

ORDINANCE NO. 2024-_____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NEW BRITAIN
TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, ESTABLISHING THE NUMBER
OF MEMBERS**

WHEREAS, the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101, *et seq.* requires every municipality that enacts a Zoning Ordinance establish a Zoning Hearing Board; and

WHEREAS, the Township of New Britain has enacted a Zoning Ordinance and has established a Zoning Hearing Board; and

WHEREAS, Section 903 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10903, grants the Board of Supervisors of the Township of New Britain the authority to establish a three member or five member Zoning Hearing Board; and

WHEREAS, the Township's Zoning Ordinance does not establish the size of the New Britain Township Zoning Hearing Board; and

WHEREAS, the New Britain Township Zoning Hearing Board consists of three members; and

WHEREAS, the New Britain Township Board of Supervisors desires to expand the membership of the New Britain Township Zoning Hearing Board to five members in accordance with Section 903 of the Pennsylvania Municipalities Planning Code; and

WHEREAS, the Board of Supervisors, after due consideration of the proposed Ordinance at a duly advertised Public Hearing, has determined that the best interest and general welfare of New Britain Township will be served by the amendment to the Zoning Ordinance of the Township of New Britain and that the amendment will be in compliance with the Pennsylvania Municipalities Planning Code;

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of New Britain, Bucks County, Pennsylvania, and it is hereby enacted and ordained that Section 3100 of Chapter 27, Part 31 of the New Britain Township Code of Ordinances is hereby amended as follows:

SECTION 1. A Zoning Hearing Board shall be established in order that the objectives of this chapter may be fully and equitably achieved and that a means for competent interpretation of this chapter be provided. **The Zoning Hearing Board shall consist of five members. Each member shall serve a five year term with the terms expiring in successive years. Any member currently serving on the Zoning Hearing Board as of the date of this Amendment shall complete the term to which they were originally appointed in accordance with the Pennsylvania Municipalities Planning Code.** The Zoning Hearing Board shall operate in accordance with the provisions of Article IX of the Pennsylvania Municipalities Planning Code, as amended.

SECTION 2. All ordinances or parts of ordinances that are inconsistent herewith, are hereby repealed, it being understood and intended that all ordinances and the New Britain Township Code, such as are not otherwise specifically in conflict or inconsistent with this Ordinance, shall remain in full force and effect, the same being reaffirmed hereby.

SECTION 3. The Board of Supervisors of the Township of New Britain does hereby reserve the right, from time to time, to adopt modifications of, supplements to, or amendments to the New Britain Township Code, including this Ordinance.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, by any court of competent

jurisdiction, such provision shall be separate, distinct and independent, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. The failure of the Township of New Britain to enforce any provisions of this Ordinance shall not constitute a waiver by New Britain Township of its rights of future enforcement hereunder.

SECTION 6. This Ordinance shall be effective five (5) days after enactment.

Enacted by the Board of Supervisors of the Township of New Britain, this _____ day of _____, 2024.

ATTEST:

**TOWNSHIP OF NEW BRITAIN
BOARD OF SUPERVISORS**

John Granger, Township Secretary

Cynthia M. Jones, Chair

MaryBeth McCabe, Esquire, Vice Chair

William B. Jones, III

Stephanie Shortall, Esquire

Bridget Kunakorn

**BOARD OF SUPERVISORS
MEETING MINUTES
November 20, 2023**

A Regular Business Meeting of the New Britain Township Board of Supervisors was held on Monday, November 20, 2023, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair William B. Jones, III, Vice-Chair Stephanie Shortall, Members Gregory Hood, Cynthia M. Jones, and Marybeth McCabe, Esq. Also, present were Township Interim Manager John Granger, Police Chief Richard Clowser, Township Engineer Craig Kennard, P.E., and Township Solicitor Sean Gresh.

1. **Call to Order:** Mr. Jones called the Meeting to order at 7:00 p.m.
2. **Pledge of Allegiance:** Mr. Jones led the Board and audience in the Pledge of Allegiance.
3. **Appointment of Police Officer**
 - A. Motion to approve the hiring of Connor Maloney as a Probationary Officer, effective November 13, 2023

MOTION: Upon motion by Cynthia M Jones, seconded by Stephanie Shortall, the Board of Supervisors unanimously approved the hiring of Connor Maloney as a Probationary Officer, effective November 13, 2023.

- B. Oath of Office: Mr. Jones administered the oath of office to Connor Maloney. The Board congratulated Officer Maloney on his appointment and welcomed him to the Township.

3. **Chair Comments:**
 - A. Mr. Jones stated the Board met in Executive Session before the meeting to discuss personnel and litigation matters.

4. **Action Items:**
 - A. Motion to consider meeting minutes of the Board of Supervisors meeting

MOTION: Upon motion by Mrs. Jones, seconded by Ms. McCabe, the Board of Supervisors unanimously approved the October 16, 2023 Business meeting and November 6 Business meeting minutes.

- B. Motion to consider the schedule of bills

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Shortall, the Board of Supervisors unanimously approved the schedule of bills dated November 15, 2023 in the amount of \$555,145.73 and authorized the proper officers to pay the bills per the attachment.

- C. Motion to consider the Consent Agenda
 - i. Naplin One Limited Partnership has executed Escrow Release #3 for 4371 County Line Road for \$674,383.20, leaving \$425,793.93 remaining.

- ii. New Britain Multi-Family Development, LP has executed a Stormwater Facilities Operation and Maintenance Agreement for 1500 Manor Drive, TMP #26-005-049-003, with a Stormwater BMP maintenance fee of \$392.75.

MOTION: Upon motion by Mrs. Jones, seconded by Ms. McCabe, the Board of Supervisors unanimously approved all items on the consent agenda dated November 20, 2023.

D. Motion to consider Resolution 2023-25: 1 Highpoint (Foxlane) Preliminary/Final Approval Amendment #1

Kelly McGowan, representing the applicant, stated that the request to modify the plans due to an underground Verizon Utility box that cannot be relocated. This resulted in the relocation of four (4) dwelling units to other locations on the sites. There are no changes to site improvements.

Mr. Kennard stated that this was the least impact on the site.

Ms. McGowan stated that the conservation district will treat this as a field change.

Mr. Hood asked if there was to be more blasting.

Ms. McGowan stated that the blasting has been completed.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2023-25: 1 Highpoint (Foxlane) Preliminary/Final Plan Approval Amendment #1.

E. Motion to consider Resolution 2023-22: 84 Curley Mill Road Preliminary/Final Approval Amendment #1

Kelly McGowan, representing the applicant, stated that this is a two (2) lot subdivision with all the improvements on Lot 1.

Mr. Kennard stated that this was reviewed by staff who provided recommendations contained in his review letter.

Rachel Bush, the applicants engineer, stated that lot 1 is on the SR2 zoning district, Lot 2 is partially in the SR2 district with a portion of the lot in the watershed district. Lot 2 contains a pond which is subject to a conservation easement.

Mr. Kennard stated that all road improvements are deferred until the development of lot 2.

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2023-22: 84 Curley Mill Road Preliminary/Final Approval Amendment #1.

F. Motion to consider Resolution 2023-23: 4359 County Line Road Preliminary/Final Approval

Rachel Bush, the applicants engineer, reviewed the proposed plan which is for an expansion to an existing commercial building.

Mr. Kennard stated that the township planning commission recommended approval without the applicant installing sidewalks.

The Board discussed the need to provide sidewalks and concluded that the sidewalks are to be installed as part of the project.

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2022-23: 4359 County Line Road Preliminary/Final Approval with the additional condition that applicant shall install a sidewalk.

G. Motion to consider Resolution 2023-24: 123 Creek Road Preliminary/Final Approval

Mr. Kennard briefly reviewed the plans which were before the Board earlier.

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Shortall, the Board unanimously approved Resolution 2023-24: 123 Creek Road Preliminary/Final Approval.

H. Motion to consider Change Order #1: Neshaminy Greenway Trail – 1606 Upper State Road

Mr. Kennard stated that the change orders to provide the wearing course of asphalt on the previously constructed phase of the trail. That work was not done under the earlier contract due to funding.

MOTION: Upon motion by Mrs. Jones, seconded by Mr. Hood, the Board unanimously approved Change Order #1: Neshaminy Greenway Trail – 1606 Upper State Road.

6. Information Items

- A. Township Manager's Report
 - i. Mr. Granger stated that he had no documents.
- B. Departmental Reports
 - i. Mr. Jones stated that the department reports are on file at the township building.
- C. Solicitor's Report
 - i. Mr. Gresh stated that the solicitors' report has been provided to the Board.
- D. Engineer's Report
 - i. Mr. Kennard stated that the engineer's report has been provided to the Board.
- E. Board of Supervisors' Comments
 - i. The Board had no additional comments.

7. Public Comment:

1. There was no public comment at this time.

8. Announcements:

1. Mr. Jones stated that the Board of Supervisors' next meeting will take place on Monday, December 4, 2023, at 7:00 p.m.

9. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Hood, seconded by Mrs. Jones, and unanimously carried to adjourn the meeting at 7:42 p.m.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, III, Chair

Stephanie Shortall, Vice Chair

Gregory T. Hood, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member

Attest: _____
John Granger
Township Interim Manager

**BOARD OF SUPERVISORS
MEETING MINUTES
December 4, 2023**

A Regular Business Meeting of the New Britain Township Board of Supervisors was held on Monday, December 4, 2023, at the Township Administration Building, 207 Park Avenue, New Britain Township, PA, beginning at 7:00 p.m. Present were Supervisors: Chair William B. Jones, III, Vice-Chair Stephanie Shortall, Members Gregory Hood, Cynthia M. Jones, and Marybeth McCabe, Esq. Also, present were Township Interim Manager John Granger, Township Engineer Craig Kennard, P.E., and Township Solicitor Sean Gresh.

