



New Britain Township Board of Supervisors

Business Meeting

Monday, March 18, 2024

7:00 PM – Business Meeting

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Chair Comments
4. Presentation/ Public Hearings/ Land Development
 - A. Motion to approve Preliminary Plan approval for the Birch Run (Toll Brothers) Land Development.
 - B. Highpoint Development (Fox Lane Homes) – Blasting Permit Notification
5. Interview
 - A. Park/Recreation Applicants
6. Motion to Consider Consent Agenda
 - A. Approve regular bills list dated March 14, 2024 in the amount of \$49,990.86.
 - B. Approve prepaid bill list as follows:
 - Dated March 8th, 2024, in the amount of \$124,026.58.
 - Dated March 14th, 2024, in the amount of \$11,023.37.
 - C. Approve payment #3 to AH Cornell in the amount of \$8,455.50 for The Neshaminy Trail Project.
 - D. Approve change order to November 3 for the contract with AH Cornell for the Neshaminy Trail Project. The change order is in the amount of \$15,500. This is a credit. The total contracted price is \$332,249.23.
7. Action Items
 - A. Motion to approve Resolution 2024-05 to authorize the administration to investigate the feasibility of forming the Neshaminy Watershed Consortium.

- B. Motion to inform Chalfont Borough of concurrence with their comprehensive plan update along mutual boundaries.
- C. Motion to authorize purchase of concrete block for RediRock for retaining wall at public work garage, in the amount of \$16,444.00.
- D. Motion to appoint a resident to the Park and Recreation Committee for the term expiring 12/31/2025.
- E. Motion to approve bids of \$147,847 for Blacktop Material to Eureka Stone Quarry Inc.
- F. Motion to approve bids of \$57,985 for Stone Material to Plumstead/Chalfont Quarry Division of Naceville Materials.

8. Information Items

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

9. Public Comment

10. Announcements

11. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, April 1, 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.*



MEMO

TO: John Granger, Township Manager
FROM: David Conroy, Director of Planning & Zoning/Zoning Officer
DATE: March 12, 2024
RE: February 27, 2024 Planning Commission Meeting – Birch Run

At the 2/27/2024 Planning Commission meeting, the following topics were discussed regarding the Birch Run, Residential Land Development:

1. The applicants stated that they have been through several sketch plan reviews and a conditional use process over the last few years.
2. The applicants stated that all outstanding comments from the latest Gilmore review letter are technical in nature and all will be “will comply” responses.
3. The architectural design of the proposed units was discussed.
4. The proposed sidewalk/trail connectivity throughout the development was discussed.
5. A request by a couple of residents to use specific types of tree plantings and lighting was brought forward; the applicants agreed to investigate the request regarding the tree plantings.
6. The Planning Commission recommended Preliminary/Final approval of the design in accordance with the Gilmore review letter.

PRELIMINARY SUBDIVISION PLANS BIRCH RUN AT NEW BRITAIN

(AKA NEW BRITAIN CTP PROPERTY)

TMP #26-06-101, #26-06-101-003, # 26-06-101-004
COUNTY LINE ROAD AND WEST BUTLER AVENUE
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-914-2050

OWNER OF RECORD
CTP MANAGEMENT LLC
4123 CREAMERY ROAD
CREAMERY, PA 19430
610-489-2122

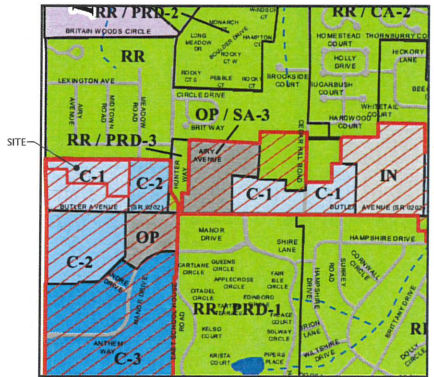
EQUITABLE OWNER/APPLICANT
TOLL MID-ATLANTIC LP COMPANY, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-938-8000

ENGINEER, PLANNER, LANDSCAPE ARCHITECT

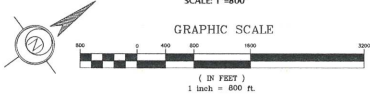
ESE CONSULTANTS, INC.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
215-914-2050

CONTACT:
JEFF MADDEN, P.E.
PROJECT ENGINEER

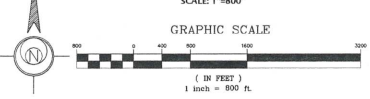
JUSTIN BARNETT, RLA, AICP
PLANNER & LANDSCAPE ARCHITECT



ZONING MAP
SCALE: 1"=800'



LOCATION MAP
SCALE: 1"=800'



SITE IMPACT NOTES:

- THE EXISTING GARAGE AND SUBSEQUENT STRUCTURES, ALONG WITH THE GRAVEL ACCESS DRIVE AND PARKING AREA WILL BE REMOVED. THE SHARED ACCESS DRIVE AND STORMWATER FACILITY NEAR COUNTY LINE ROAD WILL REMAIN.
- THE MAIN ENTRANCE TO THE PROPOSED RESIDENTIAL PORTION OF THE DEVELOPMENT IS PROPOSED FROM THE EXISTING SHARED ACCESS DRIVE ON COUNTY LINE ROAD. A SECONDARY MEANS OF ACCESS HAS BEEN ACQUIRED VIA A 30-FOOT WIDE EASEMENT ON THE WAWA PARCEL. THE ADDITIONAL ACCESS PROVIDES BOTH ADDITIONAL VEHICULAR AND PEDESTRIAN CIRCULATION TO ADJACENT PARCELS AS WELL AS THE SITE OUT TO W BUTLER AVE. SITE PLAN PROVIDES A 45 FOOT WIDE BUFFER ALONG THE NORTHERN EXISTING RESIDENTIAL AND COMMERCIAL PROPERTIES. EXISTING INVASIVE AND TREES IN POOR HEALTH ARE PROPOSED TO BE REMOVED AND NEW NATIVE LANDSCAPE BUFFER PLANTINGS ARE PROPOSED.
- THE PROPOSED DEVELOPMENT PROPOSES DISTURBANCE OF WETLAND MARGIN AREA FOR SITE GRADING DISTURBANCE FOR STORMWATER MANAGEMENT FACILITIES. NO DISTURBANCES TO WETLANDS AREA PROPOSED.

GENERAL NOTES:

- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
- PROJECT PARCELS INCLUDE: WAWA PARCEL (TMP #26-06-101), CREAMERY TIRE PARCEL (TMP #26-06-101-003), RESIDENTIAL PARCEL (TMP #26-06-101-004).
- SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL: 42017C0288K DATED: 3/21/2017.

SHEET INDEX

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2-3	RP01.01 - RP01.02	RECORD PLANS
4	SD02.01	GENERAL NOTES
9-8	SD03.01 - SD03.04	EXISTING FEATURES PLANS
9	SD03.05	ARCIAL MAP
10	SD04.01	OVERALL SITE PLAN
11-15	SD05.01 - SD05.05	GRADING PLANS
16-20	SD07.01 - SD07.05	UTILITY PLANS
21-23	SD08.01 - SD08.02	ROAD PLAN & PROFILE
23	SD08.03	EASEMENT PROFILES
24-28	SD09.01 - SD09.05	CONSTRUCTION DETAILS
29-30	SD09.06 - SD09.07	SANITARY SEWER DETAILS
31-32	SD09.08 - SD09.09	WATER DETAILS
33-35	SD09.10 - SD09.12	BASEIN DETAILS
36-40	SD10.01 - SD10.05	LANDSCAPE & LIGHTING PLANS
41-42	SD10.06 - SD10.07	LANDSCAPE & LIGHTING DETAILS & NOTES

SHEET INDEX

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	ES01.01	COVER SHEET
2 - 6	ES02.01 - ES02.05	EROSION AND SEDIMENT CONTROL PLAN
7 - 10	ES02.06 - ES02.09	EROSION AND SEDIMENT CONTROL DETAILS
11	ES03.01	EROSION AND SEDIMENT CONTROL NOTES

SHEET INDEX

SHEET NO.	REFERENCE NO.	DESCRIPTION
1	PC01.01	PCSM COVER SHEET
2-3	PC02.01-PC02.02	PCSM NOTES
4-7	PC03.01 - PC03.04	EXISTING FEATURES PLANS
8	PC04.01	PCSM OVERALL SITE PLAN
9	PC40.01	PRE-DEVELOPED DRAINAGE PLAN
10	PC40.02	POST-DEVELOPED DRAINAGE PLAN
11-15	PC05.01 - PC05.05	PCSM GRADING PLANS
16-18	PC08.01 - PC08.03	PCSM DETAILS

COVER SHEET

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/6/23	SCALE	AS NOTED
DESIGN	JMM	DRAWN	ECS
FOR NO.	8363	SITE NAME	BR3-S-01-C049
NO.	SD01.01		
SHEET NO.	1	OF	42

N:\PROJECTS\NEW BRITAIN BIRCH RUN\DWG\DWG\BR3-S-01-C049-DWG-User: jmm Date: 10/6/23 4:15 PM

OWNER OF RECORD
CTP MANAGEMENT LLC
4123 CREAMERY ROAD
CREAMERY, PA 19430
610-489-2122

EQUITABLE OWNER/APPLICANT
TOLL MID-ATLANTIC LP COMPANY, INC.
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CONTACT
JEFF MADSEN, P.E.
PROJECT ENGINEER
JUSTIN BARNETT, RLA
PLANNER & LANDSCAPE ARCHITECT
THOMAS B. HENDRICKS, P.L.S.
DIRECTOR OF FIELD OPERATIONS

PRELIMINARY/FINAL SUBDIVISION PLANS BIRCH RUN AT NEW BRITAIN

(AKA NEW BRITAIN CTP PROPERTY)

TMP #26-06-101-004
COUNTY LINE ROAD AND WEST BUTLER AVENUE
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

ZONING:
ZONING DISTRICT: C-1 COMMERCIAL
PROPOSED USE: (J31) PCCM-PLANNED COMMUNITY MIXED USE
PROPOSED SUB-USE: (B5) SINGLE FAMILY ATTACHED TOWNHOMES

SITE DATA:
GROSS SITE AREA (TO TITLE LINE): 15.775 AC
WEST BUTLER AVE EX & ULT ROW: 30,990 AC
TOTAL: 14,866 AC (1)
WAWA PARCEL (TMP #26-06-101): 4.137 AC
CREAMERY TIRE PARCEL (TMP #26-06-101-003): 2.123 AC
RESIDENTIAL PARCEL (TMP #26-06-101-004): 8,606 AC

ZONING REQUIREMENTS: (C-1 COMMERCIAL)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MAX. IMPERVIOUS COVERAGE (LOT)	35%	30%
MAX. IMPERVIOUS (SITE)	70%	75.2%
MIN. LOT WIDTH:	150 FT	>150 FT
MIN. LOT DEPTH:	120 FT	>120 FT
MAX. BUILDING COVERAGE (LOT)	40%	33%
MIN. YARDS SETBACK:		
FRONT:	40 FT	40 FT
SIDE:	15 FT	15 FT
REAR:	30 FT	30 FT

ZONING REQUIREMENTS: (B5 SINGLE FAMILY ATTACHED)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA:	FOOTPRINT+200 SF	FP+200 SF
MIN. LOT WIDTH: 1 CAR	20 FT	22 FT
MAX. IMPERVIOUS (LOT)	35%	30%
MIN. FRONT YARD SETBACK:	30 FT	30 FT
FROM ULT. STREET ROW:	30 FT	30 FT
FROM PARKING:	20 FT	20 FT
BUFFER YARD:	20' WIDE SCREENING	20' WIDE SCREENING
MAX. UNITS ATTACHED:	8 DU	6 DU
MIN. BLDG. SEPARATION:	30 FT	30 FT
REQUIRED PARKING: (3 BDRM)	3 SP/DU	3 SP/DU
REQUIRED VISITOR PARKING:	3 SP/DU (14 SP)	3 SP/DU (14 SP)
PROPOSED GROSS DENSITY:	N/A	5.12 DU/AC

CERTIFICATE OF OWNERS INTENT:
TO ALL TO WHOM THESE PRESENT MAY COME, WE CTP MANAGEMENT, LLC, SEND GREETINGS, KNOW YE THAT WE HAVE LAID OUT ON LANDS IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA, CERTAIN LOTS ACCORDING TO THIS PLAN, WHICH IS INTENDED TO BE FORTHWITH RECORDED, WITNESS MY, OUR HAND AND SEAL.

CTP MANAGEMENT, LLC

BY: _____
(SIGNATURE)

NAME: _____
(PRINTED)

TITLE: _____

CERTIFICATE OF OWNERS ACKNOWLEDGEMENT:

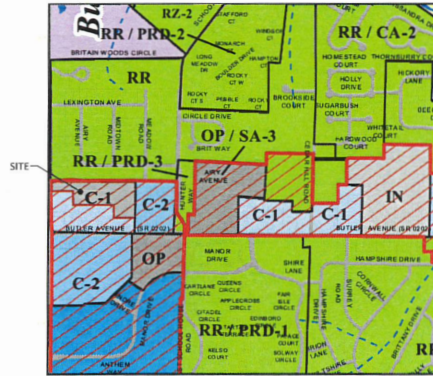
COMMONWEALTH OF PENNSYLVANIA: : 55
COUNTY OF BUCKS:

ON THIS ____ DAY OF _____, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ OF CTP MANAGEMENT, LLC, AND THAT ON BEHALF OF SAME, BEING AUTHORIZED TO DO SO, DULY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ (SEAL)

MY COMMISSION EXPIRES: _____



ZONING MAP

SCALE: 1"=800'

GRAPHIC SCALE

(IN FEET)
1 inch = 800 ft

LIST OF VARIANCES GRANTED ON 4/19/18 BY THE ZONING HEARING BOARD:

- A VARIANCE FROM §27-205.03 (1) C. 1. (USE, DEFINITIONS AND REGULATIONS) OF THE NEW BRITAIN TOWNSHIP ZONING CODE, TO ALLOW A J31 PLANNED COMMUNITY CENTER MIXED USE WITH A BASKETBALL COURT ON A 14.866 ACRES IN AREA OF THE REQUIRED MINIMUM 15 ACRES.

APPROVAL OF THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS:
APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP THIS ON THIS ____ DAY OF _____, 2024.

CHAIRMAN _____

REVIEW OF THE TOWNSHIP ENGINEER:
REVIEWED BY NEW BRITAIN TOWNSHIP ENGINEER _____

TOWNSHIP ENGINEER _____

DATE: _____

BUCKS COUNTY PLANNING COMMISSION:
APPROVED BY BUCKS COUNTY PLANNING COMMISSION _____, 2024
B.C.P.C. REVIEW # _____



LOCATION MAP

SCALE: 1"=800'

GRAPHIC SCALE

(IN FEET)
1 inch = 800 ft

WETLANDS CERTIFICATION

I HEREBY CERTIFY THE DELINEATED WETLANDS SHOWN ON THE PLAN IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND BASED UPON THE U.S. ARMY CORPS OF ENGINEER GUIDELINES.

DATE: _____

APPLICANT CERTIFICATION

I/WE, CTP MANAGEMENT, LLC ACKNOWLEDGE THAT ANY REVISION TO THE APPROVED SWM SITE PLAN MUST BE APPROVED BY THE MUNICIPALITY AND THAT A REVISION HAS PLAN MUST BE SUBMITTED TO THE CONSERVATION DISTRICT.

CTP MANAGEMENT LLC DATE: _____
PA LICENSE NO. PE-070760

ENGINEER CERTIFICATION

I, JEFFREY M. MADSEN, P.E. ON THIS DAY OF _____, 2024, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE RESURFACING CREEK WATERSEED ACT IN STORMWATER MANAGEMENT, ORDINANCE OR PLAN.

JEFFREY M. MADSEN, P.E. DATE: _____
PA LICENSE NO. PE-070760

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- PROJECT PARCEL INCLUDES: RESIDENTIAL PARCEL (TMP #26-06-101-004).
- SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL: 42017C0288K DATED: 3/21/2017.
- ALL MONUMENTS AND MARKERS SHALL BE SET AND CERTIFIED BY A PROFESSIONAL LAND SURVEYOR. ALL MONUMENTS AND MARKERS SHALL BE SET WITHIN 0.64 OF A FOOT FROM ITS REQUIRED LOCATION.

PROPOSED USE:

THE PURPOSED SITE PLAN PROPOSES THE DEMOLITION OF THE EXISTING 1-STORY METAL GARAGE AND ELIMINATION OF ITS GRAVEL ACCESS ROAD AND PARKING AREA. THE PROJECT IS INTENT IS TO PROVIDE 44 SINGLE FAMILY ATTACHED TOWNHOMES. SITE PLAN PROPOSES THESE RESIDENTIAL DWELLINGS IN CONJUNCTION WITH OPEN SPACE, LANDSCAPE BUFFERS, NATURAL RESOURCE PROTECTION AND STORMWATER MANAGEMENT FACILITIES. ALL COMMON LANDS ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

ZONING REQUIREMENTS: (J31 PLANNED COMMUNITY CENTER MIXED-USE)

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. BASE SITE AREA:	15 ACRES	14,866 AC (1)
UPDATED BASE SITE AREA:		13.37 AC
MAX. RESIDENTIAL SUB-USE:	25% (3.94 AC)	15.5% (2.07 AC)
MIN. OPEN SPACE:	1/3 RESIDUAL USE (6.69 AC)	1.86 AC
BUFFER YARD:	25 FT	45 FT
BUILDING HEIGHT:	35 FT	35 FT

- BASE SITE AREA BASED ON PREVIOUSLY APPROVED PLANS WITH VARIANCE GRANTED 4/19/18 PER WAWA SUBDIVISION PLANS PREPARED BY BOHLER ENGINEERING DATED LAST DATED 01/19/18

CONDITIONAL USE APPLICATION APPROVED BY NEW BRITAIN BOARD OF SUPERVISORS ON JULY 17, 2023:

- CONDITIONAL USE APPROVAL TO PERMIT 44 TOWNHOMES, UNDER THE J31 PCCM PLANNED COMMUNITY MIXED USE, SUB-USE B5 SINGLE FAMILY ATTACHED.
- A CONDITIONAL USE FOR THE FOLLOWING DEVIATIONS FROM THE PCCM DESIGN REGULATIONS:

- SIGNAGE: AS PERMITTED BY 27-305.031.13.a.11.(b)(1)
APPLICANT IS REQUESTING TO PROVIDE A COMMUNITY IDENTIFICATION SIGN AT EACH ENTRANCE. THIS VIOLATES THE MAXIMUM PERMITTED NUMBER OF SIGNS PER 500 FEET OF STREET FRONTAGE.
- CONSERVATION EASEMENT DISTURBANCE:
APPLICANT IS REQUESTING TO DISTURB APPROXIMATELY 44,300 SF OF AN EXISTING CONSERVATION EASEMENT ON THE WAWA PARCEL TO PROVIDE ADDITIONAL VEHICULAR AND PEDESTRIAN CIRCULATION BETWEEN PARCELS IN COMBINATION WITH A WATER LINE EASEMENT. MINIMAL IMPACT TO AREAS CLASSIFIED AS WOODLANDS IS EXPECTED.

AREA TABULATION - BIRCH RUN AT NEW BRITAIN:

ROAD A ROW EASEMENT AREA:	41,967 SQ. FT. OR 0.963 ACRES
ROAD B ROW EASEMENT AREA:	15,098 SQ. FT. OR 0.347 ACRES
EXISTING ACCESS ROAD AREA:	24,742 SQ. FT. OR 0.568 ACRES
OPEN SPACE A AREA:	209,409 SQ. FT. OR 4.718 ACRES*
OPEN SPACE B AREA:	81,016 SQ. FT. OR 1.860 ACRES**
OPEN SPACE C AREA:	6,622 SQ. FT. OR 0.152 ACRES
TOTAL SITE AREA:	374,846 SQ. FT. OR 8.606 ACRES

*OPEN SPACE A INCLUDES LOTS 1 THROUGH 27.

**OPEN SPACE B INCLUDES LOTS 28 THROUGH 44.

RECORDER OF DEEDS:

RECORDED IN THE OFFICE FOR THE RECORDING OF DEED IN AND FOR THE COUNTY OF BUCKS, IN DOVLESTOWN, PENNSYLVANIA IN PLAN BOOK _____ PAGE _____ ON THE ____ DAY OF _____, 2024.

PROFESSIONAL ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT TO THE BEST OF MY KNOWLEDGE, THIS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAND SUBDIVISION REGULATIONS OF THE TOWNSHIP OF NEW BRITAIN.

JEFFREY M. MADSEN DATE: _____
PA LICENSE NO. PE-070760

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT TO THE BEST OF MY KNOWLEDGE, THIS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LAND SUBDIVISION REGULATIONS OF THE TOWNSHIP OF NEW BRITAIN.

