well Permit	1
Zoning	8
Total	48

New Britain Township

207 Park Avenue

Chalfont, PA 18914

Phone: 215-822-1391



Permit List 09/01/2024 to 09/30/2024

Inps. Date	Permit #	Application Type	Inspection Type	Inps. Time	Owner Name	Site Address
9/12/2024	2020-10667	Residential	Residential Occupancy Inspection	12:00 AM	MICHAEL & STEPHANIE	2 BROOK LN
9/26/2024	2024-13970	Residential	Residential Occupancy Inspection	12:00 AM	MICHAEL & CHRISTINE RISICH	35 HICKORY LN
9/17/2024	2024-167-UO	Residential	Residential Occupancy Inspection	12:00 AM	KINGS, JOAN S	60 BLUE JAY RD
9/4/2024	2024-167-UO	Residential	Residential Occupancy Inspection	10:00 AM	KINGS, JOAN S	60 BLUE JAY RD
9/6/2024	2024-169-UO	Residential	Residential Occupancy Inspection	12:00 AM	WODZISZ, MICHAEL & COREY	21 FARBER DR
9/3/2024	2024-176-UO	Residential	Residential Occupancy Inspection	9:30 AM	MEO, ALPHONSO, JR & DIANE C	130 PEGGY LN
9/3/2024	2024-180-UO	Residential	Residential Occupancy Inspection	1:00 PM	BLOOM, ARTHUR W & RENA F	253 PRINCE WILLIAM WAY
9/4/2024	2024-191-UO	Residential	Residential Occupancy Inspection	9:30 AM	HOPKINS, CORNELL	566 MALLARD DR
9/3/2024	2024-192-UO	Residential	Residential Occupancy Inspection	10:00 AM	OFSHARICK, DUSTIN	133 HAMPSHIRE DR
9/3/2024	2024-197-UO	Residential	Residential Occupancy Inspection	12:00 AM	SHELDON, CHARLES E & SALLY ANN	209 CORNWALL DR
9/9/2024	2024-197-UO	Residential	Residential Occupancy Inspection	12:00 AM	SHELDON, CHARLES E & SALLY ANN	209 CORNWALL DR
9/30/2024	2024-199-UO	Residential	Residential Occupancy Inspection	2:00 PM	JAPCHEN, DAVID R & MARY E	16 SUNNYBROOK DR
9/30/2024	2024-199-UO	Residential	Residential Occupancy Inspection	2:00 PM	JAPCHEN, DAVID R & MARY E	16 SUNNYBROOK DR
9/9/2024	2024-199-UO	Residential	Residential Occupancy Inspection	12:00 AM	JAPCHEN, DAVID R & MARY E	16 SUNNYBROOK DR
9/16/2024	2024-204-UO	Residential	Residential Occupancy Inspection	1:00 PM	JURANIS, JASON	204 CAYUGA CIR
9/30/2024	2024-204-UO	Residential	Residential Occupancy Inspection	12:30 PM	JURANIS, JASON	204 CAYUGA CIR
9/16/2024	2024-205-UO	Residential	Residential Occupancy Inspection	1:30 PM	BURK, FRANK D & SALLY S	70 SCHOOLHOUSE RD
9/12/2024	2024-206-UO	Residential	Residential Occupancy Inspection	12:00 AM	BUTLER PIKE PROPERTIES LP	409 W.BUTLER AVENUE APT 116
9/12/2024	2024-207-UO	Non-Residential	Commercial Occupancy Inspection	12:00 AM	E R P NEW BRITAIN PROP OWNER, L P	4275 COUNTY LINE RD
9/27/2024	2024-207-UO	Non-Residential	Commercial Occupancy Inspection	12:00 AM	E R P NEW BRITAIN PROP OWNER, L P	4275 COUNTY LINE RD
9/17/2024	2024-208-UO	Residential	Residential Occupancy Inspection	9:30 AM	MADISON NEW BRITAIN	312 ANTHEM WAY
9/17/2024	2024-209-UO	Residential	Residential Occupancy Inspection	10:00 AM	MADISON NEW BRITAIN	323 ANTHEM WAY
9/17/2024	2024-210-UO	Residential	Residential Occupancy Inspection	10:30 AM	MADISON NEW BRITAIN	709 ANTHEM WAY
9/17/2024	2024-211-UO	Residential	Residential Occupancy Inspection	11:00 AM	MADISON NEW BRITAIN	1117 ANTHEM WAY
9/30/2024	2024-212-UO	Residential	Residential Occupancy Inspection	1:00 PM	BURROUGHS, JEFFREY P	114 BATES DR
9/30/2024	2024-214-UO	Residential	Residential Occupancy Inspection	1:30 PM	REGA CHALFONT	8204 GREY FRIARS TERRACE