1. Call to Order: Mr. Jones called the Meeting to order at 7:00 p.m.

2. Pledge of Allegiance: Mr. Jones led the Board and audience in the Pledge of Allegiance.

3. Chair Comments:

A. Mr. Jones stated the Board met in Executive Session before the meeting to discuss personnel and litigation matters.

4. Action Items: There were no action items at this time.

5. Presentation Items:

A. 2024 Final Budget: Mr. Granger stated that the 2024 Preliminary Budget provided for no tax increase, a 3.5% wage increase for township personnel and approximately \$1.9 million in investments to township facilities.

6. Subdivision/ Land Development Projects:

A. None at this time

7. Zoning Hearing Board Applications

A. 545 W Butler Avenue: Mr. Hood motioned, seconded by Mrs. Jones that the township should oppose this application. Mr. Gresh stated that the application identified two (2) variances. He recommended that the Board oppose the application. Following a discussion, the Board unanimously approved the motion to oppose the application.

B. 756 N Limekiln Pike: Mr. Gresh stated that the matter has been continued at the meeting to permit the township to reply to an issue that the applicant raised at the first hearing. He will continue the Board's decision to oppose the application.

7. Information Items

A. Departmental Updates

i. Administration: No report.

ii. Engineering:

1. Zoning and Subdivision/Land Development amendments #1:

Mr. Kennard stated that his firm is following the direction of the Board to prepare a single omnibus amendment to the Zoning Ordinance. They will prepare four separate amendments to be discussed by the Board once there is consensus among the Board, he will prepare an amendment to the Zoning Ordinance and an amendment to the Subdivision and Land Development. Both ordinances will need to be modified at some time.

He has prepared a proposed amendment to the Natural Resources, Buffer Planting & Specimen Tree regulations.

The proposals reflect comments that have been made over the years by the Board members and staff.

There was a brief discussion among Board members with respect to what constitutes a specimen tree and the issue of property rights versus protecting natural resources.

The Board had no further comments at this time. Mr. Kennard stated that the Board could forward comments directly to him. The Board would also have an opportunity to comment on this proposal when all the proposed amendments are reviewed by the Board in early 2024. Mr. Kennard stated that the next proposed amendments will address traffic and parking regulations.

- iii. Police: No action was taken at this time.
- iv. Public Works: No action was taken at this time.
- v. Parks & Recreation: No action was taken at this time.
- vi. Finance: No action was taken at this time.

B. Board Comments

- i. Mrs. Jones thanked Mr. Hood for his service to the township and wished him well. Ms. McCabe echoed Mrs. Jones comments and wished Mr. Hood well. Mrs. Shortall thanked Mr. Hood for mentoring her as supervisors as well as for his service to the township. Mr. Jones thanked Mr. Hood for his service as supervisor, for his ten years as a member of the Township Planning Commission and for his work on land preservation. Mr. Hood stated that his more than twenty years' service to the township has been very satisfying and that he will remain active in the community.
- ii. Ms. McCabe asked why this resolution was before the Board. Mr. Granger stated that the resolution specifically states what invoices can be paid prior to a Board meeting.
- iii. Mr. Gresh reviewed the history behind this matter and reviewed the law that enables the program. The township would be able to recoup court costs should any solicitor request a hearing.

8. Action Items

- A. Motion to consider payment of bills, dated December 1, 2023 in the amount of \$241,653.81.

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Shortall and unanimously carried, the Board approved the payment of bills dated December 1, 2023 in the amount of \$241,653.81.

- B. Motion to consider Resolution 2023-26: 2024 Final Budget

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Jones and unanimously carried, the Board approved Resolution 2023-26: 2024 Final Budget

- C. Motion to consider Resolution 2023-27: 2024 Tax Levy

MOTION: Upon motion by Mrs. Jones, seconded by Mrs. Shortall and unanimously carried, the Board approved Resolution 2023-27: 2024 Tax Levy.

D. Motion to consider Resolution 2023-28: 2024 Fund Balance Policy

MOTION: Upon motion by Mrs. Shortall and seconded by Mrs. Jones and unanimously carried, the Board approved Resolution 2023-28: Fund Balance Policy.

E. Motion to consider Resolution 2023-29: 2024 First Responder Recruitment & Retention

MOTION: Upon motion by Mr. Hood and seconded by Mrs. Shortall and unanimously carried, the Board approved Resolution 2023-29: First Responder Recruitment & Retention.

F. Motion to consider accepting proposal from Hough Associates to collect Residential and Commercial Recycling Data and to prepare 904 Recycling Grant application for a three (3) year period (2023-2025)

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Jones and unanimously carried, the Board approved the proposal from Hough Associates to collect Residential and Commercial Recycling Data and to prepare 904 Recycling Grant application for a three (3) year period (2023-2025).

G. Motion to consider accepting proposal from The Meyner Center for the study of State and Local Government to undertake a recruitment search for the position of Township Manager

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Jones and unanimously carried, the Board approved the proposal from The Meyner Center for the study of State and Local Government to undertake a recruitment search for the position of Township Manager.

H. Motion to consider Resolution 2023-30: Authorizing payment of certain disbursements that may become due and payable prior to a regularly scheduled Board of Supervisors meeting

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Shortall and unanimously carried, the Board approved Resolution 2023-30: Authorizing payment of certain disbursements that may become due and payable prior to a regularly scheduled Board of Supervisors meeting.

I. Motion to consider approving the agreement with the Central Bucks School District to enforce violations of 75 Pa. C.A.A. Section 3345, captured using an automated stop signal arm enforcement system (Bus Patrol System)

MOTION: Upon motion by Ms. McCabe, seconded by Mr. Hood and unanimously carried, the Board approved the agreement with the Central Bucks School District to enforce violations of 75 Pa. C.A.A. Section 3345, captured using an automated stop signal arm enforcement system (Bus Patrol System).

- J. Motion to consider approving change order number 2 for the Neshaminy Trail project in the amount of \$108,989.95 do to unsuitable soils

MOTION: Upon motion by Mrs. Jones, seconded by Mr. Hood and unanimously carried, the Board approved change order number 2 for the Neshaminy Trail project in the amount of \$108,989.95 do to unsuitable soils.

- K. Motion to consider closing all Township offices at 12:00 PM, on Friday, December 22, 2023

MOTION: Upon motion by Ms. McCabe, seconded by Mrs. Shortall and unanimously carried, the Board approved closing all Township offices at 12:00 PM, on Friday, December 22, 2023.

- L. Motion to consider closing all Township offices at 1:00 PM, on Friday, December 29, 2023.

MOTION: Upon motion by Mrs. Shortall, seconded by Mrs. Jones and unanimously carried, the Board approved closing all Township offices at 1:00 PM, on Friday, December 29, 2023.

- M. Motion to consider the cancellation of the December 18, 2023, Business Meeting.

MOTION: Upon motion by Mr. Hood, seconded by Mrs. Jones and unanimously carried, the Board approved cancellation of the December 18, 2023, Business Meeting.

9. Public Comment:

1. Mr. Fisher thanked Mr. Hood for his services to the township. He stated that the agenda for the meeting was not posted on the web. Brigette Kunikorn stated that the agenda should be posted on the website. She stated that the Board should respect the rights of property owners when proposing regulations.

7. Announcements: Mr. Jones announced that the Board's next meeting was on Tuesday, January 2, 2023, at 6:30 p.m. and called for a motion to adjourn.

8. Adjournment:

MOTION: There being no further business or comment, a motion was made by Mr. Hood, seconded by Ms. McCabe, and unanimously carried to adjourn the meeting.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

William B. Jones, III, Chair

Stephanie Shortall, Vice Chair

Gregory T. Hood, Member

Cynthia M. Jones, Member

MaryBeth McCabe, Esq., Member

Attest: _____
John Granger
Township Interim Manager



MEMO

TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: January 19, 2024
SUBJECT: Schedule of Bills - Prepaid

Amount of Prepaid Bills: \$51,925.26

P.O. Type: All
 Range: First to Last
 Format: Condensed
 Vendors: All
 Rcvd Batch Id Range: KG010324 to KG011224

Open: N Paid: Y Void: N
 Rcvd: N Held: N Aprv: N
 Bid: Y State: Y Other: Y Exempt: Y
 First Enc Date Range: 01/01/24 to 01/12/24
 Include Non-Budgeted: Y Prior Year Only: N

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ALEXA005	ALEXANDER KOMATICK	24000010	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
BRIAN010	BRIAN JONES	24000007	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
BRYCE005	BRYCE O'CONNOR	24000015	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
CRICH010	C. RICHARD MICHIE II	23001598	01/05/24	2023 MEDICAL REIMBURSEMENT	Open	100.00	0.00		
		24000002	01/05/24	2024 MEDICAL REIMBURSEMENT	Open	50.00	0.00		
		24000014	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
						950.00			
CHAL-030	CHAL-BRIT REGIONAL EMS	23001584	01/04/24	CHAL-BRIT EMS CONTRIBUTION	Open	15,000.00	0.00		
CONN005	CONNOR MALONEY	24000013	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
DANIE050	DANIEL A. GONZALEZ	23001639	01/05/24	2023 UNIFORM REIMBURSEMENT	Open	32.88	0.00		
		24000003	01/02/24	2024 MEDICAL REIMBURSEMENT	Open	643.48	0.00		
		24000006	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
						1,476.36			
DANIE055	DANIEL SACKS	24000017	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
JOSEP050	JOSEPH KARPOVICH	24000008	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
KATHE005	KATHERINE PEFFALL	23001638	01/05/24	2023 UNIFORM ALLOWANCE	Open	642.52	0.00		
		24000016	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
						1,442.52			
MARKS010	MARK S. DUNCAN JR.	24000005	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
MICHA110	MICHAEL SANDT	24000018	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
NEWBR140	NEW BRITAIN TWP. P.B.A.	23001618	01/09/24	PBA DUES 2021/2022/2023	Open	22,425.00	0.00		