THOMAS B. HENDRICKS, P.L.S. DATE: _____
PA LICENSE NO. SU-044033-6

THOMAS B. HENDRICKS
PROFESSIONAL LAND SURVEYOR
PA LICENSE NO. SU-044033-6

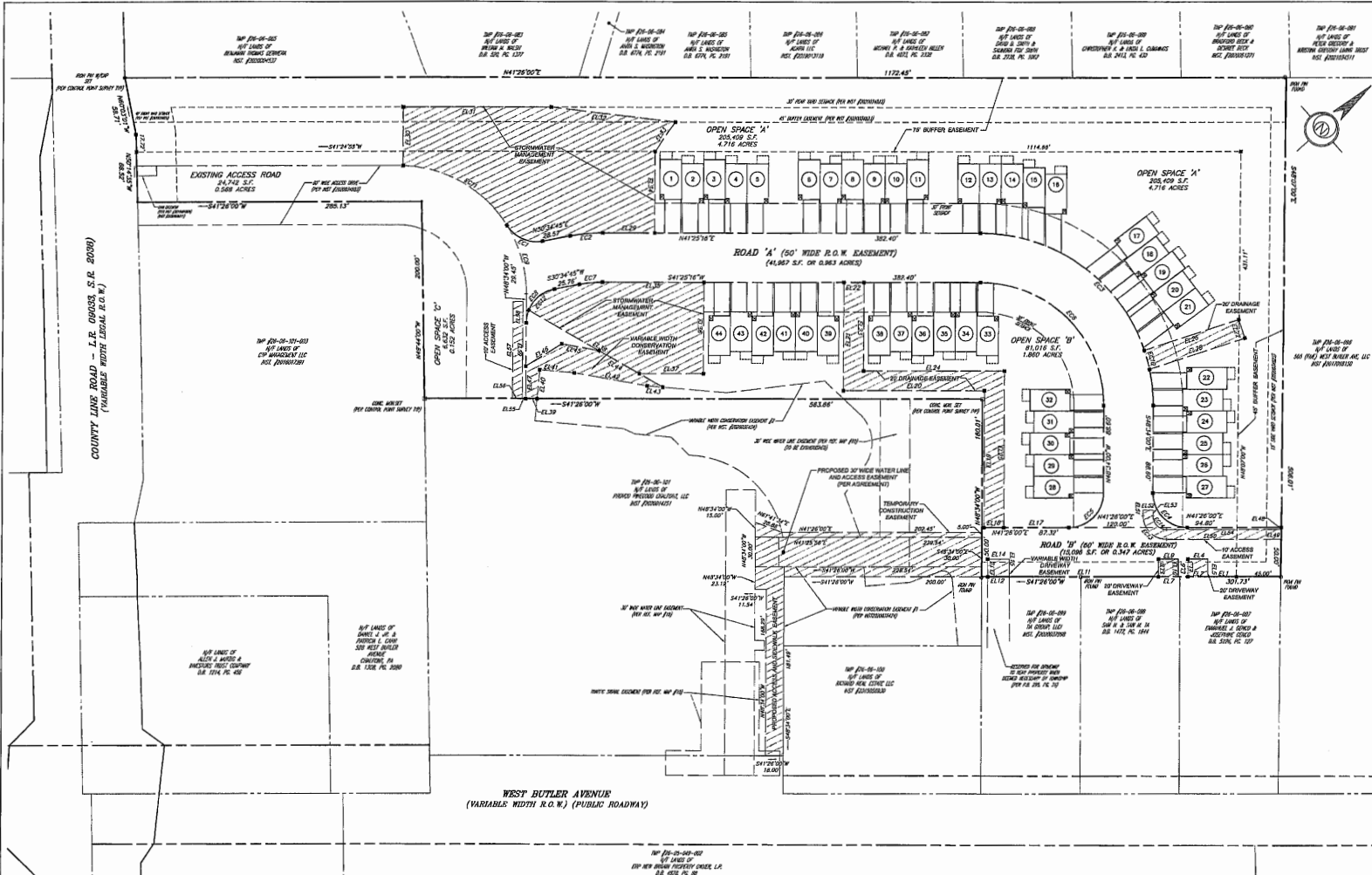
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ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
1140 Virginia Drive
Fort Washington, PA 19034
Tel: 215-914-2050

NO.	DATE	REVISIONS FILE	DESCRIPTION
1	10/09/23		

RECORD PLAN
(RECORD SHEET 1 OF 3)
BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/09/23 SCALE: AS NOTED
CHECKED: JMM DRAWN: KMS
JOB NO.: 8984 FILE NAME: RP5010
NO.: _____
RP50.01
SHEET NO.: 2 OF 42



OWNER OF RECORD
 CTF MANAGEMENT LLC
 4123 CREAMERY ROAD
 CREAMERY, PA 19030
 610-685-1122

EQUITABLE OWNER/APPLICANT
 TOLL MIDDLETOWN FC COMPANY, INC.
 1140 VIRGINIA DRIVE
 FORT WASHINGTON, PA 19034
 215-938-8000

T. B. B. L. L.
 THOMAS B. HENDRICKS
 P.E. LICENSE NO. 100-000000
 PA LICENSE NO. 100-000000

ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE CONSULTANTS, INC.
 1840 Virginia Avenue, Suite 100
 Fort Washington, PA 19034
 T: 215-944-5000

EASEMENT CURVE TABLE

LINE	BEARING	DISTANCE
EL.1	S41°28'00"W	28.71'
EL.2	S41°28'00"W	20.00'
EL.3	N48°34'17"W	18.00'
EL.4	N41°28'00"E	20.00'
EL.5	S48°34'17"E	18.00'
EL.6	S41°28'00"W	8.19'
EL.7	S41°28'00"W	20.00'
EL.8	N48°34'17"W	18.00'
EL.9	N41°28'00"E	20.00'
EL.10	S48°34'17"E	18.00'
EL.11	S41°28'00"W	190.70'
EL.12	S41°28'00"W	21.67'
EL.13	N48°34'17"W	18.00'
EL.14	N41°28'00"E	21.67'
EL.15	S48°34'17"E	18.00'
EL.17	S41°28'00"W	68.41'
EL.18	S41°28'00"W	20.00'
EL.19	N48°34'17"W	130.54'
EL.20	S41°28'00"W	142.88'
EL.21	N48°34'17"W	116.00'
EL.22	N41°28'00"E	20.00'
EL.23	S48°34'17"E	99.20'
EL.24	N41°28'00"E	143.96'
EL.25	S48°34'17"E	158.50'
EL.26	N22°09'54"E	100.33'
EL.27	S68°50'06"W	20.00'
EL.28	S23°09'54"W	101.23'
EL.29	S41°28'00"W	99.20'
EL.30	N48°34'17"W	98.62'
EL.31	N41°28'00"E	148.84'
EL.32	N48°34'17"W	128.33'
EL.33	S14°53'37"E	35.10'
EL.34	S48°34'17"E	82.38'
EL.35	N41°28'00"E	101.99'
EL.36	S48°34'17"E	92.99'
EL.37	S41°28'00"E	64.49'
EL.38	S71°14'47"W	128.45'
EL.39	N41°28'00"E	11.88'
EL.40	N48°34'17"W	29.29'
EL.41	N48°34'17"W	33.00'
EL.42	N57°29'27"E	25.00'
EL.43	N48°34'17"W	133.29'
EL.44	S71°14'47"W	74.42'
EL.45	S25°41'16"W	38.40'
EL.46	S09°18'52"W	42.80'
EL.47	S48°34'17"E	33.82'
EL.48	S48°07'00"E	2.00'
F.49	S18°07'50"E	10.00'
EL.50	S41°28'00"W	115.71'
EL.51	N48°34'17"W	5.60'
EL.52	N41°28'00"E	10.00'
EL.53	S48°34'17"E	5.60'
EL.54	N41°28'00"E	110.29'
EL.55	S41°28'00"W	1.29'
EL.56	S41°28'00"W	10.00'
EL.57	N48°34'17"W	68.81'
EL.58	N41°28'00"E	10.00'
EL.59	S48°34'17"E	68.81'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
ED1	35.00'	41.95'	38.48'	S64°54'55"W	88°40'29"	23.91'
ED2	175.00'	33.11'	33.07'	S38°00'51"W	109°03'11"	16.67'
ED3	175.00'	274.83'	247.51'	S86°29'38"W	90°00'44"	175.04'
ED4	35.00'	54.98'	49.50'	S86°24'50"W	90°00'50"	35.00'
ED5	35.00'	54.98'	49.50'	S93°34'50"E	90°00'50"	35.00'
ED6	125.00'	198.30'	178.82'	N89°30'38"E	90°00'44"	138.03'
ED7	125.00'	23.85'	23.82'	N38°10'01"E	109°03'11"	11.88'
ED8	35.00'	48.35'	41.89'	N09°59'37"W	70°04'45"	28.83'
ED9	130.00'	87.34'	68.59'	S63°24'18"E	29°44'39"	34.44'
ED10	175.00'	20.54'	20.03'	S83°55'28"E	87°33'36"	10.23'
ED11	130.00'	125.58'	120.73'	N71°25'01"E	55°30'29"	88.16'
ED12	35.29'	35.20'	33.77'	S01°49'23"W	37°14'27"	18.24'
ED13	24.00'	37.30'	33.94'	S89°20'00"W	90°00'00"	24.00'
ED14	14.00'	21.89'	19.80'	N89°20'00"E	90°00'00"	14.00'

BASE SITE AREA: 7.93 AC
 2 MIN. OPEN SPACE: 2.58 AC
 STANDARD MIN. OPEN SPACE: 0.39 ACRES*
 REQUIRED OPEN SPACE: 0.69 AC
 LANDS WITH 1:20 PROTECTION BATIO: 0.11 AC
 *STANDARD MIN. OPEN SPACE: 0.69 AC

NET BUILDABLE SITE AREA: 7.24 AC
 BASE SITE AREA: 7.93 AC
 SURTRACT REQUIRED OPEN SPACE: 0.69 AC

NUMBER OF DWELLINGS/LOTS: N/A
 7.24 AC
 N/A

DWELLINGS PERMITTED: N/A
 7.24 AC
 N/A

ROW EASEMENT AREA PROPOSED: 1.31 AC
 RADIO BASE SITE AREA: 5.93 AC
 PERMITTED IMPERVIOUS: 2.9K
 MAXIMUM PERMITTED IMPERVIOUS SURFACE: 2.08 AC

*0.69 REQUIRED FOR 3:1 20%MIN

PROPOSED IMPERVIOUS BREAKDOWN

CREAMERY TRICE	2.03 ACRES
EXISTING WAWA	1.1 ACRES
ADDITIONAL WAWA	0.93 ACRES

TMP #26-08-101-004

ACCESS ROAD 67' R.O.W. EASEMENT	0.58 ACRES
SEWERWALK	0.30 ACRES
OUTSIDE ACCESS ROAD 67' R.O.W. EASEMENT	0.05 ACRES
SP FLOW EASEMENT ROAD A & BOND B	0.06 ACRES
UNIT BUILDINGS/CONC. PAD/DRIVEWAY/PATIO/AREA - OUTSIDE 67' R.O.W. EASEMENT	1.78 ACRES

NOTE:
 EACH UNIT SHALL HAVE NO MORE THAN 3 BEDROOMS AND A MINIMUM OF 2 PARKING SPACES PROVIDED IN THE GARAGE AND/OR DRIVEWAY.

PARKING REQUIREMENTS:

REQUIREMENT:	REQD.	PROVIDED:
2 SPACES PER DU (0 BOND)	88	132
3 SPACES PER DU (44 DU X 3)	14	14

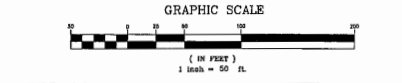
AREA TABULATION - BIRCH RUN AT NEW BRITAIN:

ROAD A ROW EASEMENT AREA:	41,987 SQ. FT. OR 0.948 ACRES
ROAD B ROW EASEMENT AREA:	10,080 SQ. FT. OR 0.234 ACRES
EXISTING ACCESS ROAD AREA:	29,742 SQ. FT. OR 0.686 ACRES
OPEN SPACE A AREA:	206,400 SQ. FT. OR 4.714 ACRES*
OPEN SPACE B AREA:	81,016 SQ. FT. OR 1.860 ACRES**
OPEN SPACE C AREA:	81,016 SQ. FT. OR 1.860 ACRES**
TOTAL SITE AREA:	374,682 SQ. FT. OR 8.600 ACRES

*OPEN SPACE A INCLUDES LOTS 1 THROUGH 27.
 **OPEN SPACE B INCLUDES LOTS 28 THROUGH 44.

CREAMERY TRICE

	WAWA	RESIDENTIAL	TOTAL
BASE SITE AREA:	2.12 AC	4.137 AC	6.257 AC
-EXISTING ULT. RIGHTS-OF-WAY:	0 AC	0 AC	0 AC
-EXISTING UTILITY EASEMENTS:	0 AC	39 AC	39 AC
-NATURAL RESOURCE PROTECTION:	0 AC	32 AC	32 AC
BASE SITE AREA:	2.12 AC	7.93 AC	12.09 AC
-ROW EASEMENT (PROPOSED):	0 AC	1.31 AC	1.31 AC
PERMITTED PROTECTED RESOURCES:	0 AC	0 AC	0 AC
BASE SITE AREA:	2.12 AC	5.93 AC	8.05 AC
PROPOSED IMPERVIOUS:	73% (1.59 AC)	73% (2.09 AC)	35% (2.68 AC)
			70% (7.69 AC)
			30% (1.78 AC)
			75.2% (5.78 AC)



RECORD PLANS
 (RECORD SHEET 2 OF 3)

BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/06/23 SCALE: 1"=50'
 DESIGN: JMM DRAWN:
 JOB NO.: 8363 FILE NAME: RP50.02
 SHEET: 3 OF 42



LOCATION MAP
1/1" = 20'

LIMITATIONS FOR PERFORMING WORK PREPARING TO EXISTING PERFORMANCE PRODUCTS

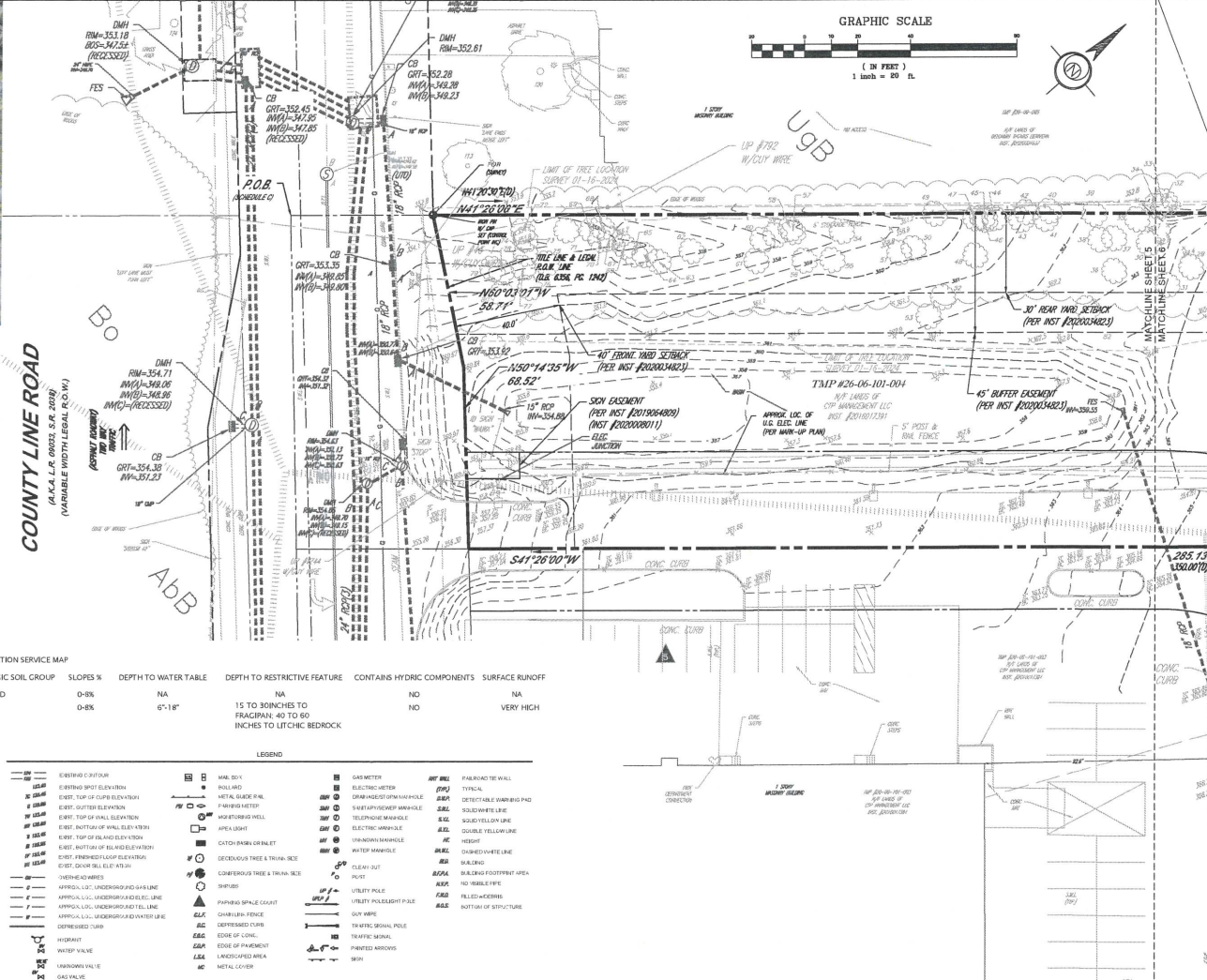
SURV. NAME	DATE	BY	FOR	REVISIONS
REVISION				

INDIVIDUAL TREES TO BE IMPACTED

TREE #	SIZE	SPECIES	NOTES
T01	20"	N/A	FALLEN DEAD
T02	20"	CHESTNUT	
T03	15"	OAK	
T04	18"	CHESTNUT	
T05	24"	CHERRY	
T06	18"	OAK	
T07	24"	ASH	
T08	34"	ASH	
T09	12"	ELM	
T10	36"	OAK	POOR CONDITION
T11	24"	ELM	POOR CONDITION
T12	20"	ELM	POOR CONDITION
T13	15"	ELM	
T14	15"	ASH	
T15	15"	OAK	
T16	20"	ASH	
T17	30"	MAPLE	
T18	24"	WILLOW	
T19	20"	WILLOW	
T20	2"	MAPLE	TO BE RELOCATED
T21	2"	SWEET CUM	TO BE RELOCATED

GENERAL NOTES:

1. INFORMATION SHOWN ON THIS PLAN BASED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 117-100000-016, COMMITMENT DATE AUGUST 23, 2021.
2. BOUNDARY INFORMATION AND TOPOGRAPHIC MARKING SHOWN HEREIN COMPILED FROM A PLAN ENTITLED "36.6 ACRES LAND TITLE SURVEY" PREPARED FOR TALL BROTHERS INC. PREPARED BY CORNING POST ASSOCIATES, INC. DATED MARCH 4, 2022 BEING 1 SHEET.
3. THIS SURVEY IS NOT INTENDED TO GUARANTEE CONDITIONS.
4. SURVEY BASED ON MONITORING TOWNSHIP SANITARY SERVICE DATA:
 TM-A: BOOK SINCE SET
 ELEVATION = 306.37
 TM-B: IRON PIN W/SDP
 ELEVATION = 304.58
5. IT IS BEYOND THE SCOPE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF ANY REGULATED ENVIRONMENTAL CONDITION OR NEAR THE SUBJECT PARCELS. UNDERGROUND EXPLORATIONS WERE NOT CONDUCTED OR UTILIZED DURING THE PREPARATION OF THIS SURVEY. CONCEALED FEATURES SHOULD PURSUE ANY ENVIRONMENTAL MATTERS SEPARATE AND APART FROM THIS SURVEY.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STREET STRUCTURES BEFORE THE START OF THE CONSTRUCTION OF THIS PROJECT. SEE NOTES APPLICABLE TO INFORMATION SHOWN ON THIS PLAN OF ANY ASSOCIATED PLAN FOR THE PROJECT INCLUDING PLANS OF THE SAME PREPARED BY OTHERS SUCH AS UTILITY COMPANY PLANS.
7. THE DESIGNATED WETLANDS AND WATERBODIES SHOWN FROM "WETLAND DELINEATION PLAN FOR BIRCH RUN AT NEW BRITAIN" PREPARED BY ESE CONSULTANTS, INC. DATED JUNE 28, 2022 AS WELL AS "THROUGH WMA - FINAL LAND DEVELOPMENT PLANS" PREPARED BY BOLLER ENGINEERING, JJ SHEET PLAN SET, DATED MAY 16, 2018 AND LATEST REVISION SEPTEMBER 21, 2018.
8. SUPPLEMENTAL SURVEY DATA OBTAINED BY ESE CONSULTANTS, INC. ON NOVEMBER 13TH, 2023.
9. THIS SITE DOES NOT CONTAIN AREAS WITHIN 100-YEAR FLOODPLAIN FEMA COMMUNITY PANEL 2401/000006 DATED 3/27/2014.
10. THE GAS ELECTRIC, TELEPHONE AND CABLE UTILITIES DEPICTED HEREON ARE BASED ON FIELD HANDOUT AND / OR DRAWING SHEET(S), FIELD NOTES ETC. PROVIDED BY RESPECTIVE UTILITY COMPANIES. CONTRACTORS AND SUBCONTRACTORS ARE TO VERIFY THE LOCATION, DEPTH AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STREET STRUCTURES BEFORE THE START OF THE CONSTRUCTION OF THIS PROJECT. SEE NOTES APPLICABLE TO INFORMATION SHOWN ON THIS PLAN OF ANY ASSOCIATED PLAN FOR THE PROJECT INCLUDING PLANS OF THE SAME PREPARED BY OTHERS SUCH AS UTILITY COMPANY PLANS.
11. THE GAS ELECTRIC, TELEPHONE AND CABLE UTILITIES DEPICTED HEREON ARE BASED ON FIELD HANDOUT AND / OR DRAWING SHEET(S), FIELD NOTES ETC. PROVIDED BY RESPECTIVE UTILITY COMPANIES. CONTRACTORS AND SUBCONTRACTORS ARE TO VERIFY THE LOCATION, DEPTH AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STREET STRUCTURES BEFORE THE START OF THE CONSTRUCTION OF THIS PROJECT. SEE NOTES APPLICABLE TO INFORMATION SHOWN ON THIS PLAN OF ANY ASSOCIATED PLAN FOR THE PROJECT INCLUDING PLANS OF THE SAME PREPARED BY OTHERS SUCH AS UTILITY COMPANY PLANS.
12. THIS MAP SHOWS PHYSICAL FEATURES VISIBLE ON THE SURFACE. BELOW-GROUND STRUCTURES ARE SHOWN FOR GRAPHIC REPRESENTATION PURPOSES ONLY. ALTHOUGH EFFORTS HAVE BEEN MADE TO ACCURATELY DEPICT THE BELOW-GROUND STRUCTURES, EXACT LOCATIONS ARE TO BE VERIFIED BY AND ARE THE RESPONSIBILITY OF PERSONS USING THIS MAP.