New Britain Township

207 Park Avenue

Chalfont, PA 18914

Phone: 215-822-1391



Inps. Date	Permit #	Application Type	Inspection Type	Inps. Time	Owner Name	Site Address
9/26/2024	2024-215-UO	Residential	Residential Occupancy Inspection	9:30 AM	WARD, JAMES D JR	205 MOHEGAN ST
9/30/2024	2024-217-UO	Residential	Residential Occupancy Inspection	12:00 AM	BUTLER PIKE PROPERTIES LP	409 W.BUTLER AVENUE
9/30/2024	2024-218-UO	Residential	Residential Occupancy Inspection	12:00 AM	BUTLER PIKE PROPERTIES LP	409 W.BUTLER AVENUE
9/30/2024	2024-219-UO	Residential	Residential Occupancy Inspection	12:00 AM	BUTLER PIKE PROPERTIES LP	409 W.BUTLER AVENUE

Total Inspections: 30

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	Brittany Farms Stream Project completed except for Live Stakes; Annual Report submitted 9/30/24; Final Permit Report due 9/2025
Keller Road Bridge	Keller Road	Survey Plan completed; At 7/16/24 Capital Improvement Planning Mtg, G&A provided updated estimate of scope and engineering. BOS to advise on repair or replacement.
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Trail paved 4/22/24; Contractor 100% completed; PW to complete final grading; DCNR grant reimbursement to be submitted; Phase 2: G&A to work with BOS and Staff to discuss project scope, planning, and phasing.
Ordinance Amendments		Zoning authorization for advertisement to be considered at 10/21/24 BOS Mtg; G&A consolidating SALDO amendments to be authorized for advertisement 11/4
Road Program		Contractor substantially complete (Britain Woods, Glen, Marshall Cir, Brook Ln); Pay App 1(Final) 10/21/24 BOS Mtg Concrete marked for 2025+ Road Program (Teal Dr, Goldeneye, Janton Way, Green Valley, Nicholas, Michaels)
North Branch and Pine Run Park Upgrades	Forrest Park Dr. to Cayuga Cir.	Existing Conditions Plan presented at 6/17 BOS Exec Session
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	BOS approved 11/20/23; Rev. Resolution approved 3/4/24; Legals and Cost Estimate apprvd. Record plans being circulated
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 apprvd 3/4/24; Record Plans being recorded by Applicant; PreCon requested
98 Railroad (JAMP)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Amended final approval 5/21/21; Proposing public sewer. Plan approval issued 8/16/23; Eng. confirming location of 30" water line; Record Plans being generated; Railroad3, LLC executing agreements
Galena Reserve	Limekiln Road	B9 MHP II - 46 33 Age-Restricted Units; Preliminary Plan rvw issued 1/18/23; need correspondence from Water and Sewer Authorities
Byer's Choice	4355 County Line Rd	Staff meeting 3/21/24 to discuss potential Subdivision/LD; G&A Sketch Plan rvw issued 8/14/24; Prel plans being generated
180 New Britain Boulevard Land Development	354 Schoolhouse Road	Consolidation of two parcels and expansion of parking and loading areas. Eng Sketch Rvw issued 1/16/23; Attended 1/24/23 PC and 2/6/23 BOS. Rec'd variance and special exception at 6/22/23 ZHB
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; ZHB Decision granted 11/20/23
141 Independence Lane Land Development	141 Independence Ln	92,825-SF warehouse; Received variances from ZHB; Prel/Final Plans approved 10/17/22; Plans approved 5/25/23;