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
PAULZ010	PAUL ZIELINSKI	24000019	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
RANDA010	RANDAL TESCHNER	23001617	01/09/24	2023 MEDICAL REIMBURSEMENT	Open	231.38	0.00		
RICHA095	RICHARD CLOWSER	24000004	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
RYANL005	RYAN LISCHKE	24000011	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
SHAWN010	SHAWN MAGUIRE	24000012	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
SHAWN020	SHAWN P. KNIGHT	24000009	01/09/24	2024 CLEANING ALLOWANCE	Open	800.00	0.00		
<hr/>									
Total Purchase Orders:	24	Total P.O. Line Items:	0	Total List Amount:	51,925.26	Total Void Amount:	0.00		

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	29,500.26	0.00	0.00	29,500.26
	X-01	22,425.00	0.00	0.00	22,425.00
Total of All Funds:		<u>51,925.26</u>	<u>0.00</u>	<u>0.00</u>	<u>51,925.26</u>

Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	51,925.26	0.00	0.00	51,925.26
Total of All Funds:		<u>51,925.26</u>	<u>0.00</u>	<u>0.00</u>	<u>51,925.26</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	29,500.26	0.00	0.00	0.00	29,500.26
	X-01	22,425.00	0.00	0.00	0.00	22,425.00
Total of All Funds:		<u>51,925.26</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>51,925.26</u>



MEMO

TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: January 19, 2024
SUBJECT: Schedule of Bills - Regular

Amount of Regular Bills: \$68,933.05

Vendor # Name	PO # PO Date Description	Item Description	Amount	Charge Account	Contract PO Type	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 EXC]
SANDRA SANDRA EZZO												
	24000028	01/17/24 2024 MEDICAL REIMBURSEMENT										
	1	2024 MEDICAL REIMBURSEMENT	25.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	01/17/24	01/17/24	01/17/24	011724	N
		Vendor Total:	25.00									
VERIZON VERIZON												
	24000032	01/05/24 INTERNET										
	1	INTERNET	159.59	01-410-320		E COMMUNICATIONS	R	01/05/24	01/05/24	01/05/24	0001-17 010524	N
		Vendor Total:	159.59									
Total Purchase Orders:			19	Total P.O. Line Items:	25	Total List Amount:	13,507.09	Total Void Amount:	0.00			

Totals by Year-Fund		Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description								
GENERAL FUND:		3-01	3,056.67	0.00	3,056.67	0.00	0.00	3,056.67
GENERAL FUND:		4-01	4,446.70	0.00	4,446.70	0.00	0.00	4,446.70
PARKS & RECREATION FUND:		4-07	664.00	0.00	664.00	0.00	0.00	664.00
	Year Total:		5,110.70	0.00	5,110.70	0.00	0.00	5,110.70
		X-01	5,339.72	0.00	5,339.72	0.00	0.00	5,339.72
Total of All Funds:			13,507.09	0.00	13,507.09	0.00	0.00	13,507.09

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	12,843.09	0.00	12,843.09	0.00	0.00	12,843.09
PARKS & RECREATION FUND:	07	664.00	0.00	664.00	0.00	0.00	664.00
Total of All Funds:		<u>13,507.09</u>	<u>0.00</u>	<u>13,507.09</u>	<u>0.00</u>	<u>0.00</u>	<u>13,507.09</u>

Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	3-01	3,056.67	0.00	0.00	0.00	3,056.67
GENERAL FUND:	4-01	4,446.70	0.00	0.00	0.00	4,446.70
PARKS & RECREATION FUND:	4-07	664.00	0.00	0.00	0.00	664.00
Year Total:		5,110.70	0.00	0.00	0.00	5,110.70
	X-01	5,339.72	0.00	0.00	0.00	5,339.72
Total of All Funds:		13,507.09	0.00	0.00	0.00	13,507.09

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Rcvd Batch Id Range: KG011824 to KG011824
 Open: N Paid: N Void: N
 Rcvd: Y Held: Y Aprv: N
 Bid: Y State: Y Other: Y Exempt: Y
 * Means Prior Year Line
 Include Non-Budgeted: Y
 Prior Year Only: N

Vendor # Name	PO # PO Date Description	Item Description	Contract PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ADTC005 ADT COMMERCIAL												
	23001647 12/28/23 SECURITY SYSTEM	I SECURITY SYSTEM		240.00	01-430-370	E BUILDING MAINTENANCE	R	12/28/23	12/28/23		153351989	N
	Vendor Total:			240.00								
BEEBERG Bee Bergvall & Co												
	2400049 01/02/24 ACCOUNTING SERVICES	I ACCOUNTING SERVICES		840.00	01-402-300	E PAYROLL SERVICES & ACCOUNTING	R	01/02/24	01/02/24		39523	N
	Vendor Total:			840.00								
BEGLE005 BEGLEY CARLIN & MANDIO LLP												
	23001645 12/31/23 GENERAL MATTERS	I GENERAL MATTERS		2,280.00	01-400-300	E GENERAL ADMIN EXPENSE	R	12/31/23	12/31/23		1977361811	N
	23001646 12/31/23 GENERAL MATTERS	I GENERAL MATTERS		40.00	01-400-300	E GENERAL ADMIN EXPENSE	R	12/31/23	12/31/23		1977361648	N
	Vendor Total:			2,320.00								
BERGE010 BERGEY'S INC.												
	24000035 01/09/24 PARTS/REPAIRS PW 48-23	I PARTS/REPAIRS PW 48-23		2,220.00	01-437-300	E VEHICLE REPAIRS	R	01/09/24	01/09/24		RW572006C	N
	24000036 01/17/24 PARTS/REPAIRS PW LOADER	I PARTS/REPAIRS PW LOADER		100.00	01-437-300	E VEHICLE REPAIRS	R	01/17/24	01/17/24		TK729671F	N
	Vendor Total:			2,320.00								

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item Description											Exc]
WASTE010 MASTERS TELECOM LLC											
24000048	01/05/24 SPECIALTY VOICE MAIL/FAX LINE	11.11	01-400-320		E TELEPHONE/COMMUNICATIONS	R	01/05/24	01/05/24		29565	N
1	SPECIALTY VOICE MAIL/FAX LINE										
	Vendor Total:	11.11									
MUNIL005 MUNILOGIC											
24000038	01/15/24 MONTHLY HOSTING FEE	833.00	01-400-741		E COMPUTER SOFTWARE/LICENSES	R	01/15/24	01/15/24		01390	N
1	MONTHLY HOSTING FEE										
	Vendor Total:	833.00									
PECOE020 PECO ENERGY-PAYMENT PROCESSING											
24000042	01/10/24 ELECTRIC	168.12	02-434-360		E UTILITY EXPENSE	R	01/10/24	01/10/24		00206 011024	N
1	ELECTRIC										
2	ELECTRIC	296.31	02-434-360		E UTILITY EXPENSE	R	01/10/24	01/10/24		48019 011124	N
		464.43									
	Vendor Total:	833.00									
24000045 01/02/24 ELECTRIC											
1	ELECTRIC	15.66	02-434-360		E UTILITY EXPENSE	R	01/02/24	01/02/24		72096 010224	N
2	ELECTRIC	77.39	02-434-360		E UTILITY EXPENSE	R	01/02/24	01/02/24		58308 010224	N
3	ELECTRIC	18.34	02-434-360		E UTILITY EXPENSE	R	01/02/24	01/02/24		28178 010224	N
4	ELECTRIC	29.47	02-434-360		E UTILITY EXPENSE	R	01/02/24	01/02/24		49053 010224	N
5	ELECTRIC	20.92	02-434-360		E UTILITY EXPENSE	R	01/02/24	01/02/24		79251 010224	N
6	ELECTRIC	28.03	02-434-360		E UTILITY EXPENSE	R	01/02/24	01/02/24		52259 010224	N
7	ELECTRIC	230.56	01-433-361		E TRAFFIC SIGNAL ELECTRIC	R	01/02/24	01/02/24		00102 010224	N
		420.37									
	Vendor Total:	884.80									
READY005 READY REFRESH BY NESTLE											
24000040	01/06/24 BOTTLED WATER	167.86	01-409-360		E UTILITIES	R	01/06/24	01/06/24		14A0436107759	N
1	BOTTLED WATER										
2	BOTTLED WATER	229.22	01-410-360		E UTILITIES	R	01/06/24	01/06/24		14A0436449664	N

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 EXC]
WILSON OF WALLINGFORD, INC											
	24000037 01/10/24 HEATING OIL	2,136.13	01-437-360		E HEAT AND UTILITIES	R	01/10/24	01/10/24	01/10/24	11324098	N
	1 HEATING OIL	2,136.13									
Vendor Total:		2,136.13									
Total Purchase Orders:		30	Total P.O. Line Items:	41	Total List Amount:	55,425.96	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:	3-01	23,263.73	0.00	23,263.73	0.00	0.00	23,263.73
GENERAL FUND:	4-01	31,507.99	0.00	31,507.99	0.00	0.00	31,507.99
STREET LIGHTING FUND:	4-02	654.24	0.00	654.24	0.00	0.00	654.24
Year Total:		32,162.23	0.00	32,162.23	0.00	0.00	32,162.23
Total of All Funds:		55,425.96	0.00	55,425.96	0.00	0.00	55,425.96

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	54,771.72	0.00	54,771.72	0.00	0.00	54,771.72
STREET LIGHTING FUND:	02	654.24	0.00	654.24	0.00	0.00	654.24
Total of All Funds:		<u>55,425.96</u>	<u>0.00</u>	<u>55,425.96</u>	<u>0.00</u>	<u>0.00</u>	<u>55,425.96</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	3-01	23,263.73	0.00	0.00	0.00	23,263.73
GENERAL FUND:	4-01	31,507.99	0.00	0.00	0.00	31,507.99
STREET LIGHTING FUND:	4-02	654.24	0.00	0.00	0.00	654.24
Year Total:		32,162.23	0.00	0.00	0.00	32,162.23
Total of All Funds:		55,425.96	0.00	0.00	0.00	55,425.96



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

January 17, 2024

John Granger
134 Upper Stump Road
Chalfont, PA 18914

Re: Amendment to Letter Dated September 15, 2023

Dear John:

This letter is intended to amend the terms of your temporary employment previously agreed to by you and New Britain Township ("the Township") in the letter dated September 15, 2023.