27-2402 SITE CAPACITY CALCULATIONS (RESIDENTIAL DEVELOPMENT):

NATURAL RESOURCES	PROTECTION	ACRES OF LAND IN RESOURCES	RESOURCE	ACRES OF LAND TO BE DEDICATED
WATERCOURSES	1.00	0.4C	0.4C	0.4C
WETLANDS	1.00	0.4C	0.4C	0.4C
FLOODPLAIN (ALLUVIAL SOILS)	1.00	0.4C	0.4C	0.4C
WETLANDS	1.00	28.4C**	0.4C	0.4C
LAKES/PONDS	1.00	0.4C	0.4C	0.4C
WETLANDS MANGROVES	1.00	0.4C	0.4C	0.4C
WOODLANDS	1.00	0.4C	0.4C	0.4C
STEEP SLOPES 10% OR MORE**	1.00	0.4C	0.4C	0.4C
STEEP SLOPES 15% OR MORE**	1.00	0.4C	0.4C	0.4C
STEEP SLOPES 25% OR MORE**	1.00	0.4C	0.4C	0.4C
TOTAL LAND IN RESOURCES		38.4C		
TOTAL RESOURCE PROTECTION LAND		76.4C		
TOTAL RESOURCE LAND PROVIDED		76.4C		
TOTAL DEDICATED RESOURCES		12.4C		
**BASED ON RESIDENTIAL LOT AND WMA LOT				
**PLAN ASSUMES ALL MANMADE SLOPES ARE EXEMPT				
**NO. 11 AC RESIDENTIAL DEVELOPMENT				

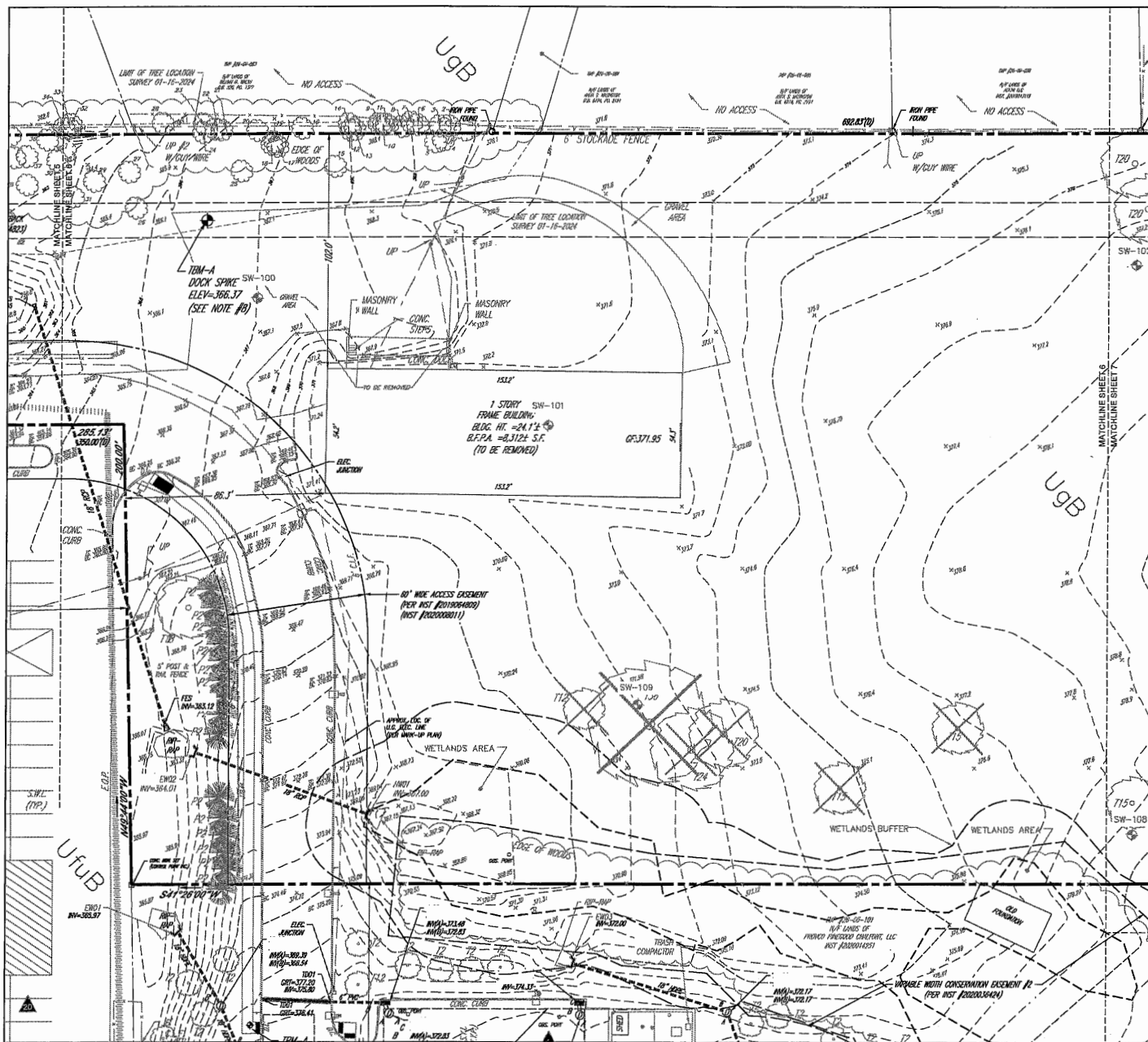
RESOURCE	ACRES OF LAND TO BE DEDICATED
BASE SITE AREA	7.93 AC
3 MIN. OPEN SPACE	9.56 AC
STANDARD MIN. OPEN SPACE	3.9 AC (60% REQ. FOR JBI ZONING)
REQUIRED OPEN SPACE	48.4C
LANDS WITH 100% PROTECTION RATIO:	11.1 AC
+STANDARD MIN. OPEN SPACE	48.4C
NET BUILDABLE SITE AREA	7.24 AC
BASE SITE AREA	7.93 AC
SUBTRACT REQUIRED OPEN SPACE	48.4C
NUMBER OF DWELLINGS/DTS	N/A
NET BUILDABLE SITE AREA	7.24 AC
MAX. DENSITY	N/A
DWELLINGS PERMITTED:	N/A
SUBTRACT ROW EASEMENT(PROPOSED)	1.31 AC
RATIO BASE SITE AREA	5.91 AC
PERMITTED IMPERVIOUS	35%
MAXIMUM PERMITTED IMPERVIOUS SURFACE	2.08 AC

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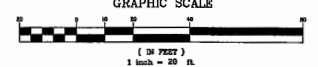
THOMAS B. HEIDRICKS
ESE CONSULTANTS, INC.
1140 Virginia Drive • Fort Washington, PA 19034
T: 215-814-2050

EXISTING FEATURES/ERSAP PLAN
TMP #26-06-101-004
BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/09/23 SCALE: 1"=20'
DESIGN: 6363 DRAWING: LMF
JOB NO.: FILE NAME:
6363 6363-S-0301
SHEET NO.: 5 of 42



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T.B. Miller
 THOMAS B. HENDRICKS
 LICENSED PROFESSIONAL SURVEYOR
 PA 0024

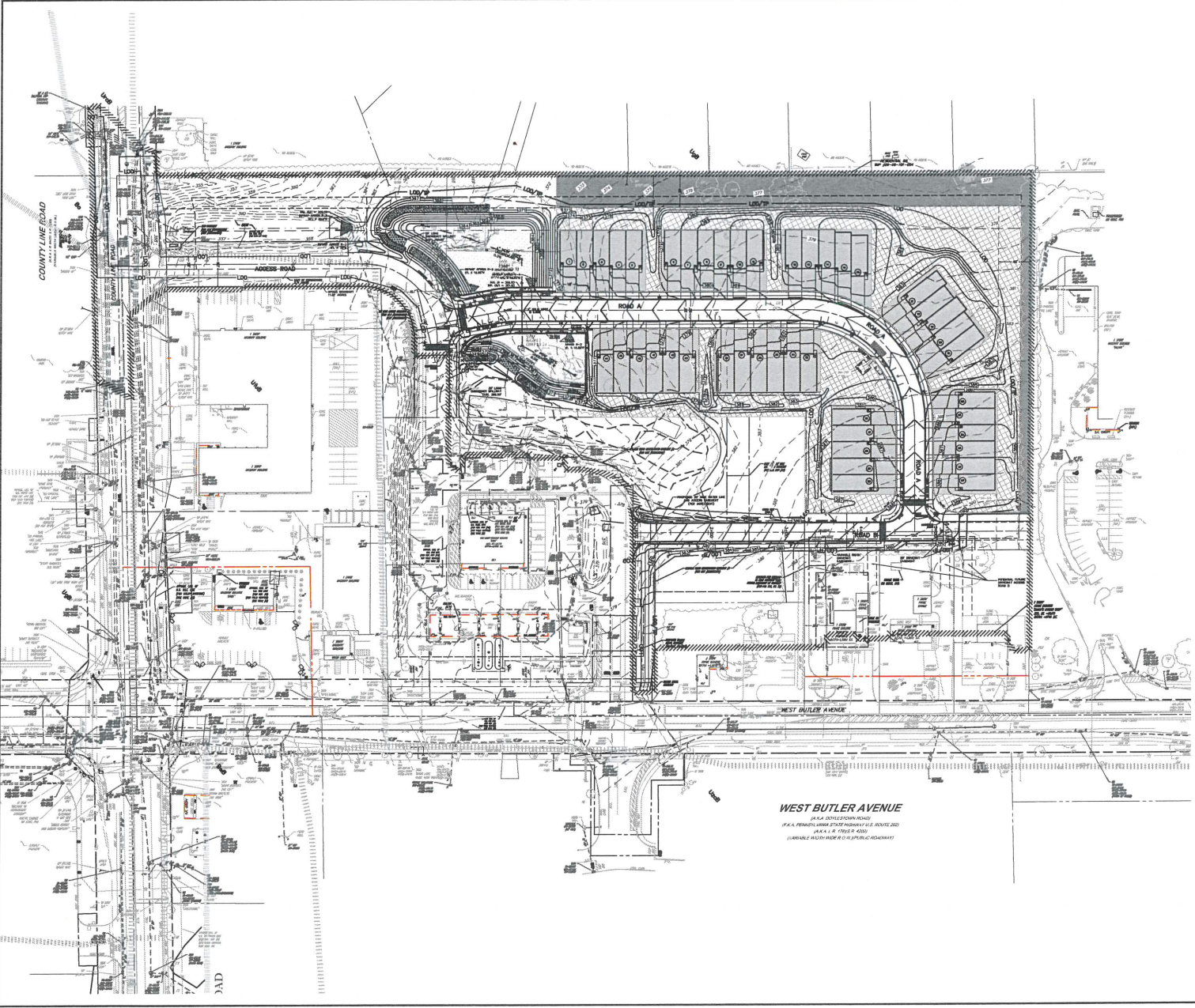
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 ESE Consultants, Inc.
 1140 Vantage, Suite 100, Harrisburg, PA 17104
 T: 717-654-2000

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EXISTING FEATURES/ERSAP PLAN
 TMP #26-06-101-004
 BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUGS COUNTY, PENNSYLVANIA

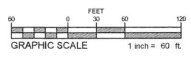
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 JOB NO.: BURS FILE NAME: BURS-5-2023
 SHEET: 6 OF 42

PROJECT: PENNSYLVANIA 8363-NEW BRITAIN, CITY ENGINEERING SERVICES, 5-04-SITE PLAN, Revision: 7/17/2024, 4:17 PM



WEST BUTLER AVENUE
AKA DOHLESTOWN ROAD
 P.A. A PENNSYLVANIA STATE HIGHWAY 112 (ROUTE 202)
 A.K.A. R. 1782 S 430
 (UNOFFICIAL ROAD NUMBER IS SUBJECT TO CHANGING)

- LEGEND**
- EXISTING STRUCTURE
 - EXISTING CONTOURS
 - PROPOSED TREE LINE
 - EXISTING TREE LINE
 - WETLANDS LIMIT
 - WATERS OF THE U.S.
 - BUILDING SETBACK LINE
 - PROPOSED CENTER LINE
 - STREAM LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED B.O.M.
 - EXISTING GATEWAY
 - PROPOSED CURB
 - PROPOSED 4' WIDE SIDEWALK WITH ACCESS RAMP
 - OUTBOARD LINE
 - PROPOSED SPLIT RAIL FENCE
 - PROPOSED EASEMENT
 - PROPOSED LOT NUMBER 88
 - PHASE LINE
 - RESIDENTIAL SUB-USE AREA
 - BUFFER AREA
 - COMMON OPEN SPACE AREA
 - REMAINING AREA: SHARED COMMON ELEMENTS AREA



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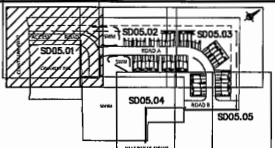
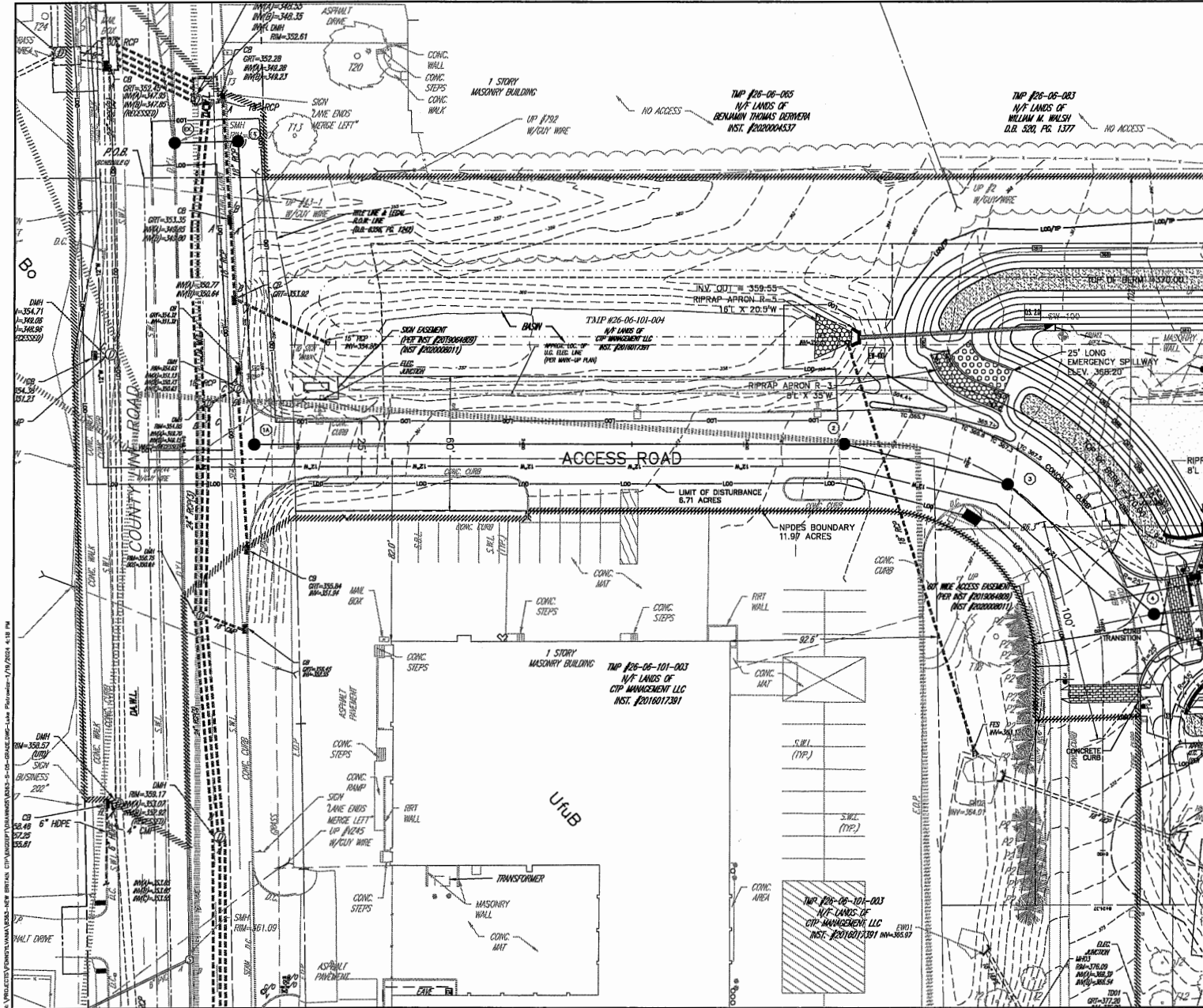
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 1140 Virginia Drive • Fort Washington, PA 19034
 1-202-992-6000

REV.	DATE	DESCRIPTION

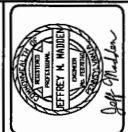
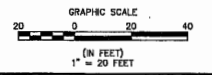
OVERALL SITE PLAN

BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE:	10/16/23	SCALE:	1"=50'
DESIGNER:	JMM	DRAWN:	EJS
JOB NO.:	8363	FILE NAME:	8363-5-04-SITE
REV.:	SD04.01		
SHEET NO.:	10	OF	42



- LEGEND**
- TOP OF WALL ELEVATION
 - GRADE FLOOR ELEVATION
 - EXISTING STRUCTURE
 - EXISTING DIRT/PAVEMENT ROAD
 - EXISTING STREET SIGN
 - EXISTING UTILITY POLE
 - EXISTING R.O.K.
 - EXISTING GATWAY
 - STORM LINE
 - EXISTING CENTER LINE
 - EXISTING BOUNDARY LINE
 - SOLES LINE
 - EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
 - EXISTING CONCRETE W/STAINMENT
 - EXISTING SIGN
 - EXISTING UTILITY POLE
 - EXISTING INLET
 - EXISTING SPOT ELEVATION
 - EXISTING TREE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING TREE LINE
 - EXISTING VEGETATION
 - PROPOSED TREE LINE
 - EXISTING INLET W/ STORM SEWER
 - PROPOSED STORM SEWER W/ STRUCTURE NUMBER
 - PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
 - PROPOSED PLANNED END SECTION HYDROLOGIC NUMBER
 - PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
 - PROPOSED SPIT MAIL FENCE
 - PROPOSED CHISEL NAIL
 - PROPOSED SPIT THIMBLE
 - PROPOSED MATCH LATERAL
 - PROPOSED SANITARY SEWER W/ SEWER TREE PROTECTION FENCE
 - RIP-RAP APRON
 - LOT NUMBER
 - LIGHT POST
 - STREET SIGN
 - DO NOT ENTER SIGN
 - SPEED LIMIT SIGN
 - VEHICULAR STOPPING SIGN
 - STOP SIGN 30"X30"
 - NO PARKING SIGN
 - STOP BAR
 - WETLANDS
 - WATERS OF THE U.S.
 - SANITARY MAN AND MANHOLE W/ STRUCTURE NUMBER
 - PROPOSED 12" WATERMAIN
 - WETLAND BUFFER
 - CROSSWALK MARKING



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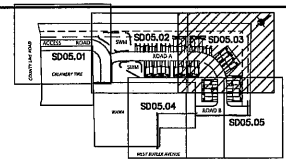
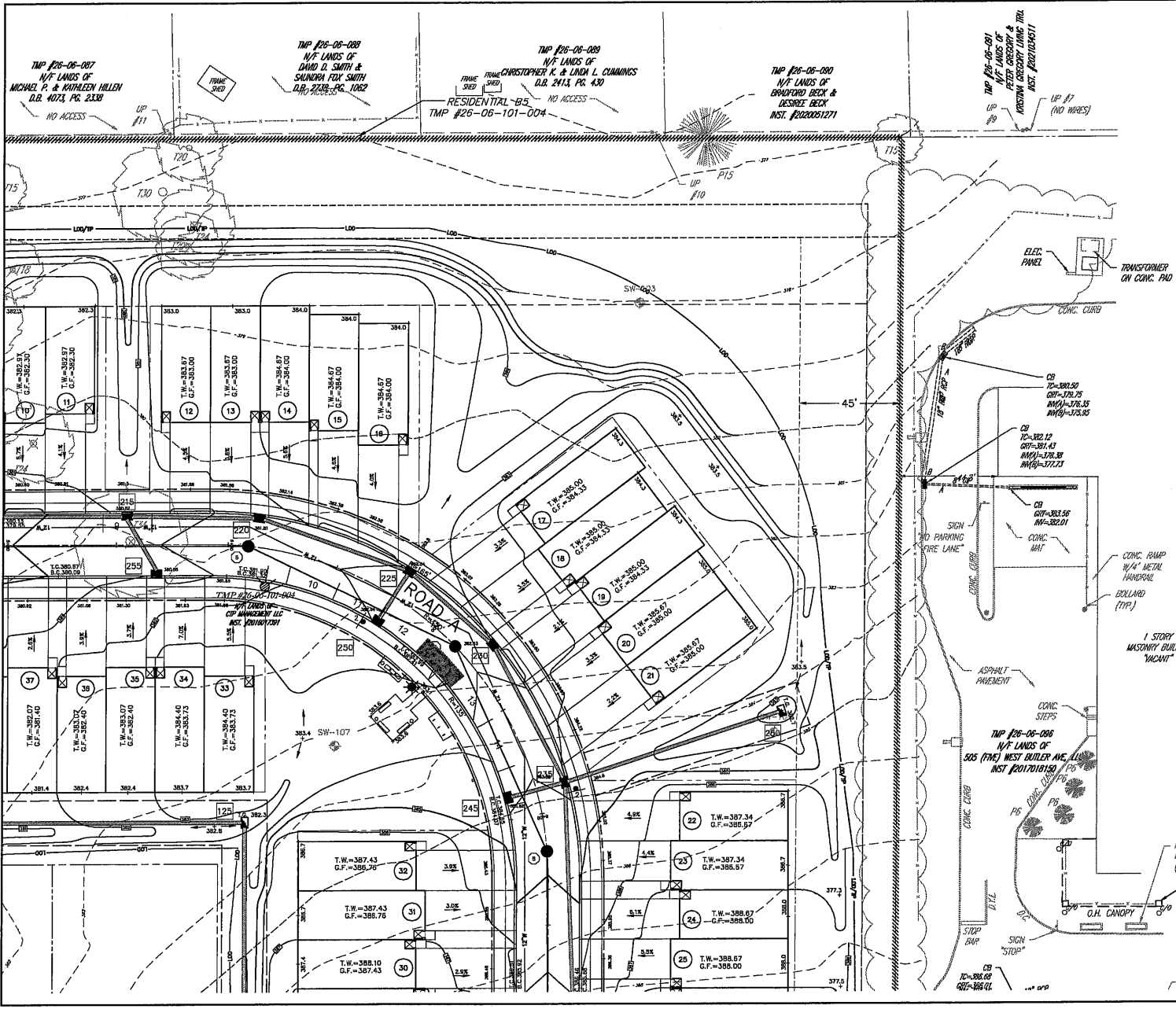
ESE Consultants, Inc.
 140 Virginia Drive • Fort Washington, PA 19054
 Tel: 215-994-2000

NO.	DATE	DESCRIPTION
1	1/17/24	ISSUANCE FOR TOWNSHIP COMMITTEE
2	1/17/24	ISSUANCE FOR TOWNSHIP COMMITTEE
3	1/17/24	ISSUANCE FOR TOWNSHIP COMMITTEE

GRADING PLAN

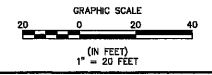
BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

DATE	SCALE
10/9/23	1"=20'
DESIGNER: JMM	DRAWN: EJS
JOB NO.: 2303	FILE NAME: 2303-18-2400
REF: SD05.01	
SHEET: 11	OF 42



LEGEND

- T.W. TOP OF WALL ELEVATION
- G.F. GARAGE FLOOR ELEVATION
- EXISTING STRUCTURE
- EXISTING DRIVE/DRAWL ROAD
- EXISTING STREET ELEVATION
- EXISTING UTILITY POLE
- EXISTING R.O.M.
- EXISTING CARTRAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING CONCRETE MONUMENT
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING HOLE
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING VEGETATION
- PROPOSED TREE LINE
- EXISTING W/ET W/ STORM SEWER
- PROPOSED SIGNAL SIGN W/ STRUCTURE NUMBER
- PROPOSED STOP MANHOLE W/ STRUCTURE NUMBER
- PROPOSED FLARED END SECTION W/ STRUCTURE NUMBER
- PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- PROPOSED SPLIT RAIL FENCE
- PROPOSED GUSS PL
- PROPOSED SIGN TRIANGLE
- PROPOSED W/ET LATERAL
- PROPOSED SANITARY LABEL w/ CLEANOUT
- TREE PROTECTION FENCE
- RIP-RAP APRON
- LOT NUMBER
- LIGHT POST
- STREET SIGN
- NO WAIT OTHER SIGN
- SPEED LIMIT SIGN
- PEDESTRIAN CROSSING SIGN
- STOP SIGN
- NO PARKING SIGN
- STOP BAR
- WETLANDS
- BOUNDARIES OF THE U.S.
- SANITARY SIGN AND MANHOLE W/ STRUCTURE NUMBER
- PROPOSED 12" WATERMAIN
- WETLAND BUFFER
- CROSSHAIR IMPRINT