Subdivision and Land Development Projects - Planning and Reviews (continued)		
Project Name	Location	Status
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; 5/1/23 Conditional Use Hearing; Adjudication approved 7/17/23; Prel Plan Approval 4/1/24 BOS; Final Plan Approval 6/17/24; Checkset Plans under review
Dunkin Donuts - Rao Group	545 W. Butler Ave	ZHB variance granted 2/15/24 for 2,530-SF Dunkin Use with 18 parking spaces and drive-thru-No Papa John's; Preliminary Plan Rvw 5/13/24; Applicant has not formally withdrawn
Spotless Car Wash	545 W. Butler Ave	Sketch Plan issued 9/10/24; Attended 9/24/24 PC;
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; PC apprvd 10/24/23; BOS approved 11/20/23; Coordinating with PennDOT on frontage improvements; Legals & Cost Est. under rvw.
Isai Kastriot	104 S. Limekiln Pike	3-lot Subd for 3 new single-fam semi-detached(twins); Rec'd variance on 9/25/23 to allow 2 B3 uses on two lots.
Hulton Contracting	4645 County Line Rd	12,800-SF, 16-Unit Storage Building; Sketch Plan/Amended Final Plans Review2 issued 7/25/24; Revised Plans under rvw; To attend BOS 10/21/24
W.B. Homes	Barry Road	4-lot Subd. Attended 9/24/24 PC
Ferry Road - Lot Line Change	256 Ferry Road & 393 Old Iron Hill Road	Lot Line Change Rvw issued 9/17/2024; Tentatively scheduled for 11/26 PC Meeting
Ferry Road Caracausa	Ferry Road	Staff mtg held 9/10/24 & 9/24/24; Applicant presented a Cluster Development which requires a Conditional Use; Applicant to revise Sketch to a By-Right Use.
Sheetz	1100 Bethlehem Pk	Site of Zoto's Diner. PennDOT mtg held 10/16/24 to discuss scope of Traffic Impact Study
Subdivision and Land Development Projects - Under Construction		
Project Name	Location	Status
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way (Walters Road)	Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. Punchlist being addressed. 5/8/24 Staff Mtg; Site Mtg held 5/23/24; Dorothy Lane and Anna Way to be dedicated and maintenance period to commence.
Naplin LD (Nappen & Associates)	4371 County Line Road	Plans recorded 8/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. Rel 4 apprvd 6/3/24; G&A recommended TCO for Units C/D (Benchmark) 4/29/24; Asbuilt Plan review issued. Construction completed.
Tecce Minor Subdivision	9 Sellersville Road	Plans recorded 8/3/22; Driveway waiver approved 2/6/23; Revised Plot Plan approvals 9/23/23. Pre-Con 10/4/23. Houses under construction; SWM facilities scheduled to be installed
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
84 Schoolhouse Road	84 Schoolhouse Road	5-Lot SFD LD with hammerhead cul-de-sac rd. Prel/Final aprvl 9/26/22; Record Plans recorded. Pre-Con Mtg held 12/20/23; Tree clearing completed 2/7/24; Site work started 2/26/24; Release 1 3/14/24;Bulk site work completed, Approved Lots 1, 2, 3, 4 and 5 for Zoning permits.
Highpoint Land Development	1 Highpoint Drive	CU apprvd for 137 units (twins/towns). Prelim/Final aprvl 4/14/22; Pre-Con 7/6/23; Amended Final Plans approved 11/20/23 and recorded; 50 units under construction of 137; Recommended TCO's for first 6 townhomes and first twin units.

Subdivision and Land Development Projects - Under Construction (continued)		
Project Name	Location	Status
County Builders Mixed Use	409 West Butler Ave	Site work for 70-Unit Apt Bldg under construction; Drainage complaint from Mr. Cain being addressed by developer; Site seeded and stabilized; parking lot paved; Rel1 approved; Mtg with Mr. Cain 6/18/24; Street light bases added. Release 2 apprvd and Asbuilt Plan rvw issued.
MarMar Major Subdivision (fka Lohin)	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; Pre-Con for "7 Walters LLC" (MarMar Builders) 6/27/24; Partially cleared and construction entrances installed.
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; Plans recorded; PreCon held 8/6/24; Site work underway.
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Residents concerned with uplighting, road widening, and well impacts. Planning Module Exemption apprvd 10/12/23; BOS apprvd at 9/25/23 mtg (Res 2023-21); Plans apprvd 2/1/24; Agreements recorded; Pre-Con held 9/26/24; Erosion&Sed controls being installed for Phase 1 including clearing ultimate ROW, new road, and rain gardens.

Subdivision and Land Development Projects - In Maintenance Period		
Project Name	Location	Status
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; Punchlist being reviewed in the field 6/24; NBT to add to Liquid Fuels; Twp to record deed of dedication
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. G&A and NBTPW issued maintenance punchlist 5/31/24
NB Meadows Houselines	New Galena Road	Release 2 approved 3/20/23; End of 18-Mo maintenance punchlist issued 10/14/24
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