The completion date of your temporary employment with the Township will be extended from February 28, 2024 to after a permanent Township Manager is hired and transition has been completed as deemed necessary by the Township. However, as an at-will employee, you or the Township may terminate your employment prior to this completion date, with or without cause or advance notice.

Your hours of work will increase from thirty (30) hours to forty (40) hours per week. As you are an exempt employee, you are not entitled to overtime pay. You will continue to be paid seventy five dollars (\$75) per hour for hours worked.

In addition, the Township will provide you with certain benefits for the remainder of your employment with the Township. The Township will provide you with three (3) paid sick days, seven (7) paid vacation days, and paid holidays recognized by the Township which fall during the remainder of your employment with the Township. You will also be covered by the Township's worker's compensation insurance policy. As a temporary employee, you will not be entitled to any other employee benefits except as outlined above.

The amended terms as set forth above will be effective when these terms have been approved by the Township Board of Supervisors and agreed to and accepted by you as evidenced by your signature below and return of the signed letter to me. Except as explicitly amended by this letter,

the September 15, 2023 letter shall continue in full force and effect in accordance with its terms.

Sincerely,

Cynthia M. Jones, Chair

New Britain Township Board of Supervisors

Agreed & Accepted:

By: _____

John Granger

011722

Date



MECHANICAL / ENERGY / WATER / FIRE / SECURITY / CONSTRUCTION

Tustin Mechanical Services

Partnering With

New Britain Township

Mechanical Investment Service Agreement

Date:

12/5/2023

Proposal Number:

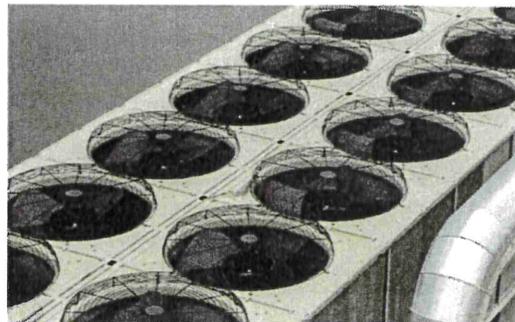
PCN39745

Prepared For:

New Britain Township
207 Park Avenue
Chalfont, Pennsylvania 18914

Prepared By:

Sean Herbert
610-539-8200
sherbert@thetustingroup.com



Pennsylvania: 2555 Industry Lane, Norristown PA 19403 Pennsylvania: 140 Commerce Drive, Montgomeryville PA 18936 Pennsylvania: 101 Mill Street, Quakertown PA 18951
New Jersey: 408 Bloomfield Drive, Berlin New Jersey 08091 New Jersey: 15A Melanielane, East Hanover NJ 07936 Maryland: 9003 Yellow Brick Road, Baltimore MD 21237
Virginia: 21050 Ashburn Crossing Drive, Ashburn VA 20147



EXECUTIVE SUMMARY

Ryan Cressman
207 Park Avenue
Chalfont, Pennsylvania 18914

Dear Ryan,

Thank you for taking the time to meet with Tustin Mechanical Services and giving us the opportunity to provide this proposal for your building services.

Tustin Mechanical Services has been providing commercial building services to organizations such as yours since our start up in 1992. Through the years we have grown rapidly, expanding both our geographical area and the expert services we provide. Our long-term goal is to continue to be an industry leader, grow throughout the region, add additional services, all while continuously improving the customer experience we provide.

Our proposed solution is based on our collaborations with you and careful review of your facility conditions. This proposal is designed to match your specific needs with our capabilities and provide you with improved efficiency, safety and comfort while extending the useful life of your building systems.

We are confident to present the following recommendations and trust that our proactive solution will positively impact your facility. Should you have any questions or concerns, please do not hesitate to bring them to our attention.

Thank you for your time and the opportunity to earn your business.

Respectfully,

Tustin Mechanical Services
Sean Herbert
Building Services Consultant



MECHANICAL SYSTEMS - SERVICE AGREEMENT

Company Name:
Tustin Mechanical Services
2555 Industry Lane
Norristown, PA 19403

Proposal Date: 12/5/2023
Proposal Number: PCN39745
Agreement Number:

Ph: 610-539-8200 Fax:

Table with 2 columns: Customer Name, Agreement Location, Main Contact, Site Contact. Customer: New Britain Township, 207 Park Avenue, Chalfont, PA 18914. Contact: Ryan Cressman.

Tustin Mechanical Services will provide the services described in the maintenance program indicated below.

MAINTENANCE PROGRAM: Comprehensive Two (C2) SCHEDULES: Equipment List

Agreement coverage will commence on 12/1/2023.

The Agreement price is \$6,496.00 per year, payable in advanced installments of \$1,624.00 per Quarter beginning on the effective date of 12/1/2023 through 11/30/2026.

This Agreement is the property of Tustin Mechanical Services and is provided for Customer's use only. Tustin Mechanical Services guarantees the price stated in this Agreement for thirty (30) days from proposal date above. This Agreement is for an initial term of 3 years and shall renew for successive one-year terms unless either party gives written notice to the other of intention not to renew thirty (30) days prior to any anniversary date. Upon execution as provided below, this Agreement, including the following pages attached hereto (collectively, the "Agreement"), shall become a binding and enforceable agreement against both parties hereto. Customer, by execution of this Agreement, acknowledges that it has reviewed and understands the attached terms and conditions and has the authority to enter into this Agreement.

COMPANY:

CUSTOMER:

Authorized Signature

Authorized Signature

Print Name

Print Name

Title

Title

Date

Date



EQUIPMENT LIST:

Assets							
Qty	Equipment	Manufacturer	Model	Serial#	Rating	Location	Area Served
1	Ductless Split System 001	LG	LSU24HSV3	MEZ64988222	2 Ton	Outside ground/Police station	Police Station
1	RTU- 1	York	XN048C00B2C5001 A1	NA	5 Ton	Roof	Administration Offices
1	RTU- 2	York	XN048C00B2C5001 A1	NA	5 Ton	Roof	Administration Offices
1	RTU- 3	York	XN048C00B2C5001 A1	NA	5 Ton	Roof	Administration Offices
1	RTU- 4	York	XN048C00B2C5001 A1	NA	5 Ton	Roof	Administration Offices
1	RTU- 5	York	XN048C00B2C5001 A1	N2H0092582	5 Ton	Roof	Police Station
1	RTU- 6	York	XN048C00B2C5001 A1	NA	5 Ton	Roof	Police Station



MAINTENANCE PROGRAM: Comprehensive Two (C2)

This agreement is designed to provide the Customer with an ongoing maintenance agreement. This agreement will be initiated, scheduled, administered, monitored and updated by the Service Provider. The service activities will be directed and scheduled, on a regular basis, by our comprehensive equipment maintenance scheduling system based on manufacturers' recommendations, equipment location, application, type, run time, and Service Provider's own experience. The Customer is informed of the agreement's progress and results on a continuing basis via a detailed Service Report, presented after each service call for Customer's review, approval signature and record.

WE WILL PROVIDE THE FOLLOWING PROFESSIONAL MAINTENANCE SERVICES FOR THE BUILDING ENVIRONMENTAL MECHANICAL SYSTEM(S) COMPRISED OF THE EQUIPMENT LISTED ON SCHEDULE 1 (INVENTORY OF EQUIPMENT):

TEST AND INSPECT: On-Site labor, travel labor and travel and living expenses required to visually INSPECT and TEST equipment to determine its operating condition and efficiency. Typical activities include:

*TESTING for excessive vibration; motor winding resistance; refrigerant charge; fan RPM; refrigerant oil (acid); water condition; flue gas analysis; safety controls, combustion and draft; crankcase heaters, control system(s), etc.

*INSPECTING for worn, failed or doubtful parts; mountings, drive couplings; oil level; rotation; soot; flame composition and shape; pilot and igniter; steam, water, oil and/or refrigerant leaks, etc.

PREVENTIVE MAINTENANCE: On-Site labor, travel labor and travel and living expenses required to clean, align, calibrate, tighten, adjust and lubricate equipment. These activities are intended to extend equipment life and assure proper operating condition and efficiency. Typical activities include:

*CLEANING outdoor coil surfaces; fan impellers and blades; electrical contacts; burner orifices; passages and nozzles; pilot and igniter; cooling tower baffles, basin, sump and float; chiller, condenser and boiler tubes, etc.

*ALIGNING belt drives; drive couplings; coil fins, etc.

*CALIBRATING safety controls; temperature and pressure controls, etc.

*TIGHTENING electrical connections; mounting bolts; pipe clamps; refrigerant piping fittings; damper sections, etc.

*ADJUSTING belt tension; refrigerant charge; super heat; fan RPM; water chemical feed and feed rate; burner fuel/air ratios; gas pressure; set point of controls and limits; compressor cylinder unloaders; damper close-off; sump floats, etc.

*LUBRICATING motors; fan and damper bearings; valve stems; damper linkages; fan vane linkages, etc.