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 1140 Virginia Avenue, Suite 100
 Harrisburg, PA 17104
 T: 717-631-2000
 F: 717-631-2000

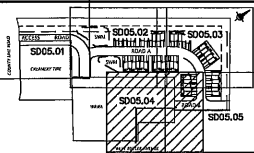
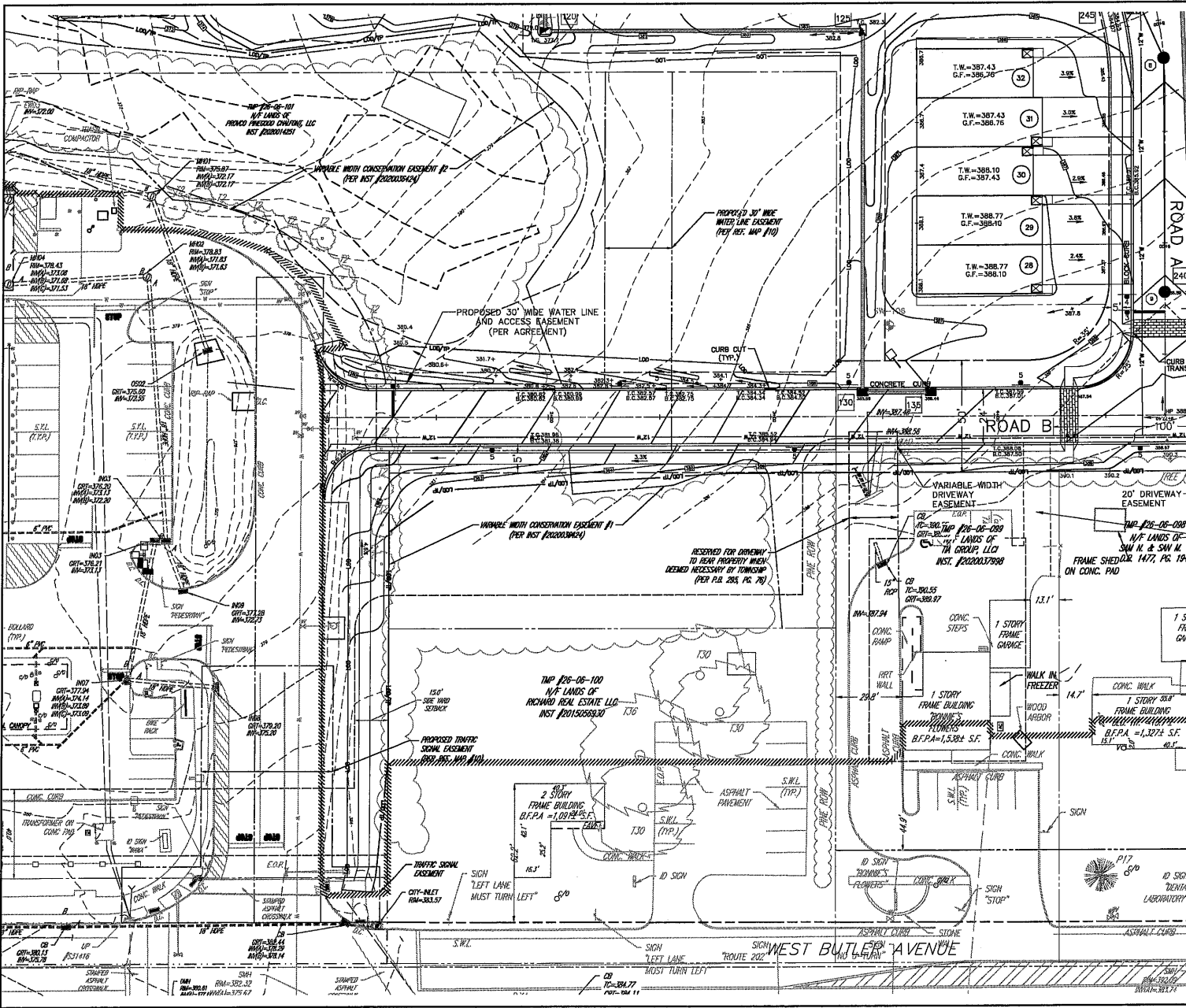
NO.	DATE	REVISIONS FOR	BY	CHKD.
1	02/27/13	PERMITS FOR TOWNSHIP CONSTRUCTION	WJ	WJ
2	03/11/13	DATE	WJ	WJ

GRADING PLAN

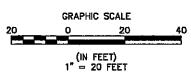
BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/6/23	SCALE	1"=20'
DESIGNER	MM	DRAWN	ES
CAD NO.	8303	FILE NAME	302-1-25-010
NO.	SD05.03		
SHEET NO.	13	OF	42

V:\PROJECTS\COMMENTS\WMA\302-1-25-010\302-1-25-010.dwg CITY VISIT/ SURVEYING\302-1-25-010\302-1-25-010.dwg 1/10/2024 4:18 PM



- LEGEND**
- T.W. TOP OF WALL ELEVATION
 - G.F. GARAGE FLOOR ELEVATION
 - EXISTING STRUCTURE
 - EXISTING DRIVE/GRADUAL ROAD
 - EXISTING STREET SIGN
 - EXISTING UTILITY POLE
 - EXISTING FLAG
 - EXISTING DRIVEWAY
 - STREAM LINE
 - EXISTING CENTER LINE
 - EXISTING BOUNDARY LINE
 - SOILS LINE
 - EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
 - EXISTING CONCRETE MONUMENT
 - EXISTING IRON PIN
 - EXISTING SIGN
 - EXISTING UTILITY POLE
 - EXISTING INLET
 - EXISTING SPOT ELEVATION
 - EXISTING TREE
 - EXISTING CONTOURS
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - EXISTING TREE LINE
 - EXISTING VEGETATION
 - PROPOSED TREE LINE
 - EXISTING INLET W/ STORM SEWER
 - PROPOSED STORM SEWER W/ STRUCTURE NUMBER
 - PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
 - PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
 - PROPOSED SPLIT RAIL FENCE
 - PROPOSED CURB RAIL
 - PROPOSED SIGN (REMOVE)
 - PROPOSED WATER LATERAL
 - PROPOSED SHOWER LATERAL W/ DEMOUNT TREE PROTECTION FENCE
 - REP-SAP APRON
 - LOT NUMBER
 - LIGHT POST
 - STREET SIGN
 - DO NOT ENTER SIGN
 - SPEED LIMIT SIGN
 - PROHIBITION CROSSING SIGN
 - STOP SIGN 30'x30'
 - NO PARKING SIGN
 - STOP BAR
 - WETLANDS
 - WATERS OF THE U.S.
 - SANITARY MAN AND MANHOLE W/ STRUCTURE NUMBER
 - PROPOSED 12" WATERMAIN
 - WETLAND BUFFER
 - CROSSWALK IMPACT



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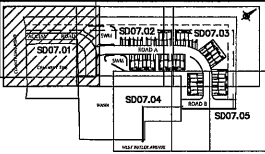
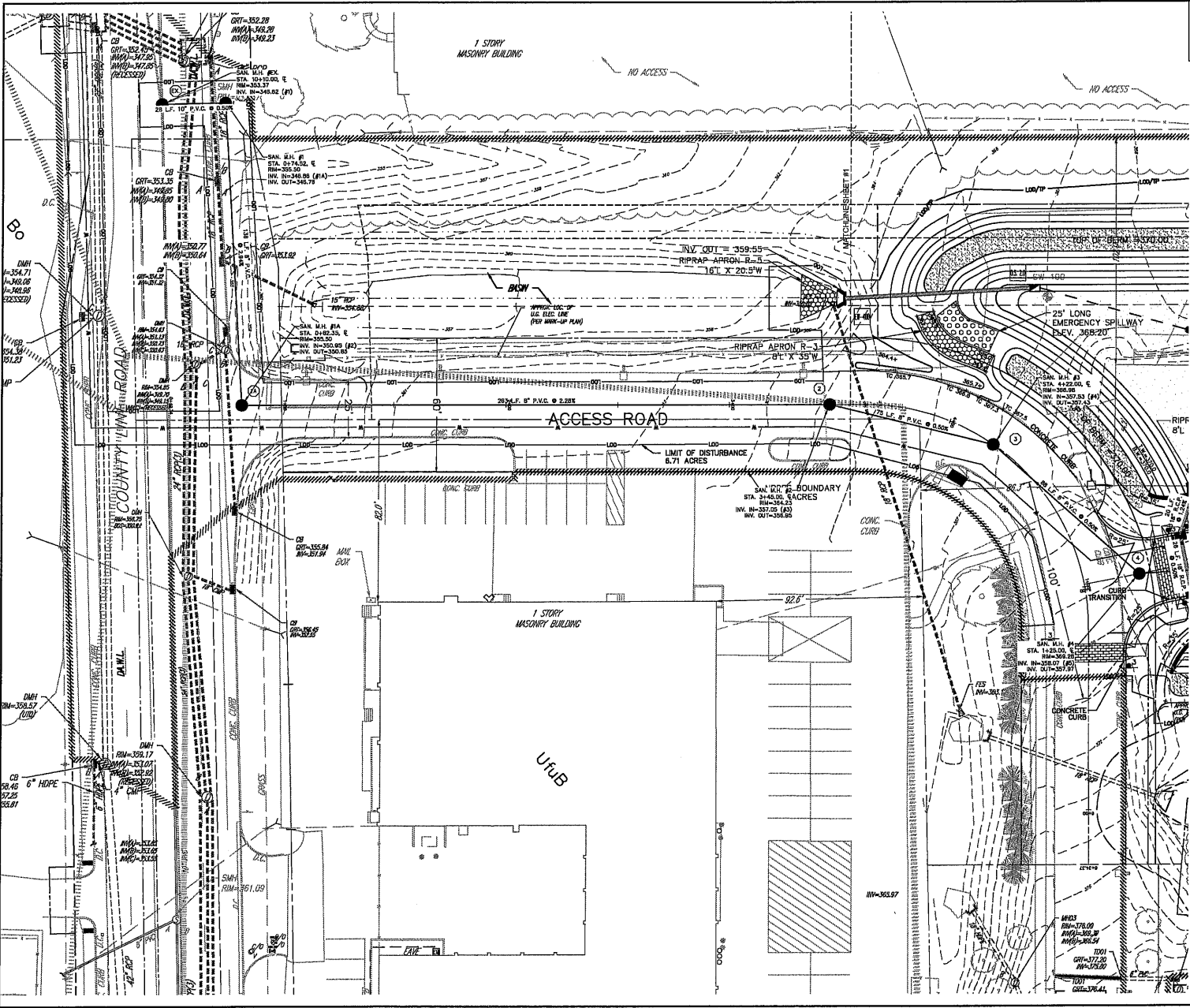
ESE CONSULTANTS, INC.
 140 Virginia Drive, P.O. Box 1904
 York, PA 17402
 T: 717-841-2600

GRADING PLAN

BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/8/23	SCALE: 1" = 20'
DESIGNER: JMM	DRAWN: JMM
CHECKED: BSK	FILE NAME: 24-03-000
SHEET NO.: SD05.04	
SHEET 14 OF 42	

N:\PROJECTS\PENNSYLVANIA\BIRCH RUN BRITAIN, CITY OF BRITAIN, PENNSYLVANIA\BIRCH RUN BRITAIN - UTILITY PLAN - 1/19/2024, 4:18 PM



LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.M.
- EXISTING CENTERLINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING INLET
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING SECTION
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SCREENER
- PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- PROPOSED FLARED END SECTION W/ STRUCTURE NUMBER
- PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- PROPOSED SPLIT RAIL FENCE
- PROPOSED WATER LATERAL
- PROPOSED SANITARY LATERAL W/ CLEANOUT
- PROPOSED ROOF LEADER LATERAL W/ DOWNSPOUT LOCATION
- PROPOSED ROOF LEADER COLLECTOR W/ CLEANOUT
- LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- SANITARY MAN AND MANHOLE W/ STRUCTURE NUMBER
- PROPOSED 6" WATERMAIN
- STREET SIGN

GRAPHIC SCALE
 0 20 40
 (IN FEET)
 1" = 20 FEET



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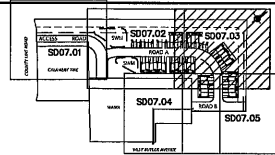
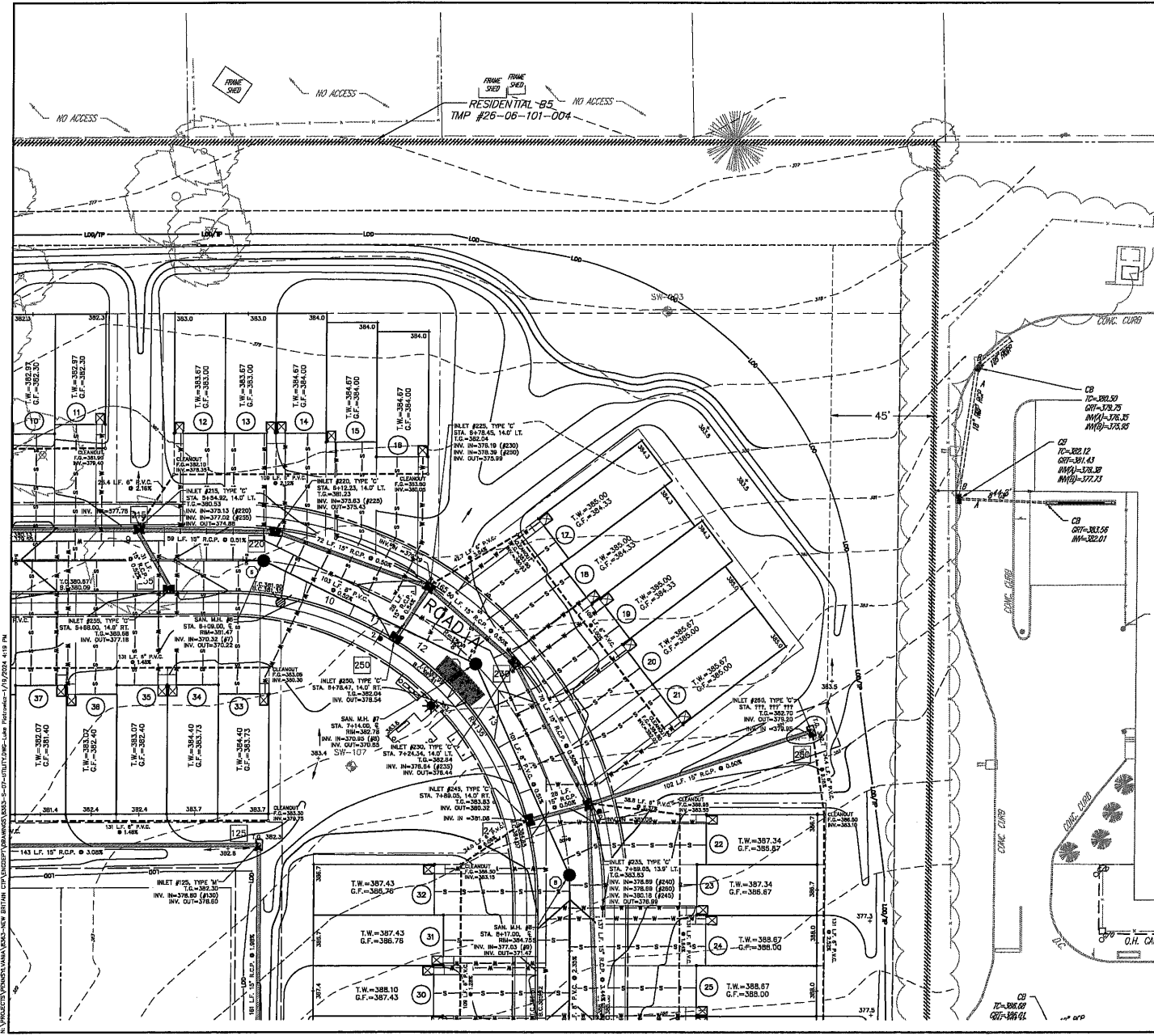
ESE Consultants, Inc.
 1140 Virginia Drive • Fort Washington, PA 19054
 1-215-691-5260

DATE	12/19/23
BY	JMB
CHECKED	JMB
DATE	12/19/23
BY	JMB
CHECKED	JMB

UTILITY PLAN

BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 12/19/23
 SCALE: 1"=20'
 BY: JMB
 CHECKED: JMB
 DATE: 12/19/23
 FILE NAME: BIRCH-RUN-UTILITY
 SHEET: **SD07.01**
 OF: **42**



LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING CARTRAY
- STREAM LINE
- EXISTING CENTER LINE
- EXISTING BOUNDARY LINE
- SOILS LINE
- EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
- EXISTING UTILITY POLE
- EXISTING FIRE HYDRANT
- EXISTING INLET
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING VEGETATION
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- PROPOSED STORM SEWER W/ STRUCTURE NUMBER
- PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
- PROPOSED FLARED END SECTION W/ STRUCTURE NUMBER
- PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
- PROPOSED SPLIT RAIL FENCE
- PROPOSED WATER LATERAL
- PROPOSED SANITARY LATERAL W/ CLEANOUT
- PROPOSED ROOF LEADER LATERAL W/ DOWNSPOUT LOCATION
- PROPOSED ROOF LEADER COLLECTION W/ CLEANOUT
- LOT NUMBER
- WETLANDS
- WATERS OF THE U.S.
- SANITARY MAN AND MANHOLE W/ STRUCTURE NUMBER
- PROPOSED 6" WATERMAIN
- STREET SIGN

GRAPHIC SCALE
 0 20 40
 (IN FEET)
 1" = 20 FEET



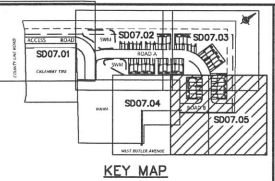
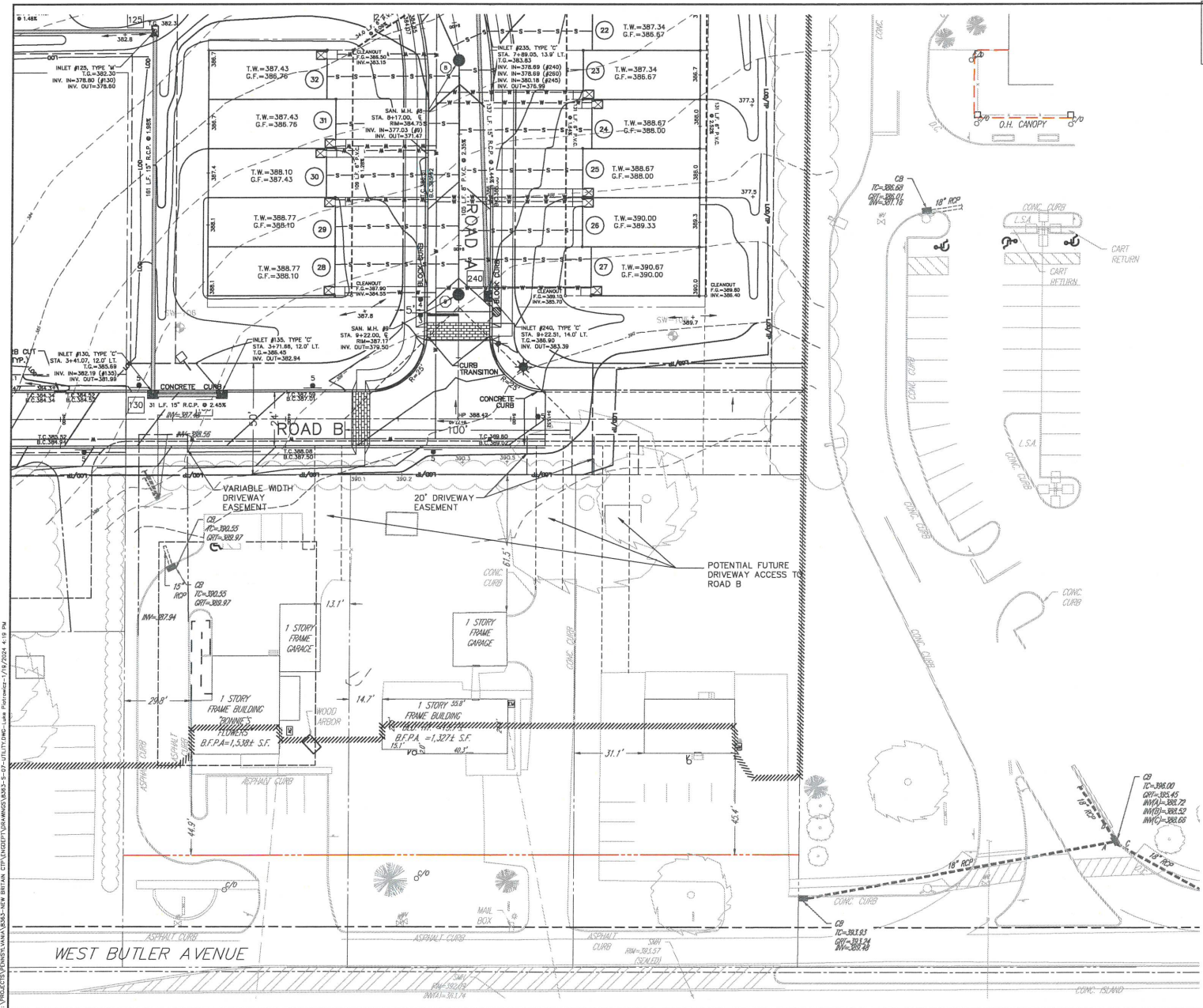
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 1140 Virginia Drive • Fort Washington, PA 19034
 T: 215-634-0200

DATE	10/11/23
DESIGNER	MM
DRAWN	EJK
CHECKED	EJK
SCALE	AS SHOWN
PROJECT NO.	SD07.03
DATE	10/11/23
SCALE	1" = 20'
PROJECT NO.	SD07.03
DATE	10/11/23
SCALE	1" = 20'
PROJECT NO.	SD07.03

UTILITY PLAN

BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



LEGEND

[Symbol]	EXISTING DRIVEL/DRIVE ROAD
[Symbol]	EXISTING R.O.M.
[Symbol]	EXISTING CARTWAY
[Symbol]	STREAM LINE
[Symbol]	EXISTING CENTER LINE
[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	SOILS LINE
[Symbol]	EXISTING OVERHEAD UTILITY (ELECTRIC, PHONE, CABLE, ETC.)
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING INLET
[Symbol]	EXISTING TREE
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING VEGETATION
[Symbol]	PROPOSED TREE LINE
[Symbol]	EXISTING INLET W/ STORM SENER
[Symbol]	PROPOSED STORM SENER W/ STRUCTURE NUMBER
[Symbol]	PROPOSED STORM MANHOLE W/ STRUCTURE NUMBER
[Symbol]	PROPOSED FLARED END SECTION W/STRUCTURE NUMBER
[Symbol]	PROPOSED UNDERGROUND UTILITIES (ELECTRIC, PHONE, CABLE, ETC.)
[Symbol]	PROPOSED SPLIT RAIL FENCE
[Symbol]	PROPOSED WATER LATERAL
[Symbol]	PROPOSED SANITARY LATERAL W/ CLEANOUT
[Symbol]	PROPOSED ROOF LEADER LATERAL W/ DOWNSPOUT LOCATION
[Symbol]	PROPOSED ROOF LEADER COLLECTOR W/ CLEANOUT LOT NUMBER
[Symbol]	WETLANDS
[Symbol]	WATERS OF THE U.S.
[Symbol]	SANITARY MAN AND MANHOLE W/ STRUCTURE NUMBER
[Symbol]	PROPOSED 8" WATERMAIN
[Symbol]	STREET SIGN

GRAPHIC SCALE
 20 0 20 40
 1" = 20 FEET



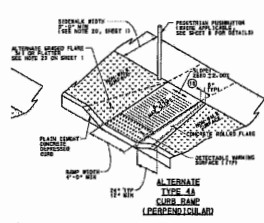
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 ESE Consultants, Inc.
 1140 Virginia Drive • Fort Washington, PA 19004
 1-281-949-2880

DATE	10/8/23	SCALE	1"=20'
DESIGNER	JMM	DRAWING	EIS
CHECKER	JMM	FILE NAME	1842-S-21-UTM
JOB NO.	2383	PROJECT	SD07.05
NO.	20	SHEET	OF 42

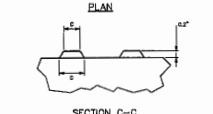
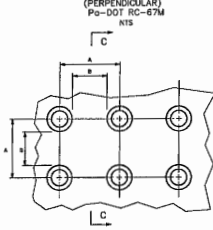
UTILITY PLAN
BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

N:\PROJECTS\2023\1842-S-21-UTM\1842-S-21-UTM\1842-S-21-UTM.dwg - 10/8/23 4:19 PM

H:\PROJECTS\CONSTRUCTION\NEW BRITAIN_TOWNSHIP\CONSTRUCTION\3035-5-28-08-DETAILS\CONSTR-DWG-CURB_Plan.mxd 1/19/2024 4:22 PM



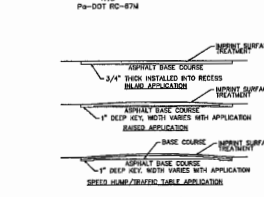
TYPE 4A CURB RAMP DETAIL (PERPENDICULAR)
Pa-DOT RC-67M



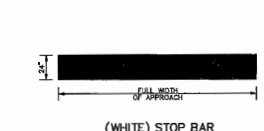
TRUNCATED DOME DIMENSIONS	
DIM	MIN - MAX
A	1.5" - 2.4"
B	1.5" - 1.5"
C	0" - 0"
D	0.5" - 1.4"

NOTES:
 1. THE C DIMENSION IS SIZE TO SIDE OF THE D DIMENSION.
 2. ALL DETECTABLE WARNING SURFACES SHALL BE BRICK RED.