TERMS & CONDITIONS: Comprehensive Two (C2)

1. Customer shall permit Service Provider free and timely access to areas and equipment and allow Service Provider to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during the Service Provider's normal working hours.
2. In case of any failure to perform its obligations under this Agreement, Service Provider's liability is limited to repair or replacement at its option and such repair or replacement shall be Customer's sole remedy. This warranty is conditioned upon proper operation and maintenance by Customer and shall not apply if the failure is caused or contributed to by accident, alteration, abuse or misuse, and shall not extend beyond the term of this Agreement.
3. The annual Agreement price is conditioned upon the system(s) covered being in a maintainable condition. If the initial inspection or initial seasonal start-up indicates repairs are required, a firm quotation will be submitted for Customer's approval. Should Customer not authorize the repairs, Service Provider may either remove the unacceptable system(s), component(s) or part(s) from its scope of responsibility and adjust the annual agreement price accordingly or cancel this Agreement.
4. The annual Agreement price is subject to adjustment on each commencement anniversary, to reflect increases in labor, material and other costs.
5. Customer shall be responsible for all taxes applicable to the services and/or materials hereunder.
6. Customer will promptly pay invoices within ten (10) days of receipt. Should a payment become more than thirty (30) days delinquent, Service Provider may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
7. Any alteration to, or deviation from, this Agreement involving extra work, cost of materials or labor will become an extra charge (fixed price amount to be negotiated or on a time-and-material basis) over the sum stated in this Agreement.
8. Service Provider will not be required to move, replace or alter any part of the building structure in the performance of this Agreement. Service Provider assumes reasonable access to all equipment and no lifts are included unless otherwise stated. Service provider reserves the right to remove any equipment deemed inaccessible or unsafe from the equipment covered under this agreement.
9. Customer shall permit only Service Provider's personnel or agent to perform the work included in the scope of this Agreement. Should anyone other than Service Provider's personnel perform such work, Service Provider may, at its option, cancel this Agreement or eliminate the involved item of equipment from inclusion in this Agreement.
10. In the event Service Provider must commence legal action in order to recover any amount payable or owed to service provider, Customer shall pay Service Provider all court costs and attorneys' fees incurred by Service Provider.
11. Any legal action against the Service Provider relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
12. Service Provider shall not be liable for any delay, loss, damage or detention caused by unavailability of machinery, equipment or materials, delay of carriers, strikes, including those by Service Provider's employees, lockouts, civil or military authority, priority regulations, insurrection or riot, action of the elements, forces of nature, or by any cause beyond its control.
13. To the fullest extent permitted by law, Customer shall indemnify and hold harmless Service Provider, its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting



TERMS & CONDITIONS: Comprehensive Two (C2)

from the performance of work hereunder, provided that such claim, damage, loss or expense is caused in whole or in part by an active or passive act or omission of Customer, anyone directly or indirectly employed by Customer, or anyone for whose acts Customer may be liable, regardless of whether it is caused in part by the negligence of Service Provider. Further and Notwithstanding the preceding sentence, Service Provider shall be held harmless and shall not be liable to Customer for any claims, liabilities, damages, losses and expenses related to mold or the creation of mold at Customer's location(s) and shall have no obligation to treat, identify or remove such mold.

14. Customer shall make available to Service Provider's personnel all pertinent Material Safety Data Sheets (MSDS) pursuant to OSHA'S Hazard Communication Standard Regulations.

15. Service Provider expressly disclaims any and all responsibility and liability for the indoor air quality of the customer's facility, including without limitation injury or illness to occupants of the facility or third parties, arising out of or in connection with the Service Provider's work under this agreement.

16. Service Provider's obligation under this proposal and any subsequent contract does not include the identification, abatement or removal of asbestos or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, Service Provider's sole obligation will be to notify the Owner of their existence. Service Provider shall have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted.

17. UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY OR OTHERWISE, WILL SERVICE PROVIDER BE RESPONSIBLE FOR LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSES, CLAIMS OF CUSTOMER'S TENANTS OR CLIENTS, OR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

18. This Agreement does not include repairs to the system(s), the provisions or installation of components or parts, or service calls requested by the Customer. These services will be charged for at Service Provider's rates then in effect.



SPECIAL CONDITIONS:

Tustin Mechanical Services will perform mechanical inspections on all listed systems. These inspections will include a comprehensive (1) One Cooling Start-Up Inspection, (1) One Heating Start-Up Inspection and (2) Two Mid-Season Operating Inspections.

Computerized tasking lists will be generated for each inspection so that each system receives the proper services to assure both peak performance and extended equipment life.

Spring cooling start up inspections will include the cleaning of all the condenser coils using the appropriate solvents and washers. All belts will be changed one time per contract year also in the Spring. The cost of belts are included in this agreement.

Air filters to be changed on a schedule of (4) Four times per contract year using high quality pleated filters. The costs of filters are included in this agreement. Any washable style air filters in place of disposable air filters will be washed on the same quarterly frequency.

Contract customers will receive priority emergency response times 24 hours a day 365 days a year. Any additional work performed outside the scope of this agreement will be billed at our current reduced preferred customer rate.



2555 Industry Lane, Norristown, PA 19403
P: 610.539.8200 - F: 610.539.2890

SERVICE REPORT# 586920

Location	NEW BRITAIN TWP ADMIN BLDG	Service Order	10052527	Agreement / Type	
Address	207 PARK AVE	Service Date	11/30/23	Technician	DANIEL MINUTOLO
City	CHALFONT	Customer #	NBT099	Skill Level	
State	PA	Customer PO		Union	
Contact	Zip 18914	Cust Phone	215-822-3698	Service Complete	N
		Sales Rep		Visit Complete	Y

Problem Description: OTH(OTHER (PLEASE DESCRIBE IN DETAIL)) POLICE DEPARTMENT THERMOSTAT NOT GETTING UP TO TEMP

Visit Resolution: ON ARRIVAL CHECKED IN AT POLICE STATION AND FOUND 2 UNITS NOT KEEPING UP WITH TEMPERATURES. LOCATED UNITS ON ROOF AND FOUND ON RTU 5 UNIT WAS IN ALARM FOR HIGH PRESSURE. FOUND BLOWER MOTOR BELT WAS BROKEN AND FAN NOT RUNING. ALSO NOTICED FILTERS ARE WRONG SIZE AND NEED REPLACE,ENT. FOUND A BELT TO FIT UNIT AND INSTALLED. RTU 5 IS NOW WORKING IN HEAT.

FOUND ON RTU 6 THE OUTDOOR COIL AND COMPRESSOR WAS FROZEN SOLID. RAN UNIT IN COOLING TO DEFROST COIL SO INCAN TEST COIL SENSORS. FOUND BOTH OUTDOOR AIR SENSOR AND COIL SENSOR NOT GIVING ANY READINGS. WILL NEED TO REPLACE. GOT APPROVAL TO REPLACE SENSORS BUT THE SUPPLY HOUSE WONT HAVE THE, IN TILL MONDAY. WILL HAVE TO RETURN

ALSO SPOKE TO POLICE CHIEF ABOUT MAINTENANCE BEING DONE ON UNITS CAUSE THEY ARE IN NEED. GOT APPROVAL TO REPLACE FILTERS AND BELTS.

Allocation of charges is subject to change based on management review of the actual agreement coverage if applicable.

LABOR		
	Billable	Agreement Covered/Nonbillable
Regular Hours	3.00	0.00

ASSETS SERVICED					
Asset	Asset Type	Asset Description	Manufacturer	Model	Serial No.
RTU-5	RTU	RTU HVAC UNIT	YORK	XN048C00B2C5CAA1A1	N2H0092582

MATERIAL				
B=Billable	Asset	Description	Quantity	PO
B	RTU-5	MISC MATERIALS	1.0000	VS

MISCELLANEOUS				
B=Billable	Asset	Description	Quantity	PO
B		VEHICLE CHARGE	1.0000	

Visit Approved By: 

Signed By: TECH
Date: 11-30-2023 Time: 10:11

TERMS, CONDITIONS and LIMITATIONS

The following Terms and Conditions apply only to NON-AGREEMENT WORK, authorization for which is given by the Customer's signature in the block on the face hereof. Work performed under Maintenance Agreements, Fixed- Price Agreements and/or Time and Material Agreements shall be governed by the Terms and Conditions contained in the agreement executed by the Contractor and Customer.

Customer will provide reasonable means of access to the equipment and allow Contractor to start and stop the equipment as necessary to perform our required services.

Customer agrees to pay for all services rendered and materials or parts supplied at the current rates and prices in effect at the time services are performed. Payment is due upon the receipt of invoice.

Services are being performed as required by the Customer and it is specifically understood that Contractor has not had a previous opportunity to inspect the totality of the system, the equipment, or the maintenance records and that the work must be done immediately.

Contractor does not warrant the work performed against failures or against defects in the materials or workmanship provided. However, if any replacement part or item of equipment installed by the Contractor proves defective, the Contractor will extend to the Customer the benefits of any warranty the Contractor has received from the manufacturer; removal and reinstallation of any equipment or materials repaired or replaced under a manufacturer's warranty will be at Customer's expense and at the rates then in effect.

Any legal action against Contractor relating to this Agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.

In the event Contractor must commence legal action in order to enforce its rights under this Agreement, Customer shall pay Contractor all court costs and attorneys fees incurred by Contractor.

THERE ARE NO WARRANTIES, STATUTORY, EXPRESS OR IMPLIED, IN CONNECTION WITH THE WORK PERFORMED HEREUNDER; AND SOLE AND EXCLUSIVE REMEDY OF THE CUSTOMER FOR FAILURES OR DEFECTS IN THE WORK PERFORMED IS TO HAVE THE WORK REDONE AT THE CUSTOMER'S EXPENSE.

UNDER NO CIRCUMSTANCES, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), EQUITY, OR OTHERWISE, WILL CONTRACTOR BE RESPONSIBLE FOR DAMAGES ARISING FROM LOSS OF USE, LOSS OF PROFIT, INCREASED OPERATING OR MAINTENANCE EXPENSE, CLAIMS OF CUSTOMER'S CLIENTS, OR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES.



New Britain Township

Public Works

Departmental Report

Year: 2023

Month: December

Drainage: 423 Hrs.

Public Works checked drainage (pipes, culverts and inlets) on several occasions after heavy rainfalls, some roadways required debris removal (washouts, down trees, etc.). We installed Flexstorm Inlet Filter Bags in inlets along Upper State Rd. as part of our MS4 requirements.



Flexstorm Inlet Bags before and after installation.

Public Works repaired/ lowered a storm sewer inlet at #57 West Peace Valley Rd.



Before and after repairs of storm sewer at #57 W. Peace Valley Rd.



New Britain Township

Public Works

Road Maintenance: 113 Hrs.

Public Works cold patched Township roadways as needed.

Street Signs: 6 Hrs.

PW replaced/ installed street signage that was deteriorated and knocked down. We installed Christmas Tree signs at West Branch and North Branch Parks at drop-off locations.

Township Property Maintenance: 82 Hrs.

Public Works completed roadside clean-up/ trash picking along Trewigtown Rd., Schoolhouse Rd., Walnut St., Railroad Ave., and Upper State Rd.

Equipment Maintenance: 194 Hrs.

All vehicles and equipment are cleaned, serviced, and inspected as needed. The paver and roller were winterized and transported to the Coleman Pole Barn for storage. Randy's code vehicle was de-badged and stripped of all emergency lighting, prepped for Municibid.

Other: 32 Hrs.

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

Brushing: 44 Hrs.

Public Works began trimming back brush and trees along open roads in Zone 1.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2023

MONTH: DECEMBER

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 PnR department began moving all mowers and small equipment to Public Works for service.

The Parks and Recreation Department installed three-hundred and fifty feet of underdrain at North Branch Park, connecting to the underdrain previously installed in the new playground, and running to the existing cross pipe under the walking trail. That pipe will be replaced and tied into a small drainage basin prior to trail resurfacing. The pictures below demonstrate the process of installation which include excavation, fabric and stone installation, pipe installation, backfill with stone and fabric overlay with a rough grade using previously excavated material. The entire area will be finish grade at completion of entire project as weather allows.



Above are pictures of the process from left to right, excavation, installation, and backfill

The PnR Department assisted Public Works with storm drainage and cleanup as needed.



New Britain Township

Parks & Recreation

Special Projects / Other:

The Parks and Recreation Department rechecked the Santa House and after final inspection moved the Santa House and all accessories and set up in the New Britain Village shopping center. The Monday following the event PnR moved everything back to storage at the Public Works garage. The pictures below show the process of how the House is loaded and transported.



Forks placed under frame



Double strap to loader bucket



Placed gently on trailer.

The Santa House event took place on Friday December 8th and Saturday December 9th generating \$507 dollars and 100lbs of food in donations for the New Britain Food Pantry.

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



New Britain Township

Parks & Recreation

Ballfield Maintenance:

The PnR department began field prep on field #3 which includes recutting the arc, rototilling, and adding material as needed, and hand raking around the arc. The picture below shows the dead overgrowth cut and prepped for removal.



View from second base towards third base on field #3

Parks and Recreation Daily Hours:

Township Property Maintenance:	210	Hrs.
Ballfield Maintenance:	24	Hrs.
Other/ Special Projects:	130	Hrs.



New Britain Township

Planning & Zoning

December 2023 Monthly Report

Permits Issued	48 (Total)
Building	5
Electrical	5
Plumbing	3
Road Occupancy	3
Sign	1
Accessory Structure	0
Use & Occupancy	12
Well	0
Zoning	13
Fire	1
Mechanical	5
Accessibility	0
Inspections Conducted	96 (Total)
Building Inspection	64
United Electrical	18
Commercial Fire Inspections	1
Use & Occupancy	13
Fire Calls	11 (Total)
Chalfont	7
Doylestown	0
Dublin	3
Hilltown	1 (No Report)
Zoning Hearing Board Applications Submitted	2

- 186 New Galena Road (MEG Investments, LLC) – The applicant is proposing to change the current nonconforming use of the property as a machine shop to an office and storage use. The applicant is requesting a special exception from §27-2304.
- 4645 County Line Road (Hulton Contracting Inc.) – The applicant proposes to conduct a commercial storage use at the property. The applicant is requesting a variance from §27-1801.



New Britain Township

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

Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2023-13329-B2	12/04/2023	278 W BUTLER PIKE	Building	Commercial	Approved
2023-13345-B2	12/22/2023	5 PATRICIA CIRCLE	Building	Residential	Approved
2023-13501-B2	12/06/2023	1 HIGHPOINT DRIVE	Building	Building	Approved
2023-13511-B2	12/14/2023	17 TOWER HILL ROAD	Building	Building	Approved
2023-13512-B2	12/14/2023	59 BLUE JAY ROAD	Building	Residential	Approved
2023-13329-E3	12/12/2023	278 W BUTLER PIKE	Electrical	Commercial	Approved
2023-13345-E3	12/22/2023	5 PATRICIA CIRCLE	Electrical	Residential	Approved
2023-13511-E3	12/14/2023	17 TOWER HILL ROAD	Electrical	Residential	Approved
2023-13512-E3	12/14/2023	59 BLUE JAY ROAD	Electrical	Residential	Closed
2023-13515-E1	12/06/2023	339 VILLAGE WAY	Electrical	Residential	Closed
2023-13329-P4	12/04/2023	278 W BUTLER PIKE	Plumbing	Commercial	Approved
2023-13500-P1	12/07/2023	209 CASSANDRA DRIVE	Plumbing	Commercial	Approved
2023-13525-P1	12/12/2023	212 FOREST PARK DRIVE	Plumbing	Residential	Approved
2023-13516-RO1	12/06/2023	1100 HORIZON CIRCLE	Road Occupancy	Commercial	Approved
2023-13523-RO1	12/12/2023	120 PEGGY LANE	Road Occupancy	Residential	Closed
2023-13535-RO1	12/20/2023	NEW GALENA ROAD	Road Occupancy	Commercial	Approved
2023-13528-S1	12/12/2023	102 STEWART LANE	Sign	Commercial	Approved
2022-12780-U07	12/14/2023	4275 COUNTY LINE ROAD	Use & Occupancy	Commercial	Closed
2023-13182-U01	12/20/2023	202 LENAPE DRIVE	Use & Occupancy	Residential	Closed
2023-13499-U01	12/18/2023	175 CURLEY MILL ROAD	Use & Occupancy	Residential	Closed
2023-13504-U01	12/12/2023	28 CITADEL CIRCLE	Use & Occupancy	Residential	Closed



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2023-13509-U01	12/18/2023	3 COUNTRY VIEW LANE	Use & Occupancy	Residential	Closed
2023-13510-U01	12/11/2023	8102 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13517-U01	12/11/2023	104 BELLE VIEW WAY	Use & Occupancy	Residential	Closed
2023-13520-U01	12/19/2023	504 WINDSOR COURT	Use & Occupancy	Residential	Closed
2023-13524-U01	12/13/2023	601 REMINGTON COURT	Use & Occupancy	Residential	Closed
2023-13529-U01	12/13/2023	307 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13530-U01	12/13/2023	608 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-13531-U01	12/13/2023	1209 ANTHEM WAY	Use & Occupancy	Residential	Closed
2023-12981-Z1	12/01/2023	69 CREEK ROAD	Zoning	Residential	Approved
2023-12982-Z1	12/14/2023	1500 MANOR DRIVE	Zoning	Commercial	Approved
2023-13345-Z1	12/08/2023	5 PATRICIA CIRCLE	Zoning	Residential	Approved
2023-13505-Z1	12/01/2023	278 W BUTLER PIKE	Zoning		Processing
2023-13506-Z1	12/01/2023	4373 COUNTY LINE ROAD	Zoning		Approved
2023-13507-Z1	12/01/2023	103 SHEFFIELD CT	Zoning		Approved
2023-13508-Z1	12/04/2023	1 HIGHPOINT DRIVE	Zoning		Approved
2023-13511-Z1	12/06/2023	17 TOWER HILL ROAD	Zoning		Processing
2023-13512-Z1	12/06/2023	59 BLUE JAY ROAD	Zoning	Residential	Approved
2023-13518-Z1	12/07/2023	STEWART LANE	Zoning		Approved
2023-13532-Z1	12/11/2023	107 WILLIAMSON COURT	Zoning		Approved
2023-13536-Z1	12/15/2023	38 FAIR ISLE CIRCLE	Zoning		Approved
2023-13539-Z1	12/15/2023	108 HAINES COURT	Zoning		Approved



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<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2022-12474-F6	12/19/2023	409 W BUTLER AVENUE	Fire	Commercial	Approved
2023-13329-M5	12/07/2023	278 W BUTLER PIKE	Mechanical	Commercial	Approved
2023-13345-M4	12/22/2023	5 PATRICIA CIRCLE	Mechanical	Residential	Approved
2023-13513-M1	12/06/2023	201 LENAPE DRIVE	Mechanical	Residential	Approved
2023-13514-M1	12/06/2023	301 WALTERS ROAD	Mechanical	Residential	Closed
2023-13526-M1	12/12/2023	217 DIANA DRIVE	Mechanical	Residential	Approved