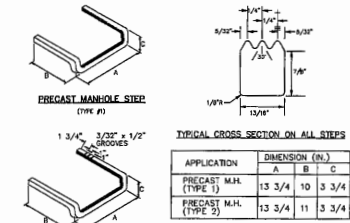
DETECTABLE WARNING SURFACE (DWS) TRUNCATED DOME DETAIL
Pa-DOT RC-67M



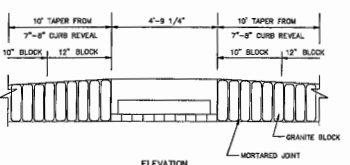
TOWNSHIP PEDESTRIAN CROSSWALK
 NOTES:
 1. USE 'WARRANT' - DEGRATIVE SURFACING SYSTEM, OR APPROVED EQUAL.
 2. FOR TOWNSHIP ORIGINATOR THE SURFACING SHALL BE BRICK RED THERMOPLASTIC STREET IMPART WITH HERRINGBONE PATTERN AND 50-100 WIRE STRIPES.



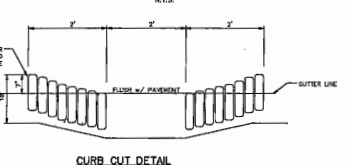
(WHITE) STOP BAR
NOT TO SCALE



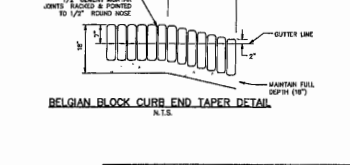
PRECAST MANHOLE STEP (TYPE A)



BELGIAN BLOCK CURB TRANSITION @ TYPE C INLET
N.T.S.



CURB CUT DETAIL
N.T.S.

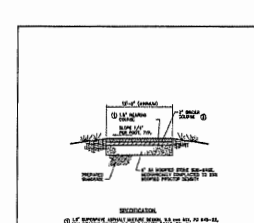


BELGIAN BLOCK CURB END TAPER DETAIL
N.T.S.

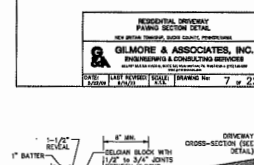
GENERAL CONSTRUCTION NOTES
 SEE THESE NOTES ON SHEET 1001.

1. ALL CURBS SHALL BE 4" THICK AND 5'-6" WIDE (AVG).
2. FINISH 1/2" PRECAST MANHOLE STEPS FOR EXPANSION JOINTS, TRIMMED TO CONFORM TO CURB SECTION AT 70% OF CURB RETURN AND MOORE BELGIAN BLOCK CURB MOUNT CONCRETE CURB OR OTHER STRUCTURES 30" INTERVALS CLEARANCE.
3. THE JOINTS BETWEEN BLOCKS SHALL BE 1/2" - 1" CEMENT MORTAR (1:2) JOINTS RAVED AND POINTED TO 1/2" NOSE.
4. PAINT SURFACE WITH AD-10 PRIOR TO PAVEMENT INSTALLATION.

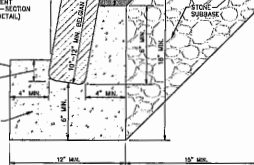
GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 140 VIRGINIA DRIVE • FORT WASHINGTON, PA 19004
 TEL: 215-361-2000



TYPICAL CROSS SECTION ON ALL STREETS



RESIDENTIAL DRIVEWAY PARKING SECTION DETAIL
N.T.S.

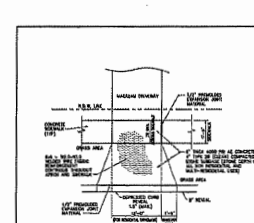


VERTICAL BELGIAN BLOCK CURB AT DRIVEWAY
N.T.S.

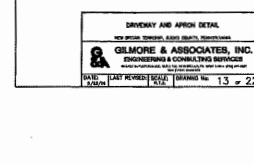
CONCRETE SIDEWALK DETAIL
 SECTION THROUGH SIDEWALK CROSSING

1. ALL BLOCKS SHALL BE 4" THICK AND 5'-6" WIDE (AVG).
2. FINISH 1/2" PRECAST MANHOLE STEPS FOR EXPANSION JOINTS, TRIMMED TO CONFORM TO CURB SECTION AT 70% OF CURB RETURN AND MOORE BELGIAN BLOCK CURB MOUNT CONCRETE CURB OR OTHER STRUCTURES 30" INTERVALS CLEARANCE.
3. THE JOINTS BETWEEN BLOCKS SHALL BE 1/2" - 1" CEMENT MORTAR (1:2) JOINTS RAVED AND POINTED TO 1/2" NOSE.
4. PAINT SURFACE WITH AD-10 PRIOR TO PAVEMENT INSTALLATION.

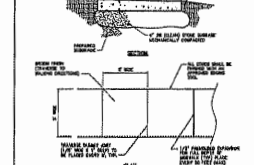
GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 140 VIRGINIA DRIVE • FORT WASHINGTON, PA 19004
 TEL: 215-361-2000



DRIVEWAY AND APRON DETAIL
N.T.S.



CONCRETE SIDEWALK DETAIL
N.T.S.

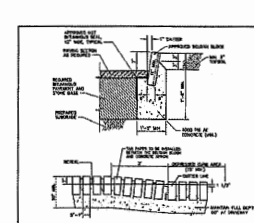


PIPE RECESS DETAIL
N.T.S.

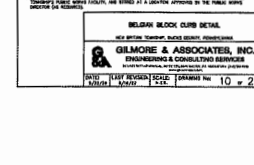
ROAD SIDEWALK DETAIL
 SECTION THROUGH SIDEWALK CROSSING

1. ALL BLOCKS SHALL BE 4" THICK AND 5'-6" WIDE (AVG).
2. FINISH 1/2" PRECAST MANHOLE STEPS FOR EXPANSION JOINTS, TRIMMED TO CONFORM TO CURB SECTION AT 70% OF CURB RETURN AND MOORE BELGIAN BLOCK CURB MOUNT CONCRETE CURB OR OTHER STRUCTURES 30" INTERVALS CLEARANCE.
3. THE JOINTS BETWEEN BLOCKS SHALL BE 1/2" - 1" CEMENT MORTAR (1:2) JOINTS RAVED AND POINTED TO 1/2" NOSE.
4. PAINT SURFACE WITH AD-10 PRIOR TO PAVEMENT INSTALLATION.

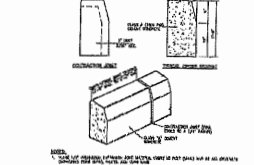
GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 140 VIRGINIA DRIVE • FORT WASHINGTON, PA 19004
 TEL: 215-361-2000



BELGIAN BLOCK CURB DETAIL
N.T.S.



NEW BOTTOM COURSE
N.T.S.




PLAN CONCRETE CURB DETAIL
N.T.S.

STORM SEWER & UTILITY TRENCH RESTORATION WITH PAVED AREAS DETAIL
 SECTION THROUGH SIDEWALK CROSSING

1. ALL BLOCKS SHALL BE 4" THICK AND 5'-6" WIDE (AVG).
2. FINISH 1/2" PRECAST MANHOLE STEPS FOR EXPANSION JOINTS, TRIMMED TO CONFORM TO CURB SECTION AT 70% OF CURB RETURN AND MOORE BELGIAN BLOCK CURB MOUNT CONCRETE CURB OR OTHER STRUCTURES 30" INTERVALS CLEARANCE.
3. THE JOINTS BETWEEN BLOCKS SHALL BE 1/2" - 1" CEMENT MORTAR (1:2) JOINTS RAVED AND POINTED TO 1/2" NOSE.
4. PAINT SURFACE WITH AD-10 PRIOR TO PAVEMENT INSTALLATION.

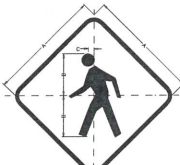
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 140 Virginia Drive • Fort Washington, PA 19004
 TEL: 215-361-2000

DATE: 10/9/23 DESIGN: JMB DRAWN: BJK CHECKED: JMB SCALE: AS NOTED SHEET NO.: 24 OF 42	CONSTRUCTION DETAILS BIRCH RUN AT NEW BRITAIN NEW BRITAIN TOWNSHIP, PENNSYLVANIA
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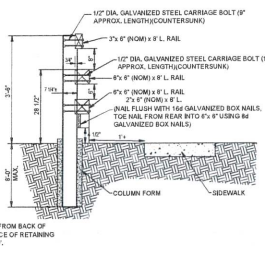
SIGN SIZE	DIMENSIONS			BLANK	BORDER	STANDARD
	A	B	C			
36x36	13.8	1.5	0.4	0.8	0.8	BS-36
36x36	16.3	1.8	0.6	0.8	0.8	BS-36

PEDESTRIAN CROSSING SIGN (W11-2)
NOT TO SCALE

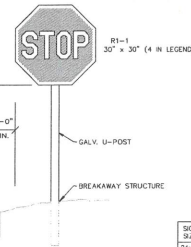
NOTE: THE "PEDESTRIAN CROSSING" SIGN DETAIL SHALL BE ACCOMPANIED BY A "DIAGONAL ARROW" PLAQUE IF DIRECTLY BEFORE THE CROSSING.



LEFT AND RIGHT DIAGONAL ARROW PLAQUE DETAIL
N.T.S.



PRESSURE TREATED TIMBER GUIDE RAIL ADJACENT TO SIDEWALK/ROADWAY
N.T.S.

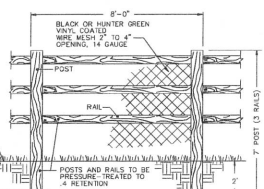


STOP SIGN LOCATION DETAIL
N.T.S.

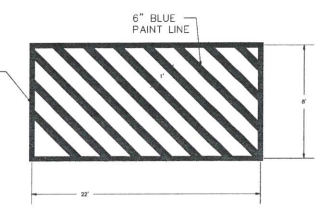
NOTE: 1. ALL SIGNS SHALL BE IN ACCORDANCE WITH DEPT. OF TRANSPORTATION STANDARDS.
2. THE LOCATION OF ALL PROPOSED SIGNS SHALL BE COORDINATED WITH THE LOCATION OF ALL UNDERGROUND UTILITIES.



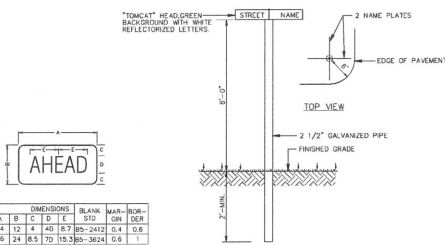
SPEED LIMIT SIGN DETAIL (R2-1)
N.T.S.



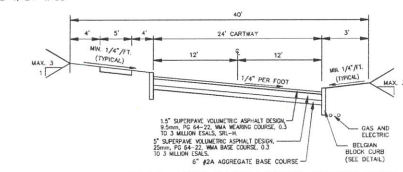
SPLIT - RAIL FENCE DETAIL
N.T.S.



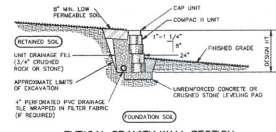
MAIL DELIVERY - PAINTED AREA (NO PARKING)
NOT TO SCALE



AHEAD PLAQUE (W16-9P)
NOT TO SCALE

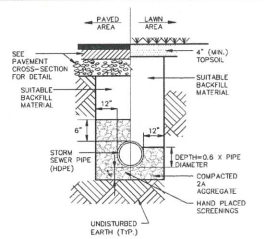


TYPICAL 40' EASEMENT CROSS-SECTION ROAD
N.T.S.



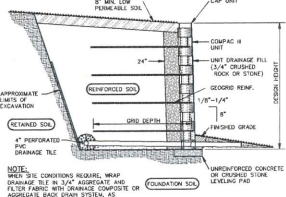
TYPICAL GRAVITY WALL SECTION
N.T.S.

NOTE TO CONTRACTOR REGARDING RETAINING WALLS/STRUCTURES DETECTED HEREON OR REQUIRED AS A RESULT OF FIELD CONDITIONS INFORMATION SUPPLIED ON THESE PLANS SHALL BE USED TO ESTABLISH THE GENERAL FOUNDATION, LOCATION AND PURPOSE OF RETAINING WALLS/STRUCTURES ONLY. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION PERMITS, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



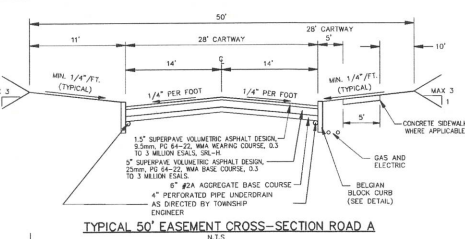
STORM SEWER PIPE TRENCH DETAIL
N.T.S.

NOTES:
1. FOR HOPE PIPE THE COMPACTED 2A AGGREGATE BACKFILL SHALL BE EXTENDED TO 4' ABOVE THE TOP OF THE PIPE MANUFACTURER'S DIRECTION.
2. BACKFILLING OR TAMPING WITH TRENCHING MACHINE IS PROHIBITED.
3. WHERE OPENINGS HAVE BEEN MADE IN EXISTING TOWNSHIP ROADWAYS, PAVING SHALL BE RESTORED IN ACCORDANCE WITH THE PAVING STANDARDS CONTAINED IN THIS ORDINANCE. OPENINGS MADE IN STATE ROADS SHALL BE RESTORED IN ACCORDANCE WITH PENNSYLVANIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. PERMITS SHALL BE REQUIRED BEFORE PAVING IS OPENED IN ANY EXISTING STATE OR TOWNSHIP ROAD.
4. WHERE OPENINGS ARE MADE BEHIND THE CURB LINE, THE OPENING SHALL BE COVERED WITH GOOD TOPSOIL TO A DEPTH OF SIX (6) INCHES AND SEEDED OR SOODED TO THE SATISFACTION OF THE TOWNSHIP ENGINEER.
5. BACKFILL TO BE IN ACCORDANCE WITH PENNDOT PUBL. 408, SECTION 204.3(6), AND SECTION 206.3(5).

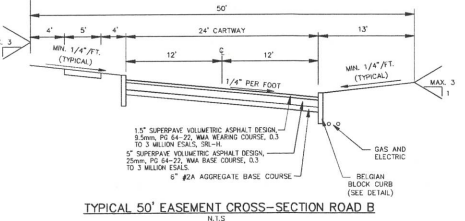


TYPICAL REINFORCED WALL SECTION
N.T.S.

NOTE TO CONTRACTOR REGARDING RETAINING WALLS/STRUCTURES DETECTED HEREON OR REQUIRED AS A RESULT OF FIELD CONDITIONS INFORMATION SUPPLIED ON THESE PLANS SHALL BE USED TO ESTABLISH THE GENERAL FOUNDATION, LOCATION AND PURPOSE OF RETAINING WALLS/STRUCTURES ONLY. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, CONSTRUCTION PERMITS, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

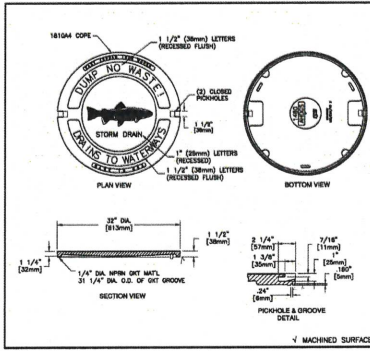


TYPICAL 50' EASEMENT CROSS-SECTION ROAD A
N.T.S.

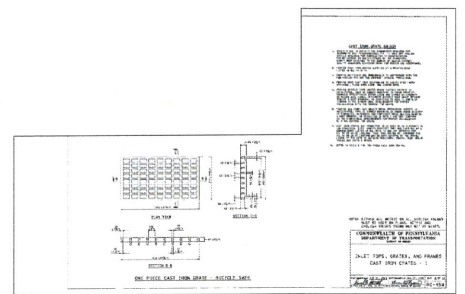


TYPICAL 50' EASEMENT CROSS-SECTION ROAD B
N.T.S.

NOTES:
1. MEASUREMENTS OF THE BASE COURSE THICKNESS ARE TO BE TAKEN FROM THE COMPACTED SUBGRADE, UNLESS OTHERWISE DIRECTED BY THE TOWNSHIP ENGINEER.
2. NO BASE MATERIAL SHALL BE PLACED ON A MET OR FROZEN SUBGRADE.
3. IN NO CASE SHALL THE BINDER COURSE BE APPLIED OVER A FROZEN, SATURATED OR EXCESSIVELY DRY/LAYER BASE COURSE.
4. AFTER APPLICATION OF THE WEARING COURSE, ALL CURB, INLET, MANHOLE, ETC. JOINTS SHALL BE SEALED WITH A PENNDOT APPROVED JOINT SEALER APPLIED TO NEAT LINES WITH A MINIMUM WIDTH OF SIX (6) INCHES.
5. PRIOR TO APPLICATION OF STONE BASE COURSE, A FOUR (4) INCH PERFORATED PIPE UNDERDRAIN SHALL BE PLACED UNDER THE CURB OR AS DIRECTED BY THE TOWNSHIP ENGINEER. A TWO (2) FEET WIDE BY THREE (3) FEET DEEP TRENCH SHALL BE EXCAVATED ON BOTH SIDES OF THE ROAD UNDER THE AREA WHERE CURBS ARE TO BE CONSTRUCTED. THE TRENCH SHALL BE WRAPPED WITH AN APPROVED FILTER FABRIC ON THE BOTTOM AND SIDES OF TRENCH WITH ENOUGH EXCESS TO COVER THE TOP OF THE TRENCH. A FOUR (4) INCH PERFORATED PIPE SHALL BE PLACED ON A BED OF SIX (6) INCHES BY THREE-QUARTER (3/4) INCH DEAN STONE, WITH A PIPE RUNNING THE ENTIRE LENGTH OF THE CURB WITH THE ENDS DISCHARGING INTO THE INLET BAYS AND BACKFILLED TO SUBGRADE WITH EIGHTEEN (18) INCH COMPACTED, TOP OF THE STONE SHALL BE COMPLETELY WRAPPED WITH FABRIC AND SHALL BE LEVEL WITH THE SUBGRADE.
6. THE BASE COURSE SHALL CONSIST OF A MINIMUM OF SIX (6) INCHES OF 2A MODIFIED STONE PLACED WITH A STONE BOX OR PAVES AND ROLLED THOROUGHLY WITH A TEN (10) TON VIBRATING ROLLER.
7. AFTER COMPLETION OF THE STONE BASE COURSE, THE BASE COURSE (DOT WITH A MINIMUM LATEST EDITION, SHALL BE APPLIED OVER THE STONE BASE COURSE. IF NO CASE, SHALL BE PLACED WITH A PAVES AND ROLLED WITH A TEN (10) TON VIBRATING ROLLER. ALL AREAS AROUND INLETS, MANHOLES AND OTHER CASTINGS THAT CANNOT BE REACHED BY A VIBRATING ROLLER SHALL BE COMPACTED WITH A MEGALON, TAMPER OR WHACKER.
8. AFTER PROPER CLEANING, REPAIRING AND PREPARATION OF THE BINDER COURSE, AS DIRECTED BY THE TOWNSHIP ENGINEER, A TACK COAT SHALL BE APPLIED TO THE BINDER COURSE PRIOR TO PLACING THE WEARING COURSE. THE TACK COAT WILL CONSIST OF MATERIALS MEETING THE SPECIFICATIONS OF PENNDOT PUBLICATION 408, LATEST EDITION, SECTION 460. THE WEARING COURSE SHALL HAVE A MINIMUM COMPACTED THICKNESS OF ONE AND ONE-HALF (1 1/2) INCHES, AND SHALL CONFORM TO THE SPECIFICATION OF PENNDOT PUBLICATION 408, LATEST EDITION, SECTION 460.



EAST JORDAN BIRCH RUN P.O. BOX 438 EAST JORDAN, PA 16827 1-800-874-1100 FAX 317-538-1488	DATE APPROVED DATE
MANHOLE COVER	DATE
PRODUCT NO. 00148159	DATE
DWG NO. 14800020	DATE
REV. PRODUCT DRAWING 00148159	DATE
EST. WT.	DATE
COVER 210 LBS 90kg	DATE
OPEN AREA 5.04	DATE
MPX SPEC.	DATE
COVER - GRAY IRON STD# AAS CL3508	DATE
GRP RATING HEAVY DUTY (W8-R)	DATE



MANHOLE AND INLET COVERS - DRAINS TO WATERWAYS - OR USE APPROVED EQUAL
N.T.S.