Use & Occupancy Inspections Count 2023 DECEMBER

<u>Due Date</u>	<u>Permit Number</u>	<u>Application Type</u>	<u>Inspection Number</u>	<u>Visit Type</u>	<u>Inspection Type</u>	<u>Inspection Time</u>	<u>Owner</u>	<u>Site Address</u>	<u>Count</u>
12/11/2023	2023-13517-U01	Residential	1	Initial	Final U & O	2:00 PM	JOHN & JANICE DRABYAK	104 BELLE VIEW WAY	1
12/13/2023	2023-13531-U01	Residential	1	Initial	Final U & O	10:30 AM		1209 ANTHEM WAY	1
12/12/2023	2023-13499-U01	Residential	1	Initial	Final U & O	10:00 AM	DOMINIC & DOMINICA MAZZEO	175 CURLEY MILL ROAD	1
12/12/2023	2023-13499-U01	Residential	2	Re-Inspection	Final U & O	10:00 AM	DOMINIC & DOMINICA MAZZEO	175 CURLEY MILL ROAD	1
12/12/2023	2023-13504-U01	Residential	1	Initial	Final U & O	9:30 AM	DENISE CHRISTENSEN	28 CITADEL CIRCLE	1
12/11/2023	2023-13509-U01	Residential	1	Initial	Final U & O	1:00 PM	ARLENE FRIEDMAN	3 COUNTRY VIEW LANE	1
12/18/2023	2023-13509-U01	Residential	2	Re-Inspection	Final U & O	9:30 AM	ARLENE FRIEDMAN	3 COUNTRY VIEW LANE	1
12/13/2023	2023-13529-U01	Residential	1	Initial	Final U & O	9:30 AM		307 ANTHEM WAY	1
12/12/2023	2023-13520-U01	Residential	1	Initial	Final U & O	10:30 AM	SYLVIA L. HILLER	504 WINDSOR COURT	1
12/19/2023	2023-13520-U01	Residential	2	Re-Inspection	Final U & O	9:30 AM	SYLVIA L. HILLER	504 WINDSOR COURT	1
12/13/2023	2023-13524-U01	Residential	1	Re-Inspection	Final U & O	10:30 AM	BEISTLINE JACOB	601 REMINGTON COURT	1
12/13/2023	2023-13530-U01	Residential	1	Initial	Final U & O	9:45 AM		608 ANTHEM WAY	1
12/11/2023	2023-13510-U01	Residential	1	Initial	Final U & O	1:30 PM		8102 GREY FRIARS TERRACE	1
TOTAL									13

Chalfont Fire Company
Chiefs Report - December 2023

Total # of incidents: 18

Types of Calls

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

Total Staff Hours for calls: 106:59:00

Alarms per municipality

Chalfont Boro	2
Hilltown Twp	1
New Britain Boro	1
Montgomery Twp	6
New Britain Twp	8

Training-Maintenance and Drills 3
Total training hours 191:00:00

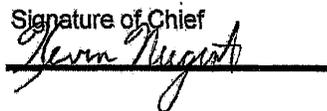
Total Available Points: 21

TOTAL STAFF HRS FIRES AND TRAINING 297:59:00

Dublin Volunteer Fire Company

Month: **December 2023**

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Apartment	1		
Assists			
Engine		Time in Service	5 Hr 47 Min
Field		Total Man Hours	38 Hrs 1 Min
Full Company	1	Average Call Length	19
Ladder			
Rescue			
Squad			
Tanker		Total Personnel	109
Accident with Fire		Average Personnel per Call	7
Alarm System	9		
Auto Extrication			
Auto Response	5	Borough/Township	
Barn			
Brush		Bedminister Township	5
Building		Dublin Borough	3
Chimney	1	East Rockhill Township	1
CO Alarm		Hilltown Township	4
Control Burn		New Britain Township	3
Cover/Up		Plumstead Township	1
Cover/Up Assist		Perkasie Borough	1
Dumpster		Tinicum Township	
Dwelling		Richland Township	
Extinguished Building		West Rockhill Township	
Fumes outside	1		
Fumes in Building			
Garage			
Hazardous Material			
Investigation			
Medavac			
Rubish			
Special Assignment			
Stand by Accident			
Vehicle Fire			
Wires			
Total Number of Calls	18	Total Numbe of Calls	18

Signature of Chief


MEMO

TOWNSHIP OF NEW BRITAIN



TO: John Granger, Township Manager
FROM: David Conroy, Director of Planning and Zoning/Zoning Officer
DATE: January 18, 2024
RE: December 2023 Land Development Report

UNDER REVIEW:

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

- Submitted Amended Final Land Development application on 11/1. Tentatively scheduled for 2/26 BOS.

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

- Submitted Minor Subdivision application on 10/20. Tentatively scheduled for 2/27 PC.

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

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

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

- Submitted Preliminary/Final Plan application on 10/13. Tentatively scheduled for 2/27 PC.

(2022-12243) Manor Dr – Petrucci Land Development

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

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

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

(2022-12689) Galena Reserve Mobile Home Park

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

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

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

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

- Submitted ZHB application on 11/13 and scheduled for 2/15 ZHB. Submitted Land Development application on 11/28.

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

- Initial application incomplete, awaiting formal resubmission.

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

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

BOARD APPROVAL GRANTED:

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

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

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

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

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

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

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

- Presented and approved at 7/25 PC and 8/21 BOS. Will submit plans for final review. Planning Module approved by DEP on 10/12.

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

- Planning Module approved by BOS on 7/17. Plans submitted for final review on 7/5. Gilmore approved on 8/15.

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

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

(19-1600) 98 Railroad Ave - JAMP Development/Piotrowski

- Previous Planning Module withdrawn, new mailer executed and sent to applicant for DEP review. G&A checkset review issued.

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

- Applicant to submit and execute agreements.

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

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

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

- Pre-construction meeting held on 10/4.

(2022-12319) 84 Schoolhouse Rd – Hallmark Homes

- Pre-construction meeting held on 12/20

(16-1300) Township Line Rd – Lohin Subdivision

- Sewage facilities approval received, G&A checkset letter received 3/30, proposed road names reviewed at 4/17 BOS Business meeting, applicant to post escrow/pay fees before recording plans.

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

- Amendment to Record Plans presented and approved at 11/20 BOS.

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

- Awaiting submission of Record Plans

Veteran's Park – CNBTJSA Pump Station 4 Relocation

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



New Britain Township Police Department

Monthly Report -

December 2023

Current Goals and Objectives:

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

Objective 2: Become PLEAC Accredited (targeted February 2024)

Objective 3: Implement Body Worn Cameras and In Car Camera Systems

Objective 4: Leadership Development

Result of Goals & Objectives:

Objective 1: Directed patrols implemented in areas most prone to accidents. Ended year with 10% increase.

Objective 2: 94% of policies complete to date. On track to complete by end of January 2024.

Objective 3: Body worn cameras deployed. In car cameras scheduled for January– February 2024.

Objective 4: Working with Accreditation Consultant to develop promotional test for Corporal.

Significant Events:

Completed

- ◆ Entry Level Police Officer—Connor Maloney progressing in FTO Program
- ◆ Shop With A Cop—December 5th at Hatfield Walmart
- ◆ Making Spirits Bright—Family sponsorship with Giving Tree
- ◆ Highway Safety Unit established

Upcoming

- ◆ 2024 Goals and Objectives
- ◆ Purchase of two new police patrol vehicles
- ◆ Corporal Promotion
- ◆ Corporal Karpovich Retirement—April 2024
- ◆ Proposed Police Facility Plans
- ◆ Accreditation— targeted for May 2024



New Britain Township Police Department

Monthly Report -

December 2023

PERFORMANCE STATISTICS

PART 1 CRIMES	28 DAY		
	2023	2022	% Change
Murder	1	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	1	0	-100%
Theft	1	6	-83.33%
Auto Theft	0	0	NA
Arson	0	0	NA
TOTALS	3	6	-50%

PART 2 CRIMES	28 DAY		
	2023	2022	% Change
Assaults (non-aggravated)\Harassment	2	1	100%
Fraud	3	1	200%
Vandalism/Criminal Mischief	0	1	-100%
Disorderly Conduct	1	0	NA
Drug Violations	0	0	NA
Driving Under the Influence	3	0	NA
Public Drunkenness	1	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	1	-100%
TOTALS	10	4	150%

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2023	2022	% Change
Total Accidents	27	15	80%
Non-Reportable	12	8	50%
Fatal Accidents	0	0	NA
Reportable	15	7	114.28%



New Britain Township Police Department

Monthly Report -

December 2023

PERFORMANCE STATISTICS

PART 1 CRIMES	YTD		
	2023	2022	% Change
Murder	1	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	2	-100%
Burglary	1	6	-83.33%
Theft	49	46	6.52%
Auto Theft	4	4	0%
Arson	0	0	NA
TOTALS	55	58	5.17%

PART 2 CRIMES	YTD		
	2023	2022	% Change
Assaults (non-aggravated)/Harassment	25	24	4.16%
Fraud	37	27	37.03%
Vandalism/Criminal Mischief	9	9	0%
Disorderly Conduct	4	2	100%
Drug Violations	9	6	50%
Driving Under the Influence	23	14	64.28%
Public Drunkenness	3	5	-40%
Weapons Offenses	1	3	-66.66%
All Other Offenses (Except Traffic)	1	7	-85.71%
TOTALS	117	97	20.61%

MOTOR VEHICLE ACCIDENTS	YTD		
	2023	2022	% Change
Total Accidents	226	206	9.70%
Non-reportable	141	140	.71%
Fatal Accidents	0	0	NA
Reportable	85	66	28.78%