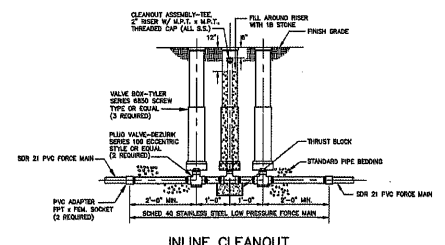
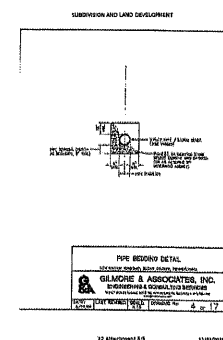
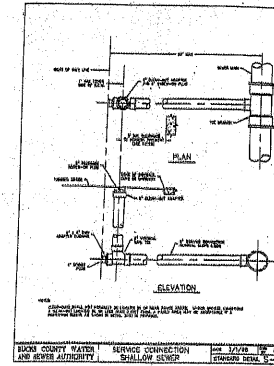
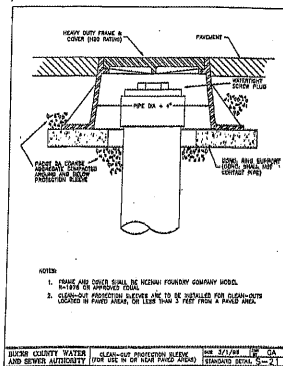
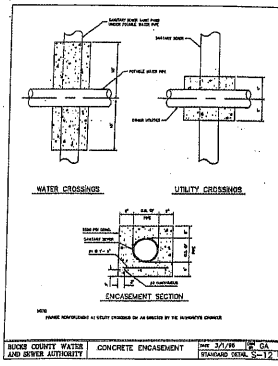
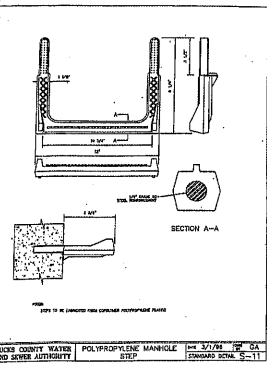
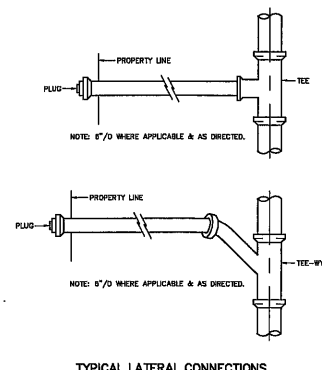
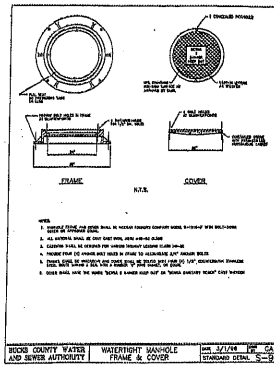
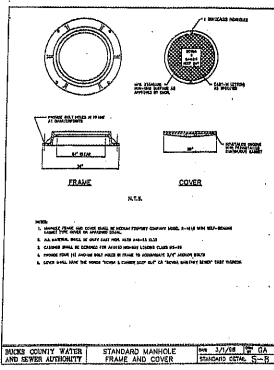
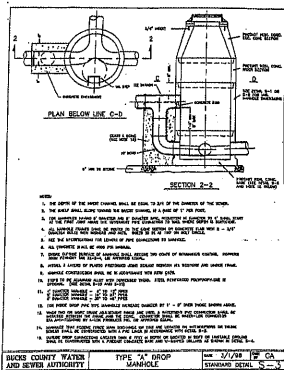
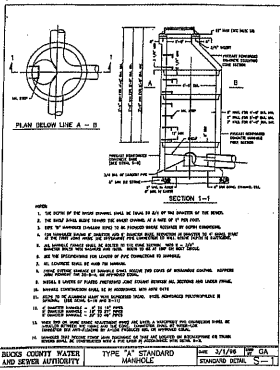
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CONSTRUCTION DETAILS

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/9/23	SCALE: AS NOTED
DESIGNER: JMM	CHECKED: EAS
FOR NO. 8553	FILE NAME: 10-9-23-00
REV. 1	SD09.02
SHEET NO. 25	OF 42





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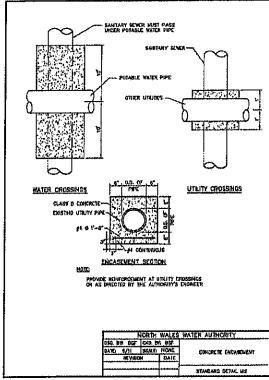
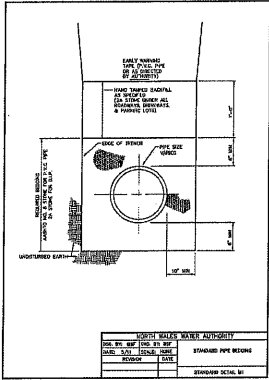
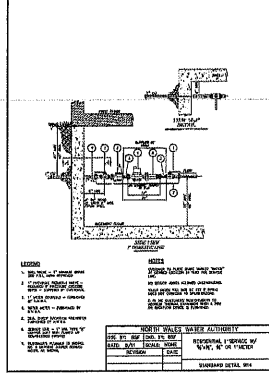
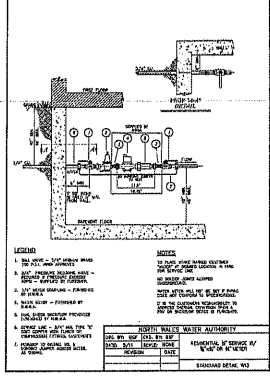
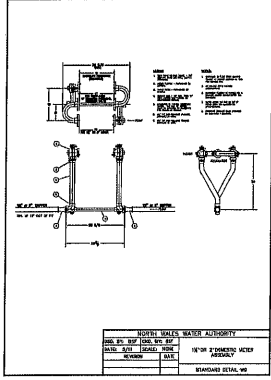
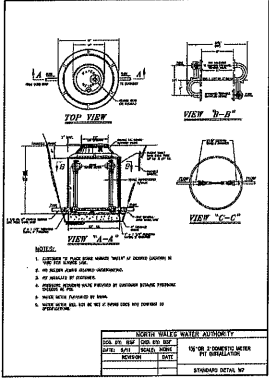
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140 Virginia Drive • Fort Washington, PA 19004
717-639-9200

SANITARY DETAILS

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/9/23 SCALE: AS NOTED
 DESIGNED BY: [] DRAWN BY: []
 CHECKED BY: [] FILED BY: []
 PROJECT NO.: B343 SHEET NO.: 30 OF 42

I:\PROJECTS\PHOTOGRAPHY\BIRCH-RUN-NEW-BRITAIN-CITY\DWG\DWG\SANITARY-DETAILS\SD09-07-SD-DETAIL-CLEANOUT.dwg 7/17/2024 4:28 PM



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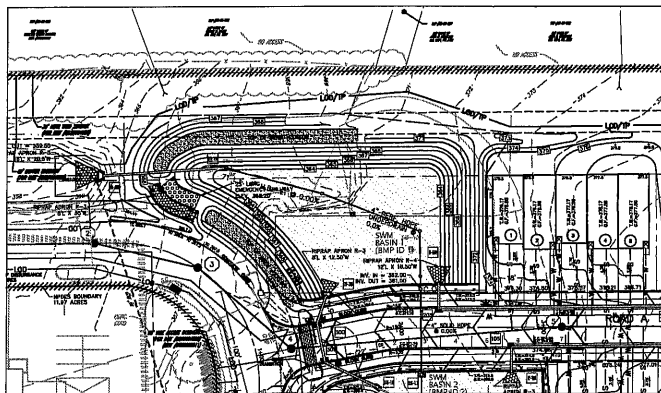
NO.	DATE	REVISIONS FOR	DESIGNER	CHECKER	APPROVER

WATER DETAILS

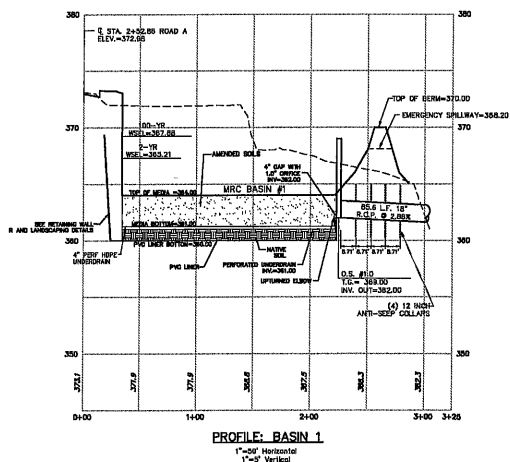
BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	10/8/23	SCALE	AS SHOWN
DESIGNER	JAM	DRAWN	EAS
CHECKER	EAS	FILE NAME	10-8-23-SD09
NO. OF SHEETS	32	OF	42

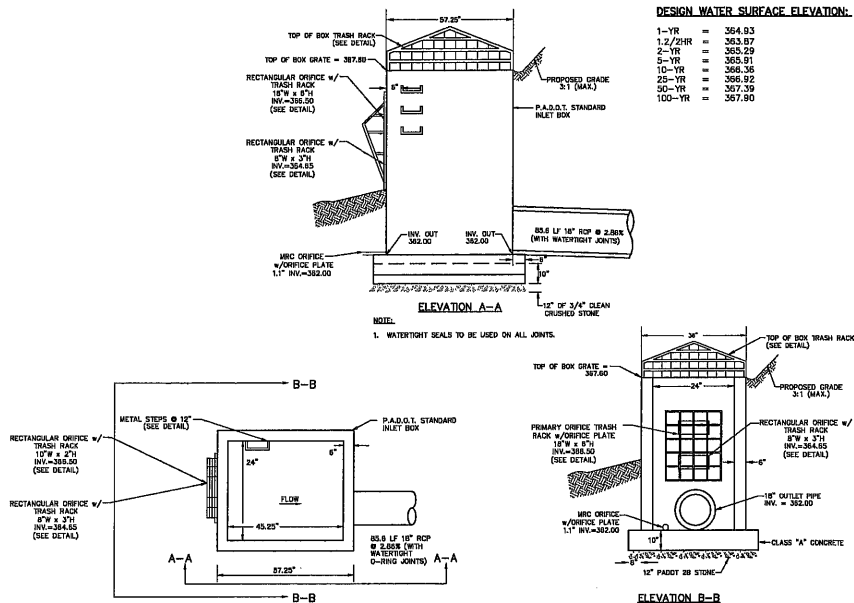
PROJECT: SD09.09
 SHEET: 32 OF 42



PLAN VIEW: BASIN #1
SCALE: 1"=40'



PROFILE: BASIN #1
1"=20' Horizontal
1"=3' Vertical



BASIN #1 OUTLET STRUCTURE O.S.-2.0 (BMP 1)
N.T.S.

NOTES:

1. DURING CONSTRUCTION E&S STAGE, THE 18" W x 6" H ORIFICE, THE 8" W x 3" H ORIFICE, AND 1.1" DIAMETER ORIFICE WILL BE PLUGGED DURING THE E&S STAGE.
2. DURING CONSTRUCTION E&S STAGE, INSTALL TEMPORARY ORIFICE 20" W x 6" H AT ELEVATION 366.60'.

DESIGN WATER SURFACE ELEVATION:

1-YR	=	364.93
1.2/25HR	=	363.97
2-YR	=	365.29
5-YR	=	365.91
10-YR	=	366.36
25-YR	=	366.82
50-YR	=	367.39
100-YR	=	367.90

PLANT SCHEDULE BASIN #1

STORMWATER PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
CD	13	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	CONT.	30" HT.
CL	11	CORNUS SERICEA BAILEYI	BAILY RED TWIG DOGWOOD	CONT.	30" HT.
GT	6	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL.
IG	16	ILEX GLABRA	INKBERRY HOLLY	CONT.	30" HT.
IT	15	ITSYA VIRGINICA LITTLE HENRY	LITTLE HENRY SWEETSPICE	CONT.	30" HT.
JE	11	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B	6" MIN. HT
HS	7	NYSSA SYLVATICA	BLACK OLM	B & B	2" CAL.
QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.

SEED MIXES

BASIN FLOODS ONLY (MIXTURE MAINTENANCE GRASS) (SEE TOTAL SEEDS PER HA - ESTIMATE FOR APPROVED EQUALLY)	CONTAIN SEED MIX
Mix Composition: 20.0% Festuca Rubra (Red Fescue) 20.0% Festuca Rubra (Red Fescue) 18.0% Fescue Rubra (Red Fescue) 12.0% Agrostis Canadensis (Canada Bluegrass) 14.0% Poa pratensis (Kentucky Bluegrass) 16.0% Carex vulpinoidea (Fox Sedge) 1.0% Carex vulpinoidea (Fox Sedge) 1.0% Carex vulpinoidea (Fox Sedge) 1.0% Carex vulpinoidea (Fox Sedge)	Mix Composition: 60.0% Kentucky Bluegrass 10.0% Perennial Ryegrass 30.0% Perennial Ryegrass

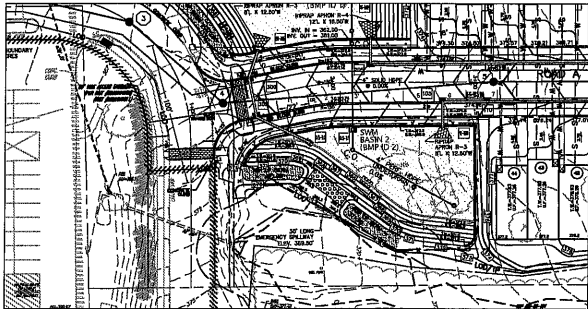


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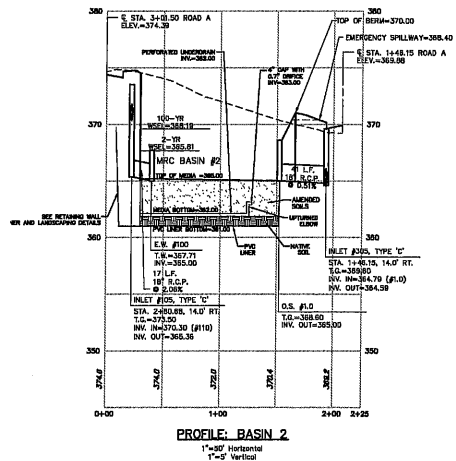
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DESIGNER	CAF
CHECKED	0363
SCALE	AS NOTED
DRAWN	EDG
FILE NUMBER	10-1-23-014-00
SHEET	SD09.10
TOTAL SHEETS	33 OF 42

BASIN DETAILS
BASIN #1
BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

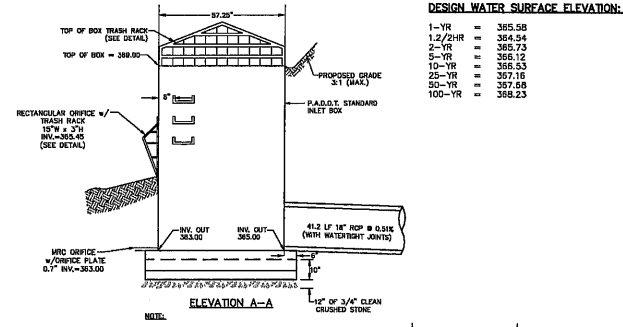
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PLAN VIEW BASIN #2
SCALE: 1"=40'

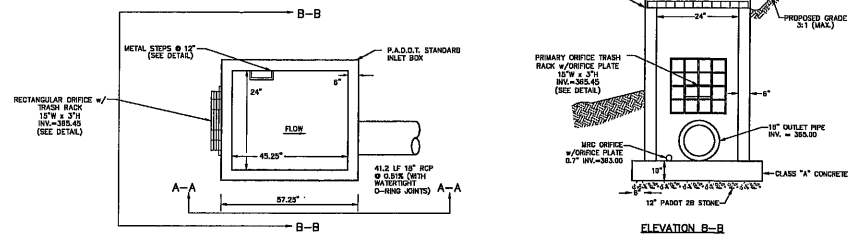


PROFILE BASIN #2
1"=30' Horizontal
1"=3' Vertical



DESIGN WATER SURFACE ELEVATION.

1-YR	=	365.58
1.2/2-HR	=	364.94
2-YR	=	365.73
5-YR	=	366.12
10-YR	=	366.63
25-YR	=	367.16
50-YR	=	367.68
100-YR	=	368.23



BASIN #2 OUTLET STRUCTURE O.S.-1.0 (BMP 2)
N.T.S.

- NOTES:
- DURING CONSTRUCTION E&S STAGE, THE 15"W x 3"H ORIFICE AND 0.7" DIAMETER ORIFICE WILL BE PLUGGED DURING THE E&S STAGE.
 - DURING CONSTRUCTION E&S STAGE, INSTALL TEMPORARY ORIFICE 6" DIAMETER ELEVATION 365.00'.

PLANT SCHEDULE BASIN #2

STORMWATER PLANTINGS	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
GT	3	GLEDTISIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL.
IG	10	ILEX GLABRA	WINTERBERRY HOLLY	CONT.	30" HT.
IT	17	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY SWEETSPICE	CONT.	30" HT.
JE	10	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B	6" MIN. HT
NS	4	NYSSA SYLVATICA	BLACK OAK	B & B	2" CAL.
OB	3	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL.

SEED MIXES

BASIN FLOOR SEED MIX - (LOW NITROGENANCE AND SL. ACRES TOTAL)	FERTILIZER SEED MIX
<p>SEED MIX #1 - 100% APPROVED SEEDS</p> <p>60% Kentucky Bluegrass</p> <p>30% Perennial Ryegrass</p> <p>10% Perennial Fescue</p>	<p>SEED MIX #2</p> <p>60% Kentucky Bluegrass</p> <p>30% Perennial Ryegrass</p> <p>10% Perennial Fescue</p>

SEEDING RATE: 4 LB PER 1,000 SQ. FT.



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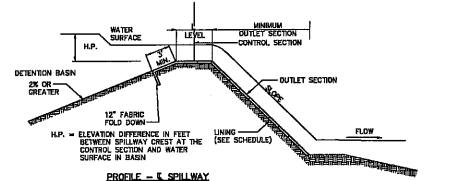
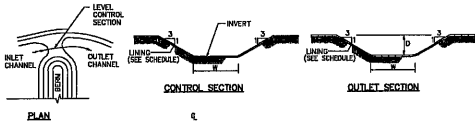
DATE	10/6/23
DESIGN	LLP
CHK	LLP
APP	LLP
REV	SD09.11
SHEET NO.	34 of 42

BASIN DETAILS
BASIN #2

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

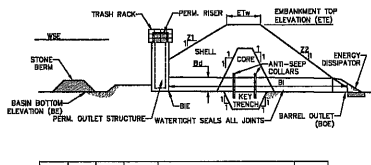
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DESIGN	LLP	DRAWN	LLP
CHK	LLP	FILE NAME	BS-5-B-0718-00
APP	LLP	REV	SD09.11
SHEET NO.	34	OF	42

IN PROJECT: C:\PROJECTS\UNITS\UNITS\BASIN#2-5-05-RECTANGULAR-BASIN-LINE PARTNERSHIP\17/2024_4.28 PM



EMERGENCY SPILLWAY SCHEDULE

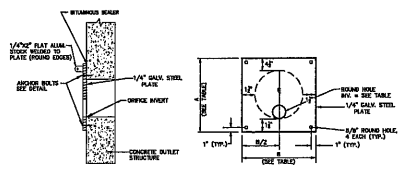
BASIN #	TOP OF BERM (D+1)	PERMANENT CONTROL SECTION			TEMPORARY CONTROL SECTION			OUTLET SECTION			
		WIDTH (FT)	INVERT (FT)	LINING (C-125)	WIDTH (FT)	INVERT (FT)	LINING (C-125)	MAX SLOPE	W (FT)	D (FT)	LINING (C-125)
1	370.00	23	368.10	C-125	---	---	---	3:1	25	1.8	C-125
2	370.00	25	368.40	C-125	---	---	---	3:1	25	1.8	C-125



BASIN NO. (D+1)	Z1 (FT)	Z2 (FT)	PERM. RISK ELEV. (FT)	EMBANKMENT			BOTTOM ELEV. (FT)
				TOP ELEV. (FT)	TOP WIDTH (FT)	KEY TRENCH DEPTH (FT)	
1 (D+1)	3	3	367.50	370.00	10	3	364.00
2 (D+1)	3	3	368.00	370.00	10	3	365.00

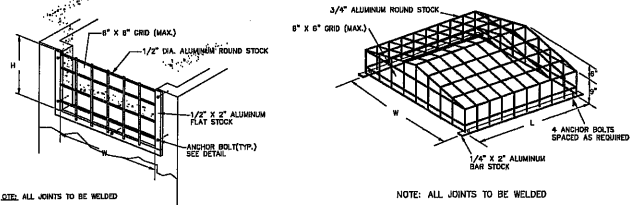
NOTES:
 AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO A DEPTH OF THREE FEET PRIOR TO ANY PLACEMENT AND COMPACTION OF EARTHEN FILL. FILL MATERIAL FOR THE EMBANKMENTS SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBSTRUCTABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN LAYERED LIFTS OF NOT MORE THAN 8 TO 9 IN AND COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DENSITY. THE MAXIMUM ROCK SIZE SHALL BE NO GREATER THAN 2/3 THE LIFT THICKNESS.
 UPON COMPLETION, THE EMBANKMENT SHALL BE SEED, MULCHED, BLANKETED OR OTHERWISE STABILIZED ACCORDING TO THE SPECIFICATIONS OF THE EAS PLAN DRAWINGS. TREES SHALL NOT BE PLANTED ON THE EMBANKMENT.

BASIN BERM DETAIL NOT TO SCALE



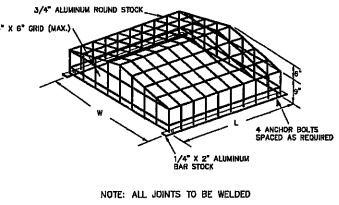
BASIN #	STRUCTURE #	A (IN)	B (IN)	SIZE (IN)	INVERT (IN)	ORIFICE
						N.T.S.
1	O.S. #10	8	8	8" W x 2" H	368.30	
1	O.S. #10	8	8	8" W x 2" H	368.60	
2	O.S. #10	16	13	8" W x 2" H	368.40	

ORIFICE PLATE DETAIL N.T.S.



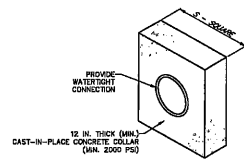
OUTLET	WIDTH	HEIGHT
1.0	2.00	0.50
2.0	1.25	0.50

WEIR TRASH RACK DETAIL N.T.S.