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	WRPP Grant application for Brittany Farm Open Space streambank stabilization submitted 5/31/23, anticipated to be announced on 03/21/23. DEP Permit expected 2/2024; Easement from Mary Conklin sent; MS4 Annual Report submitted 9/29/23; G&A preparing Notice of Intent for 2024 MS4 Permit Renewal
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Field Survey completed 3/14/22; Bid awarded to A.H. Cornell on 10/16/23; Construction started 11/28/23; Change Order #1 approved 11/20/23; Change Order #2 approved 12/4/23; Payment #1 scheduled for 1/22/24; Phase 2: G&A preparing reimbursement for DVRPC; G&A to work with BOS and Staff to discuss project scope, planning, and phasing.
Ordinance Amendments		G&A working with Township Staff on amendments to several sections of the ZO and SALDO related to woodlands, landscaping, traffic, parking, fences, stormwater, & misc. cleanup items. The first of several presentations to the BOS was on 12/4/23. Next presentation 2/5/24
313 and Stump Traffic Improvements	313 and Stump Rd	G&A Review of Signal Construction Plan to MW 5/24/22; Traffic Signal Maintenance Agreement Resolution signed 11/21/22; Municipal Notification form to be completed once plans are finalized.
Act 537 Update		Act 537 Plan Update authorized 3/20/23; Engineer's meeting held 6/27/23 with JSchmidt & GHood to discuss proposed changes to sewer service areas. G&A provided CKS with upcoming Land Developments on 10/9/23; CKS is updating service/expansion area maps and sewage flow projections. To attend an upcoming BOS workshop mtg
Traffic Upgrades	Throughout Township	Received Traffic System Maintenance Report from Armour & Sons 11/21/23; Reviewing Green Light Go and ARLE grants for 2024 to upgrade traffic signal equipment. Waiting for Scoping Application response from PennDOT before proceeding
Pine Run Trail	Forrest Park Dr. to Cayuga Cir.	Coordinating with NBT Staff on potential grants for trail improvements and Pedestrian Bridge replacement.
Code Enforcement Services		No action

Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
MarMar (fka Lohin) Major Subdivision	Township Line Road and Walter Rd	7-Lot Subd and LD with new private cul-de-sac rd. Prel/Final Plans approved at 9/27/21 BOS Mtg. Planning Module approved by DEP. Plans approved on 3/30/23; 7 Walters LLC/MarMar Builders executing agreements. Well Monitoring Agreement Review 1 issued 11/20/23.
D'Alessio Subdivision	315 Old Limekiln Road	G&A reviewed revised Prelim/Final Plan for 2 new SFD lots. Well Study approved. Prel/Final Plans approved 9/26/22 BOS.
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	PM Mailer Exemption rec'd 10/21/22; G&A Ltr 2 issued 10/18/23; PC recommended approval 10/24/23; BOS approved 11/20/23
98 Railroad (JAMP)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Rec'd amended final approval 5/21/21; Applicant revised plans to propose public sewer. DEP Exemption received 6/30/23; Plan approval issued 8/16/23. Eng. confirming location of 30" water line. Record Plans being generated. Project being sold.

Subdivision and Land Development Projects - Planning and Reviews (cont'd)		
Project Name	Location	Status
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
Benner Subdivision	Dolly Lane	Plan and Legal Desc approval issued 11/16/22; Awaiting Outside Agency Approvals; Aqua needs approval of PUC to service development outside their service area; Record Plans being prepared.
141 Independence Lane Land Development	141 Independence Ln	92,825-SF warehouse; Received variances from ZHB; existing basin being inspected and maintained 9/23/22; Prel/Final Plans approved 10/17/22; Checkset Plan approval 5/25/23; Rec'd Planning Exemption; Rec'd NPDES Permit; Need Development Agreements and Record Plans
Toll Brothers Land Development (Birch Run)	County Line Road	57 44 Townhomes; G&A Sketch Rvw 4/20/22; Attended 4/26/22 PC; 3/16/22 BOS Mtg; 5/9 Eng Mtg; 9/7/22 Staff Mtg; Eng's Mtg 11/29/22; 1/10/23 Eng's Mtg; 1/23/23 BOS Mtg; Conditional Use Hearing held 5/1/23; Adjudication approved 7/17/23; Prel. review issued 12/7/23; Applicant to revised plans and resubmit for review prior to attending PC
Petrucci Land Development	Manor Drive	Age-Restricted Apartments, Medical Office, Senior Living Facility and/or 60,000-SF Warehouse/Office; Sketch Rvw (Warehouse) issued 6/9/22; attended 6/28/22 PC, 7/11/22 BOS, 11/2/22 Staff Mtg, 12/1/22 BOS, 2/14/23 Staff Mtg, 4/3/23 BOS; Applicant attended ZHB 10/19/23
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Sketch Plan issued 6/16/22; 6/28/22 PC and 7/11/22 BOS; PC apprvd Prel. 3/28/23, Residents concerned with uplighting, road widening, and well impacts. DEP apprvd Planning Module exemption 10/12/23; PC apprvd Final 7/25/23; Attended 8/21/23 BOS mtg; BOS apprvd at 9/25/23 mtg (Res 2023-21); Checkset review issued 11/21/23 and Cost Estimate approved
Prestige/Defelice Minor Subd	137 S. Limekiln Pike	One new SFD lot; Received variance at 2/23/23 ZHB; 4/25/23 PC; 6/5/23 BOS; Approved by BOS on 6/19/23; Planning Module apprvd 9/23; Plans approved 8/15/23 conditioned on NWWA approval. Agreements drafted. Record Plans signed.
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 with conditions at 6/22/23 ZHB.
Dunkin Donuts/Papa Johns, Rao Group	545 W. Butler Ave	2 Sketches reviewed for a 2,500-SF bldg with Drive-thru; one with 19 parking spaces, one with 23 spaces. G&A Sketch Rvw issued 9/21/22; Attended 9/27/22 PC; Applicant to meet with PennDOT and submit a modified traffic study for review prior to attending BOS; attended 5/31/23 Staff Meeting. Access to site was discussed. Applicant forwarded PennDOT crsp and a revised Sketch Plan following mtg. Revised ZHB Application submitted 1/9/24; ZHB hearing continued to 2/15/24.
Casadonti Minor Subdivision	140 Upper Church Rd	One new SFD lot and two new SFD's; Sketch Rvw issued 4/19/23; Prelim Plan Eng Rvw issued. Attended 7/25/23 PC mtg. Applicant to attend ZHB for two dwellings on Lot 1 on 11/16/23
Klimenko Minor Subdivision	84 Curley Mill Road	fka King's Nursery, Carving off existing lot. 7/25/23 PC mtg. Drainage complaint across Curley Mill Rd. Prel/Final Eng Rvw Ltr issued 10/17/23; BOS approved 11/20/23
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; Sketch Plan Review issued 5/15/23; attended 5/23/23 PC; Prel/Final Eng Rvw issued 10/10/23; PC apprvd 10/24/23; BOS approved 11/20/23
Madison Apts - Patio Expansion	1500 Manor Drive	Waiver of LD approved at 8/21/23; Rev SWM Plan apprvd 12/5/23

Subdivision and Land Development Projects - Planning and Reviews (cont'd)		
Project Name	Location	Status
Isai Kastriot	104 S. Limekiln Pike	3-lot Subd for 2 new single-fam semi-detached/twin; Rec'd variance on 9/25/23 to allow B3 use on two lots.
Mazzeo Minor Subdivision	175 Curley Mill Road	1 New SFD Lot proposed, no improvements; Prel Plan Rvw issued 12/4/23; Project withdrawn
Clauser Tree Care (Holy Properties)	324 Schoolhouse Road	Escrow Rel 6 (Zoning) apprvd 4/6/22; Phase 2 (LD) Escrow 1 Release Request approved 6/20/22; 2/14/23 Staff Mtg App to submit parking lot expansion plan; Amended Final Plan Rvw issued 12/19/23; App to revise and resubmit plans before presenting to the BOS
Subdivision and Land Development Projects - Under Construction		
Project Name	Location	Status
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way (Walters Road)	12 of 12 lots substantially complete. Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. Punchlist being addressed. Dorothy Lane and Anna Way to be dedicated.
Naplin LD (Nappen & Associates)	4371 County Line Road	Record Plans recorded 8/26/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. Site/building under construction. Rel 3 approved 11/20/23
Tecce Minor Subdivision	9 Sellersville Road	Prelim/Final Plans approved 9/27/21 for 2 SFD's; Record Plans recorded 8/3/22; Driveway waiver approved 2/6/23; Revised Plot Plan approvals issued 9/23/23. Pre-Con held 10/4/23. Bldg fndns poured
Sharpan Building Permit	52 N. Chapman Road	1 new SFD Under Construction; Conservation Easement Violation Notice Issued; 4/28/22 Mtg with Owner; As-built survey review issued 10/27/22, Engineer's meeting held 11/9/22. Revised Plans and Legal under review.
84 Schoolhouse Road	84 Schoolhouse Road	5-Lot SFD LD Sketch Plan with hammerhead cul-de-sac rd. Prel/Final Plans approved at 9/26/22 BOS for PRDC; Record Plans signed. Pre-Con Mtg held 12/20/23; Twp to accept dedication of ROW along Byers Choice
Highpoint Land Development	1 Highpoint Drive	CU apprvd for 137 units (twins/towns). Prelim/Final aprvl received 4/14/22; Pre-Con 7/6/23; Retaining Wall rvw issued 9/11/23; Sitework under construction. Amended Final Plans approved 11/20/23; First townhome building plot plan approved 11/29/23
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; Building and site under construction.
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; Developer addressing HOA comments; To be added to Liquid Fuels
Mill Ridge Land Development	Mill Ridge Drive	8 new SFD's and new cul-de-sac rd. Dedication accepted at 01/23/23 BOS Mtg. Drainage being monitored, need Deed of Dedication Recorded; NBT to add to liquid fuels. Maintenance to end 7/1/24
NB Meadows Houselines (Fox Lane)	New Galena Road and Elaines Lane	Release 2 approved 3/20/23; 18-mo maintenance to end 9/1/24
180 New Britain Boulevard Land Development	180 New Britain Boulevard	Parking lot expansion for existing 101,700-SF building completed; Rel3 approved 10/16/23; Maintenance Period to end 1/17/25