NOTE: ALL JOINTS TO BE WELDED

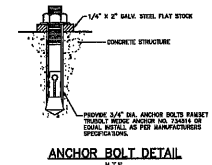
TOP OF STRUCTURE TRASH RACK DETAIL N.T.S.



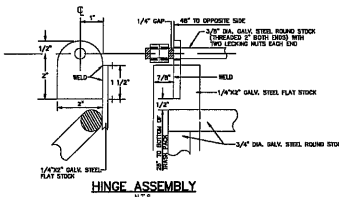
BASIN NO. TRAP NO.	PIPE SIZE (IN)	S (FT)	NO. OF COLLARS	RISER TO FIRST COLLAR (FT)	COLLAR SPACING (FT)
1	18	12	4	6.71	6.71

NOTES:
 ALL COLLARS SHALL BE INSTALLED SO AS TO BE WATERTIGHT.
 ANTISEEP COLLARS SHALL BE INSTALLED AROUND THE PIPE BARREL WITHIN THE NORMAL SATURATION ZONE OF THE DETENTION BASIN BERMS AND SHALL BE PAURED IN PLACE.
 COLLAR SIZE AND SPACING SHALL BE AS INDICATED WITHIN TABLE.
 A MINIMUM OF TWO ANTISEEP COLLARS SHALL BE INSTALLED ON EACH OUTLET PIPE.
 ANTISEEP COLLARS SHALL EXTEND A MINIMUM OF TWO FEET BEYOND THE OUTSIDE OF THE PRINCIPLE PIPE BARREL.
 MAXIMUM SPACING BETWEEN COLLARS SHALL BE 14 FEET BEYOND THE MINIMUM PROJECTION OF THE COLLAR MEASURED PERPENDICULAR TO THE PIPE.

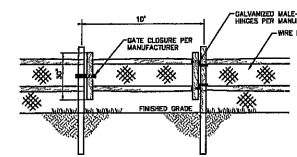
STANDARD CONSTRUCTION DETAIL #7-16 CONCRETE ANTI-SEEP COLLAR FOR PERMANENT BASINS OR TRAPS NOT TO SCALE



ANCHOR BOLT DETAIL N.T.S.

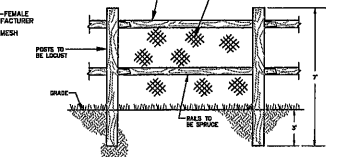


HINGE ASSEMBLY N.T.S.



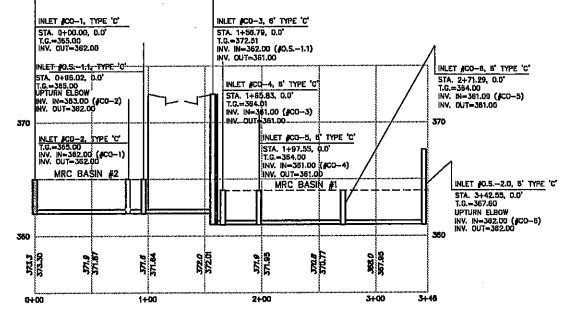
NOTES:
 1. ACCESS TO BASINS SHALL BE PROVIDED BY A GATE HAVING AN OPENING OF TEN (10) FEET.
 2. GATE CLOSURE DEVICE TO BE CHILD SAFETY PROOF.

SPLIT-RAIL FENCE GATE DETAIL N.T.S.



NOTES:
 1. ALL RAILS TO BE SPRUCE AND POSTS TO BE LOCUST WOOD.
 2. WIRE MESH TO BE INSTALLED ON FENCES ABOVE WALLS AND SURROUNDING THE STORMWATER BASINS.
 3. WIRE MESH TO BE INSTALLED 6" ABOVE GROUND SURFACE AND PVC COATED.
 4. ANY RETAINING WALL FIVE FEET OR MORE IN HEIGHT SHALL HAVE A FENCE APPROVED BY THE TOWNSHIP.

SPLIT-RAIL FENCE DETAIL N.T.S.



PROFILE: BASIN 2 TO BASIN 1 UNDERDRAIN 1"=50' Horizontal 1"=5' Vertical

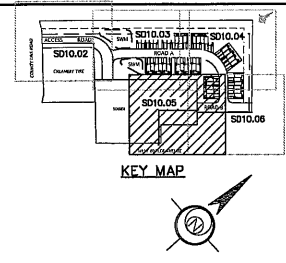
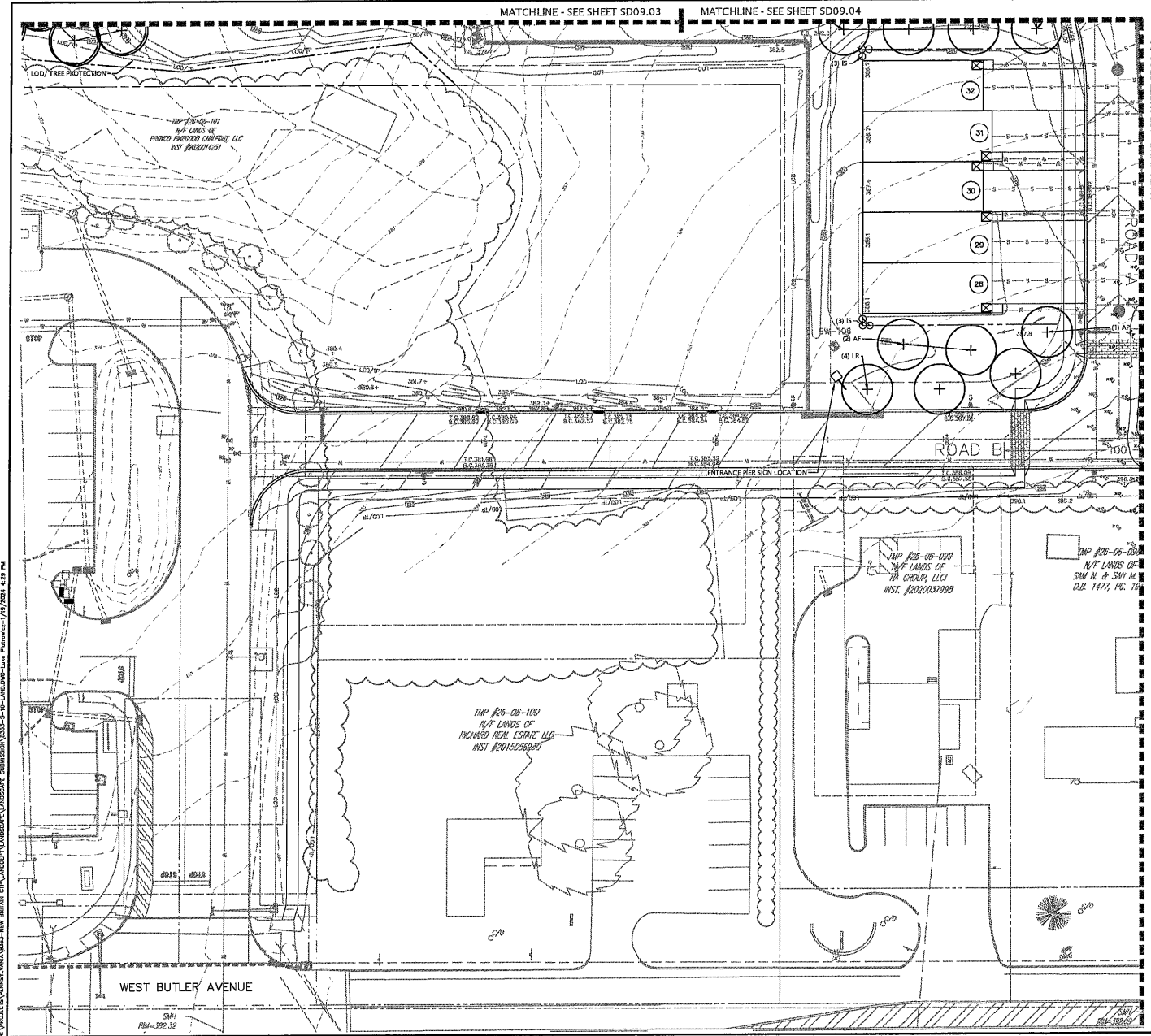


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 1140 Virginia Drive • East Washington, PA 19004
 717-239-9900

NO.	DATE	DESCRIPTION
1	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
2	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
3	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
4	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
5	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
6	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
7	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
8	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
9	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
10	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
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47	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
48	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
49	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL
50	1/17/2024	ISSUE FOR TOWNSHIP SUBMITTAL

BASIN DETAILS
BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE	SCALE
10/9/23	AS NOTED
DESIGNER	DRAWN
EJP	EJS
JOB NO:	FILE NAME
8383	803-S-0318-00
NO.:	SD09.12
SHEET	35
TOTAL	42



PLANT SCHEDULE SITE

CODE	COMMON NAME
BUFFER PLANTINGS	
IA	AMERICAN HOLLY
VA	ARROWWOOD VIBURNUM
GB	AUTUMN GOLD MAIDENHAIR TREE
IB	BERRY NICE WINTERBERRY
AM	CANADIAN SERVICEBERRY
MF	FLOREBERG CRABAPPLE
IM	JIM DANDY WINTERBERRY
HV	OZARK WITCH HAZEL
CR	STELLAR PINK® DOGWOOD
AS	SUGAR MAPLE
AC	WHITE FIR
QA	WHITE OAK
PG	WHITE SPRUCE

REPLACEMENT TREES	
R-PA	LONGLEAF PLANE TREE
R-GR	RED OAK

STREET TREES	
TA	AMERICAN LINDEN
AP	APOLLO® SUGAR MAPLE
AF	AUTUMN BLAZED FREEMAN MAPLE
LR	ROUND-LOBED SWEET GUM

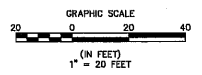
ADDITIONAL SHRUBS	
S	SPYGLASS® HOLLERY HOLLY

SEED MIX	
XXXX	SEED MIX (SEE NOTE 1)
□	GENERAL SEED MIX

PROPOSED STREET LIGHT



- NOTES:**
1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
 2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
 3. REFER TO SHEET SD10.07 AND SD10.08 FOR PLANT SCHEDULE, DETAILS, AND NOTES.
 4. REFER TO SHEET SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.
 5. ANY TREE REMOVAL SHALL BE REVIEWED IN THE FIELD BY THE TOWNSHIP ENGINEER PRIOR TO REMOVAL.
 6. THE PERIMETER OF THE SITE SHALL BE CLEARED OF ANY OVERGROWTH OF INVASIVE SPECIES AND TREES THAT ARE DEAD OR IN POOR HEALTH AND SUPPLEMENTED WITH NEW BUFFER PLANTINGS.



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1400 Virginia Drive • Pottsville, PA 19364
TEL: 610-939-9200

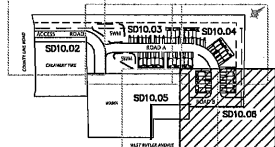
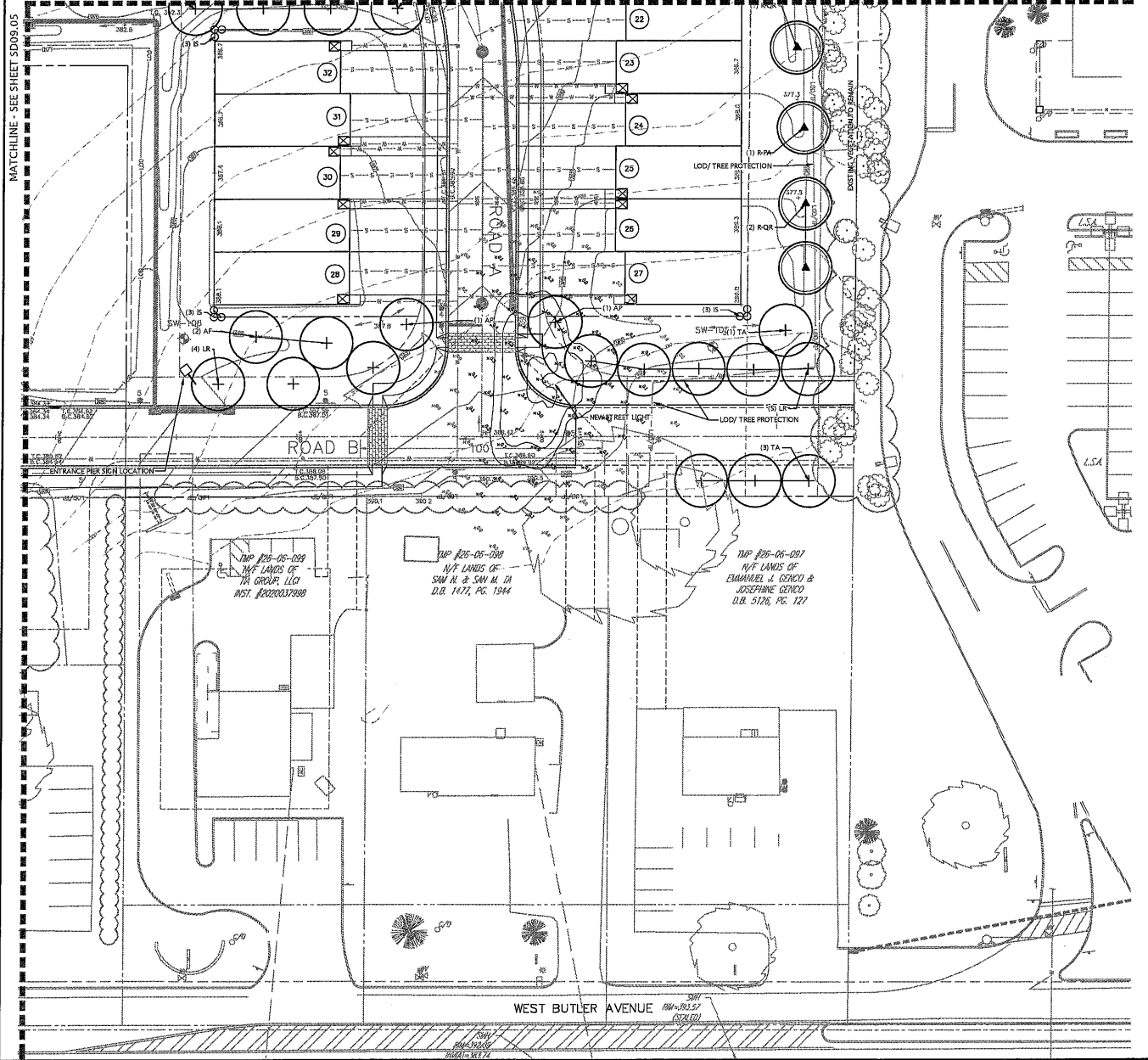
LANDSCAPE PLAN

BIRCH RUN AT NEW BRITAIN
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

DATE: 10/18/2023	SCALE: 1" = 20'
DESIGNER: JMM	DRAWN: LSC
CHECKED: JMM	FILE NAME: 8303-S-10-LAND
DATE: 8/26/23	PROJECT: SD10.05
SHEET: 39	OF: 42

MATCHLINE - SEE SHEET SD09.05

MATCHLINE - SEE SHEET SD09.04



KEY MAP



PLANT SCHEDULE SITE

CODE	COMMON NAME
BUFFER PLANTINGS	
IA	AMERICAN HOLLY
VA	ARROWWOOD VIBURNUM
GB	AUTUMN GOLD MAIDENHAIR TREE
IB	BERRY NICE WINTERBERRY
AM	CANADIAN SERVICEBERRY
MF	FLOWERING CRABAPPLE
IM	JM DANDY WINTERBERRY
HV	OZARK MITCH HAZEL
CR	STELLAR PINK DOGWOOD
AS	SUGAR MAPLE
AC	WHITE FIR
QA	WHITE OAK
PG	WHITE SPRUCE
REPLACEMENT TREES	
R-PA	LONDON PLANE TREE
R-OR	RED OAK
STREET TREES	
TA	AMERICAN LINDEN
AP	APOLLO® SUGAR MAPLE
AF	AUTUMN BLAZE® FREEMAN MAPLE
LR	ROUND-LOBED SWEET GUM
ADDITIONAL SHRUBS	
IB	SHAMROCK INKBERRY HOLLY

SEED MIX

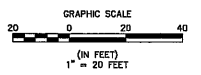


PROPOSED STREET LIGHT



HADCO BY SIGNIFY URBAN CITY POST LED POST TOP WITH BLACK DECORATIVE POLE
 COLOR: BLACK
 PRODUCT FAMILY: TXI
 LAMP WATTAGE: 55 WATT
 LAMP TYPE: LED
 DISTRIBUTION: TYPE III

- NOTES:
1. THESE PLANS ARE FOR LANDSCAPE AND LIGHTING PURPOSE ONLY.
 2. REFER TO LANDSCAPE PLANS SD10.01-SD10.06 FOR PLANT QUANTITY AND LABELS.
 3. REFER TO SHEET SD10.07 AND SD10.08 FOR FULL PLANT SCHEDULE, DETAILS AND NOTES.
 4. REFER TO SHEET SD10.08 FOR LIGHTING DETAILS AND SPECIFICATIONS.
 5. ANY TREE REMOVAL SHALL BE REVIEWED IN THE FIELD BY THE TOWNSHIP ENGINEER PRIOR TO REMOVAL.
 6. THE PERIMETER OF THE SITE SHALL BE CLEARED OF ANY OVERGROWTH OF INVASIVE SPECIES AND TREES THAT ARE DEAD OR IN POOR HEALTH AND SUPPLEMENTED WITH NEW BUFFER PLANTINGS.



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 ESE Consultants, Inc.
 1140 Virginia Drive • Fort Washington, PA 19034
 1-281-941-8280

DATE	10/01/2023
DESIGN	JMM
DRAWN	LAC
JOB NO.	8383
FILE NAME	SD10-09-04
PROJECT	SD10.06
SHEET	40 of 42

LANDSCAPE PLAN
BIRCH RUN AT NEW BRITAIN
 NEW BRITAIN TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

DATE	10/01/2023	SCALE	1"=30'
DESIGN	JMM	DRAWN	LAC
JOB NO.	8383	FILE NAME	SD10-09-04
PROJECT	SD10.06	SHEET	40 of 42

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Pursuant to the Pennsylvania Municipalities Planning Code, Act 254, as amended, (“MPC”), the Board conducted an in-person hearing on May 1, 2023 (“Hearing”) at the New Britain Township Municipal Building located at 207 Park Avenue, Chalfont, PA for the purpose of receiving testimony on the Application. Notice of the same was sent to the Applicant and was advertised pursuant to law. Board Chair, William Jones, Board Vice Chair, Stephanie Shortall, Esquire, and Board Members, Cynthia Jones, MaryBeth McCabe, Esquire, and Gregory T. Hood were in attendance at the Hearing and took part in the Board’s deliberations. In addition, Jeffrey P. Garton, Esquire, the Board Solicitor, was in attendance, as was the Board’s stenographer. The Applicant was represented by Nate Fox, Esquire. No one from the public requested party status.

Based on the testimony and evidence represented at the Hearing, the Board, after discussion and due deliberation, makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. Applicant is Toll Mid-Atlantic LP Company, Inc., with a mailing address of 1140 Virginia Drive, Fort Washington, PA 19034.
2. Applicant filed a Conditional Use Application with the Board seeking conditional use approval for the construction of forty-four (44) 3-story townhomes, along with appropriate open space, stormwater management facilities, roadways, and the like pursuant to the PCCM provisions of the Ordinance to be constructed on an 8.607-acre parcel identified as Bucks County Tax Parcel #26-006-101-004. The overall property consists of three (3) tax parcels measuring 14.866-acres, which also includes an existing Wawa store and an existing Creamery Tire facility.
3. The Board held an in-person hearing on the 1st day of May, 2023 for the purpose of receiving Exhibits and testimony on the Application.
4. Notice of the Hearing was advertised in the Intelligencer on April 11, 2023 and again on April 18, 2023, which said proof of publication was identified as Exhibit T-1 at the public hearing.
5. No persons requested party status at the hearing.
6. The Application for Conditional Use Approval with eight (8) Exhibits was received into the record as Exhibit T-2.
7. Correspondence from Gilmore & Associates dated 4/19/23 was marked as Exhibit T-3 and was received into the record.
8. A memorandum from David Conroy, Township Director of Planning & Zoning, dated April 19, 2023 was marked as Exhibit T-4 and was received into the record.

9. A Memorandum of the recommendation received from the New Britain Township Planning Commission at their meeting held on April 21, 2023 was marked as Exhibit T-5 and was received into the record.

10. The Application referenced above included eight (8) separate Exhibits. Those Exhibits are identified in the Application and were identified as follows:

- a. Exhibit 1 - Agreement of Sale dated September 13, 2022;
- b. Exhibit 2 – Site Plans for Birch Run at New Britain; by ESE Consultants, Inc. dated February 21, 2023;
- c. Exhibit 3 - Architectural Rendering of proposed townhomes;
- d. Exhibit 4 - Environmental Impact Statement Report;
- e. Exhibit 5 - Fiscal Impact Analysis;
- f. Exhibit 6 – Traffic System Inventory & Analysis
- g. Exhibit 7 - Conditional Use Stormwater Management Narrative; and
- h. Exhibit 8 – Stormwater Management Plans Pre-Development.

11. The Applicant presented the testimony of Brian Thierrin, Senior Vice President of the Applicant, Jeff Madden, P.E., an expert in civil engineering employed by ESE Consultants, Inc., and Justin Barnett, a Registered Landscape Architect, an expert in the field of landscape architecture, also employed by ESE Consultants, Inc.

12. Applicant proposes to develop Applicant’s Parcel of the PCCM site for a forty-four (44) unit, Use B5 single family attached dwellings project, as permitted as a Conditional Use within the C-1 Zoning District when part of a PCCM.

13. Two (2) new roads are proposed to serve the townhomes.

14. The plan proposes 1.74 acres of Open Space in addition to the required buffer yards and stormwater management areas which will be maintained by an HOA.

15. Thirteen (13) guest parking spaces are proposed along Road A.

16. Approximately 4,300 sf of protected woodlands are proposed to be disturbed to allow for vehicular and pedestrian access to Wawa via Road Ba. *Exhibit B-1.*

17. Applicant requests relief from three (3) of the PCCM requirements:

a. From §27-305.J31.e.11.(e)(1) to permit two (2) community identification signs on Applicant’s Parcel at the intersection of Access Road A and Road B where the maximum permitted number of ground signs is (1) to allow each entrance to the community to have an entrance sign.

b. From §27-305.J31.h3. to allow a maximum building height of thirty-seven (37) feet where a maximum height of thirty-five (35) feet is permitted by ordinance.

c. To disturb 4,300 SF within an existing conservation easement to allow for the construction of a second access road to the community to provide for the circulation within the PCCM between commercial uses (Wawa) and the to be constructed townhouse community.

DISCUSSION

A Conditional Use can only be granted or refused in accordance with the terms of the Ordinance itself. Whether an Applicant has met its burden of proof is within the discretion of the governing body. Failure to comply with any one specific requirement constitutes the basis for denying the conditional use Application. Furthermore, the activity sought as a conditional use must not be injurious to the public's health, safety, and general welfare.

In this regard, the Board of Supervisors has concluded that the Applicant has met the standards for the grant of conditional use approval as it relates to the proposed construction of the housing development consisting of forty-four (44) B5 Single-Family Attached Dwelling Units, and also the request to be permitted to have two (2) community signs and to encroach in the Conservation Easement area, but the Board of Supervisors has concluded that it does not believe that the Applicant has met its burden with respect to increasing the building height from 35 to 37 feet. The Board does not believe that the additional height of the building is reflective of the residential community located nearby and will have an adverse effect on the streetscape.

CONCLUSIONS OF LAW

a. As required by the MPC and the Township Zoning Ordinance, the Hearing was properly advertised.

b. All the witnesses who testified at the Hearing were appropriately sworn in and all of the evidence presented at the Hearing was appropriately accepted into Record.

c. Toll Mid-Atlantic LP Company, Inc. filed a Conditional Use Application seeking conditional use approval so as to be able to construct a housing development known as Birch Run, consisting of forty-four (44) B5 Single-Family Attached Dwelling Units as part of an existing use J31 PCCM, along with open space, stormwater management facilities and roadways as depicted on the plans.

d. The Application is not contrary to the New Britain Township Comprehensive Plan, as long as proper landscaping and lighting are considered during land development.

e. The proposed use will not be detrimental to the best interests of the Township, the convenience of the community, or the general welfare of the public.

f. No increase in traffic congestion should be expected from this project.

g. The Township Subdivision and Land Development Ordinance shall be adhered to thereafter if the conditional use approval is granted.

h. The proposal is in conformance with all other zoning provisions of the New Britain Township Zoning Ordinance.

i. Based on the evidence presented at the Hearing, the Board concludes that Toll Mid-Atlantic LP Company, Inc. has generally shown compliance with Section 27-1403.c of the Zoning Ordinance, except for where the Board specifically identifies in this Adjudication that additional information concerning compliance must be provided during the land development review and approval process, and so long as certain conditions and limitations are placed upon the approval of this Application, except, the Board as previously noted, does not believe that the Applicant has met its burden of proof with respect to compliance with the requirements for height of the dwelling units.

(ORDER TO FOLLOW)

ORDER

AND NOW, this _____ day of _____, 2023, upon consideration of the foregoing Findings of Fact, Discussion, and Conclusions of Law, and at a publicly advertised meeting, the Board of Supervisors of New Britain Township conditionally grants Toll Mid-Atlantic LP Company, Inc., the Conditional Use requested in the Application so as to be permitted to construct forty-four (44) B5 Single-Family Attached Dwelling Units as part of an existing J31 PCCM use, on the property identified as Bucks County Tax Map Parcel 26-006-101-004 and the Board of Supervisors further grants, conditionally, the request by the Applicant to permit two (2) community identification signs on the parcel at the intersection of Access Road A and Road B; and to disturb 4300 square feet within the existing Conservation Easement to allow for the construction of a second access road to the community to provide circulation within the PCCM commercial uses and the to-be-constructed townhouse community, but the Board denies the Applicant's request to allow a building height of 37 feet. The three (3) other components of the Conditional Use approved by the Board of Supervisors by this Decision shall be subject to the following conditions:

1. The Applicant shall comply in all other respects with the New Britain Township Subdivision and Land Development Ordinance;
2. The Applicant shall comply in all other respects with the New Britain Township Zoning Ordinance;
3. The Applicant shall construct the project consistent with the Application materials, and the testimony and exhibits presented as it relates thereto;
4. Applicant shall comply with all other applicable local, state, and federal laws.
5. Applicant agrees to make the required fee-in-lieu of dedication of park and recreation land required under §715 of the Township Subdivision and Land Development Ordinance after approval of, but prior to recording of, Applicant's final subdivision and land development plan in the amount of \$3,000 per unit, for a total of \$132,000 fee-in-lieu of dedication of park and recreation land.
6. Applicant proposed a voluntary fee-in-lieu of traffic improvements to mitigate traffic impacts after approval of, but prior to recording of, Applicant's final subdivision and land development plan in the amount of \$3,000 per unit, for a total of \$132,000 voluntary contribution fee-in-lieu of traffic improvements.
7. Applicant shall revise the plan such that the decks shown on units 1 through 14 of the B5 single family attached dwelling units will not impermissibly encroach in the rear yard buffer area.

8. Applicant shall provide easements on the final, recorded land development plan to provide for the future connection to the adjacent properties from Road B as shown on the plans included with the Application, as well as the Extra Space Storage property. Said easements to include Easements to be provided to Butler Avenue businesses, including Extra Space Storage, and for any future trails as may be determined during the land development review process.

9. As requested by the Planning Commission, Applicant shall provide a seating area with benches and additional trees between units 32 and 33 on the plan.

10. Applicant shall supplement the buffer to the rear of the Applicant's Parcel adjacent to the existing homes on Airy Avenue during the land development plan approval process to the reasonable satisfaction of the Township Engineer.

11. In order to mitigate the impact of relief granted to disturb 4,300 SF within an existing conservation easement to allow for the construction of a second access road to the community to provide for the circulation within the PCCM between commercial uses (Wawa) and the to be constructed townhouse community, the Applicant shall replace any trees removed at a rate of 200-trees per acre for a total of twenty (20) trees in accordance with the woodlands replacement requirement listed in §27-2400.f.2.(a).

12. Consistent with testimony provided, Applicant shall comply in all respects with the Gilmore & Associates, Inc. review letter of April 19, 2023.

13. Consistent with testimony provided, Applicant shall comply in all respects with the Township Zoning Officer, David Conroy, review letter of April 19, 2023.

14. The midblock crossing shall be relocated on Road B to the Road A intersection and ADA-compliant curb ramps shall be provided at each crossing.

15. Any tree removal shall be reviewed and approved by the Township Engineer.

16. Each Unit shall have no more than 3 bedrooms and a minimum of 2 parking spaces provided in the garage and/or driveway.

17. Applicant shall provide in the documents establishing the homeowner's association and any declarations related to same, a restriction that the garage may not be converted to living space and must be perpetually maintained as a garage for vehicles with the understanding that the Township Solicitor shall review and approve any such documents.

18. "No Parking" signs shall be installed along Road B at locations to be approved by the Township Engineer. No parking shall be permitted in front of the cluster mailbox and the one parking space in front of the mailbox shall be relocated.

19. In addition to compliance with the Subdivision and Land Development and Zoning Ordinance of New Britain Township, Applicant shall also comply with all applicable codes, ordinances, laws, and regulations of the Township not related thereto and shall secure land development approval from the Board of Supervisors.

20. The premises shall be ADA compliant;

21. All review, legal, engineering, administrative, and other review fees shall be paid to the Township; and

22. Compliance with any and all conditions imposed by any prior Zoning Hearing Board decisions, if any, as well as any prior conditional use approvals to the extent related to the Applicant's project.

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**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

ATTEST:



Michael Walsh, Assistant Township Manager

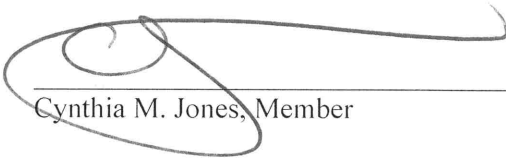


William B. Jones, III, Chair



Stephanie Shortall, Esquire, Vice Chair

Gregory T. Hood, Member



Cynthia M. Jones, Member

MaryBeth McCabe, Esquire, Member

To: Mike Downs, Brian Thierrin, Nate Fox

From: Jeff Madden

Cc: Luke Piotrowicz,

Date: January 19, 2024

Re: SALDO Design Relief Required for New Britain CTP Subdivision Plans (TBI #8363)

Please find following a preliminary list of the SALDO waivers required for the New Britain CTP Subdivision Plan:

- 1) **Section 22-502.1.D(8)(a) Within 100 feet of the tract boundary: Location, size and species, of individual trees six inches in diameter or greater; when standing alone or in small stands. The plan shall also identify any diseased tree(s).**

The plan shows all the trees on the site with tree information. The plan is requesting relief to not show the information and location for all the trees within 100 feet of the tract boundary for off site properties because we do not have access to properties off-site.

- 2) **Section 22-705.3.A The local street Right of Way is 30', the cartway width is 28', curbs and sidewalks are required, on street parking is available, and grass strip width should be 3 to 4'.**

Relief to provide 30' ROW and a 24' cartway on road 'B'. Because of the decreased width, no parking will be allowed on Road 'B', and signs will be added, which also decreases impervious surface. In addition, the unique shape of this site, existing features and easements require a reduced width ROW and cartway for the reasonable use and development of this property.

- 3) **Section 22-705.3.G Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to mill and overlay the entire width of the roadway a depth of 1 ½ inches.**

Relief to not be required to mill and overlay the existing street that abuts the subdivision as the existing road was constructed a few years ago.

- 4) **Section 22-705.4.C Intersection spacing, clear sight triangles and curb radii listed below shall be considered minimum requirements:**

Local street intersection spacing is 500', clear sight triangle is 50', and curb radius is 25'.

Relief to provide the entrance road to the residential subdivision (Road 'A') to be less than 500' to the intersection of the Access Road and County Line Road (proposed +/- 420' from intersection). The entrance road is also +/- 170' to the wawa parking lot area. The proposed Road 'A' location is the only location to connect to the Access Road as there is an existing basin and wetlands along the remainder of the access road frontage. The unique shape of this site and the aforementioned existing features necessitate this waiver for the reasonable use and development of this property.

- 5) **Section 22-705.13.C** All access drives and driveways shall be provided with a stopping area of 20 feet, at a maximum grade of 3%, measured from the edge of the cartway.

Relief to provide a driveway apron at a slope to meet with the sidewalk (+/- 11%) for 4' from edge of cartway, then a 2% sidewalk for 5' wide. The remainder will be a maximum 8% slope driveway. The driveway from the back of the sidewalk will be 30' in length or longer and will allow for a stopping area in the driveway. The unique shape of this site and the existing features and topography necessitate this waiver for the reasonable use and development of this property, and this waiver has been limited in scope to only the areas mentioned.

- 6) **Section 22-705.13.D** All access drive and driveway construction shall be designed in accordance with the details listed in the Appendix and the following criteria:

Residential driveways shall have a width of 12' (16' for shared), minimum radius of 10', maximum grade of 8%, and maximum change of grade is 8%.

Relief to provide a 16' wide driveway with a radius or flare from the driveway of 2' on each side with a transition to the curb height. The unique shape of this site and the layout of the homes necessitate this waiver for the reasonable use and development of this property, and this waiver has been limited in scope to only the areas mentioned

- 7) **Section 22-705.13.J** Driveways shall have a minimum turnaround area of 10' by 20', or as recommended by the Township Fire Marshal's Office and approved by the Board.

Request to not provide a turnaround with the driveway. The residences will be able to back out of the driveway onto a limited traffic internal road. It is not typical to have a turnaround for townhouses/single family attached homes as the shared party-wall makes turnarounds impossible.

- 8) **Section 22-706.2.B** Sidewalks shall be installed along the property frontage of every existing street abutting a proposed subdivision.

Request to not construct sidewalk along the frontage of County Line Road. There is not sidewalk along the frontage of the Tire and office lot and adding sidewalk on this property would not help pedestrian safety.

- 9) **Section 22-712.4.E** Post developed runoff volume generated from the one-year, 24 hour design and shall be controlled so that it is released over a minimum of 24 hours. Except with the 1 year design storm, basins shall be designed so that they return to normal conditions within 12 hours after the termination of the storm.

The MRC basin requires drawdown times thru the media to allow the stormwater to be cleaned and slowly discharged. The stormwater will be within the media somewhere between 48 and 72 hours after the peak of the storm (depending on the storm), but continue to discharge. MRC basins are designed to slowly let out stormwater to mimic infiltration in locations where infiltration is not practical.

- 10) **Section 22-712.4.J** All portions of the detention basin bottom shall be sloped towards the outlet structure at a minimum slope of 2%.

Request to construct a flat bottom basin with an MRC design which will infiltrate thru select soils and be collected by an underdrain. This will help to spread out the water in the basin bottom and is typical in an MCR design. The underdrain will slowly let out the infiltrated stormwater.

- 11) **Section 26-121.11** Storage facilities should drain both the volume control and the rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm.

The MRC basin requires drawdown times thru the media to allow the stormwater to be cleaned and slowly discharged. The stormwater will be within the media somewhere between 48 and 72 hours after the peak of the storm (depending on the storm), but continue to discharge. MRC basins are designed to slowly let out stormwater to mimic infiltration in locations where infiltration is not practical.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 21, 2024

File No. 22-01266

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

Reference: Birch Run at New Britain (Toll Brothers, Inc.) – Preliminary Plan Review 2
TMP #26-006-101-004, CTP Management LLC (Toll Brothers, Inc.)
TMP #26-006-101-003, CTP Management LLC
TMP #26-006-101, “Wawa”

Dear Dave:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the following documents of the Preliminary/Final Plan submission for the above-referenced project and offer the following comments for the Township’s consideration:

I. Submission

- Preliminary Subdivision Plans of Birch Run at New Britain (AKA New Britain CTP Property), prepared by ESE Consultants, Inc., consisting of forty-four (44) sheets dated October 6, 2023, last revised January 19, 2024.
- Post Construction Stormwater Management Plans of Birch Run at New Britain, prepared by ESE Consultants, Inc., consisting of eighteen (18) sheets dated December 6, 2023.
- Stormwater Management Narrative for Birch Run at New Britain (AKA New Britain CTP Property), prepared by ESE Consultants, Inc., dated October 2023, last revised January 2024.
- Response Letter for Birch Run at New Britain (AKA New Britain CTP Property), prepared by ESE Consultants, Inc., dated January 19, 2024.
- SALDO Design Relief Required for New Britain CTP Subdivision Plans, prepared by ESE Consultants, Inc., dated January 19, 2024.
- Street Name Letter for Birch Run at New Britain (AKA New Britain CTP Property), prepared by ESE Consultants, Inc., dated January 19, 2024.
- Community Impact Assessment Report prepared for Birch Run at New Britain (AKA New Britain CTP Property), prepared by ESE Consultants, Inc., dated October 2023, last revised January 2024.
- Sewage Capacity Approval for forty-four (44) Residential Dwelling Units (EDUs) for TMP 26-1-101-4, from Chalfont-New Britain Township Joint Sewage Authority dated December 22, 2023.
- Will Serve letter for County Line Road and W. Butler Ave., as prepared by North Wales Water Authority, dated September 29, 2021.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901
Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

II. General

The subject tract consists of three parcels near the intersection of West Butler Avenue (S.R. 4202) and County Line Road (S.R. 2038) within New Britain Township's C-1 Commercial Zoning District. The parcels make up approximately 15 acres established as a J31, Planned Community Center Mixed (PCCM) Use via a ZHB Decision and Conditional Use Adjudication. The three parcels making up the PCCM currently contain a 2-story, non-residential flex building (Creamery Tire), an accessory storage building (CTP Mgmt), and Wawa.

The Applicant, Toll Brothers, proposes to construct a 44-Unit townhome development (Use B5-Single-Family Attached Dwellings) on TMP #26-006-101-004. The development includes a 28-foot-wide private street with curb and sidewalk, which connects to both County Line Road from the existing Wawa access drive and West Butler Avenue from a proposed 24-foot-wide access road. A Homeowners' Association will be established to maintain the streets and open space. The footprints for the units measure approximately 880 to 1,240 square feet. Two aboveground basins are proposed for stormwater management.

III. Reference Documents

- A. Conditional Use Adjudication for Provco Pineville Acquisitions, LLC Order dated August 6, 2018, establishing the Property with a J31 Planned Community Center Mixed Use (PCCM).
- B. Conditional Use Adjudication for Toll Mid-Atlantic LP Company, Inc. Order dated July 17, 2023, to construct a 44-unit B5 Single-family Attached Dwelling use as part of the PCCM.

IV. Review Comments

A. Conditional Use Adjudication

- 1. Conditions 5 & 6 – Prior to the recording of the plan, the Applicant shall pay the voluntary traffic impact fee of \$3,000 per unit for a total fee of **\$132,000.00** for the 44 units and shall pay the park and recreation fee of \$3,000 per unit for a total fee of **\$132,000**.
- 2. Condition 7 – While the site layout on the Record Plans (Sheets 3 and 3A) shows the decks outside of the 75-foot rear buffer yard, the remaining plan sheets show the building footprint extending to the 75-foot buffer line with no decks. The plans shall be coordinated so that the maximum building footprint is shown on the Record Plans with a note stating that patios and decks shall not encroach within the 75-foot buffer yard.
- 3. Condition 17 – The Applicant shall provide documentation establishing the HOA and any declarations related to same, a restriction that the garage may not be converted to living space and must be perpetually maintained as a garage for vehicles. The documents shall be reviewed by the Township Solicitor.

B. Zoning Ordinance

- 1. §27-305.J.J31 – Architectural renderings of the final building designs shall be presented to the Township Planning Commission and Board of Supervisors.
- 2. §27-305.J.J31.c.3.(b) & §27-2402 – The “Area Tabulation – Birch Run at New Britain” on Sheets 1 and 3 note that the lots are included in the Open Space A and B. Per §27-305.J.J31.c.3.(b), the open space area shall be adjacent to the residential sub-use. Though it appears that the open space area requirement is met, this table should be revised to separate the residential sub-use areas from the open space areas.
- 3. §27-305.J.J31.e.13.(a) – Multi-tenant/use developments shall have a master sign plan. The plans previously indicated entry signs at the intersection of Road A with the Wawa Access Road and along Road B, adjacent to Lot 28. Sign details submitted to the Zoning Officer for review.
- 4. §27-2704 – The HOA established to own and maintain open space shall maintain it in reasonable order and condition in accordance with the approved plans. The maintenance responsibilities of the open space shall be established in the HOA documents.

5. §27-2803.a – Existing deciduous and coniferous trees larger than 2 inches in caliper and/or 6 feet in height located within a proposed buffer yard may be considered to meet buffer requirements. The tree survey information for existing vegetation has been provided on the existing features plans, however, the existing vegetation in the 45' wide buffer area adjacent to TMP 26-06-096 does not meet the buffer requirements specified in §27-2802.a.3. The required buffer material shall be provided. Existing healthy canopy trees, evergreen trees and flowering trees may be counted and shall be documented on the landscape plan. Ash trees, or any other trees in decline, should not be counted toward meeting this requirement.

C. Waivers Requested from the Subdivision and Land Development Ordinance

1. §22-502.1.D.(8)(a) – From the requirement to show the location, size and species, of individual, existing trees six inches in diameter or greater within 100 feet of the tract boundary. We have no objection to this waiver, as it's consistent with the approved Conditional Use Plan, and provided any existing trees shown to meet the buffer requirements are shown as requested above.
2. §22-705.3.A & 706.2.A – To allow a 30-foot right-of-way and 24-foot cartway on Road 'B' with sidewalk along one side. The reduced right-of-way and cartway widths and sidewalk on one side will allow the roadway to be located within the existing 30-foot-wide Water Line and Access Easement. No parking will be permitted along this street, therefore, we have no objection to waivers from these two sections.
3. §22-705.3.G – From providing a mill and overlay of the existing streets that abuts the subdivision, which we support.
4. §22-705.4.C – To allow Road 'A' to be 420 feet from the intersection with the internal access road, where 500 feet is required, which is consistent with the approved Conditional Use Plan.
5. §22-705.13.C – From the requirement for driveways to provide a 20-foot stopping area at 3% from the edge of the cartway, which we support since concrete driveway aprons are proposed.
6. §22-705.13.D – From installing driveways in accordance with the Township's Driveway Standard. The Applicant proposes 18-foot-wide driveways with a 2-foot Belgian block curb transition where a 12-foot driveway is required with a minimum 10-foot radius. A driveway construction detail shall be added to clarify the intent if different from the Township standards. Any unused Township standard details related to the driveway shall be removed from the plan.
7. §22-705.13.J – From the requirement to provide a minimum 10-foot by 20-foot driveway turnaround area, which is consistent with the approved Conditional Use Plan.
8. §22-706.2.B – From the requirement to install sidewalk along the frontage of County Line Road. We note that the Applicant previously submitted a sketch plan showing sidewalk extending from the development to County Line Road. We recommend the Applicant discuss the feasibility of a sidewalk connection both to County Line Road and along County Line Road frontage.
9. §22-712.4.E – From the requirement that basins return to normal conditions within 12 hours after the a storm. The stormwater report indicates the volume in the basin will be infiltrated between 48 and 72 hours as required for Managed Release basins. Therefore, we support this waiver conditioned upon approval of the design by PADEP.
10. §22-712.4.J – From the requirement that detention basins be sloped towards the outlet structure a minimum slope of 2%.The plan is designed using the managed release concept recommended by PADEP and uses a flat basin with an underdrain. We have no objection to this requirement conditioned upon approval of the design by PADEP.
11. §26-121.11 – From the requirement that storage facilities drain both the volume and rate control capacity over not more than 72 hours from the end of the design storm. A managed release concept is proposed which slowly releases the runoff over an extended period to mimic infiltration. We have no objection to this requirement conditioned upon approval of the design by PADEP.

D. Subdivision and Land Development Ordinance

1. §22-502.1.B.(21) – The following comments related to plan presentation, notes and certifications shall be addressed:
 - a. The dimensional information for proposed streets, access drives, driveways, parking areas, rights-of-way, curbs, sidewalks, pedestrian walkways, sight distances and clear sight triangles are provided on the Grading Plans. This dimensional information conflicts with the proposed grading information. In addition, these plan sheets will not be recorded. The dimensional information and roadway stationing shall be included on the Record Plans.
 - b. We note that general dimensions are provided on the Typical Townhome Dimensions inset on the Dimensional Record Plan, Sheet 3A. However, the right-of-way, cartway, easement and setback dimensions shall be provided on the overall site plan for clarity. Legends shall be provided for both Record Plans as well.
 - c. The Conditional Use plans depicted a typical 18-foot-wide driveway for each unit. The Typical Townhome Dimensions on Sheet 4 show an 18-foot-wide driveway, however, the driveways on the Dimensional Record Plan have a width of only 16 feet and shall be widened to 18 feet.
 - d. The Typical Townhome Dimensions insert on Sheet 3A shows two vehicle parking spaces in the garage. This is not consistent with the Typical Townhome Dimensions inset on Sheet 4 which only shows a single garage parking space. The number of garage parking spaces should be clarified.
 - e. The 14 on-street parking spaces and traffic signage shall be shown on the Dimensional Record Plan (Sheet 3A of 42).
 - f. The maximum impervious areas listed for the lots on General Note 12 on Sheet 4 do not appear to include the driveway area between the right-of-way and setback line. For clarity during the building permit applications, this maximum impervious area for each unit shall be updated to include the driveway area.
 - g. The total amount of impervious area considered in the stormwater facility design shall be noted on Sheet 3 for future reference during building permit and as-built plan reviews.
 - h. The BCPC review number shall be added to the plan block on Sheet 2.
 - i. The plan sheets to be recorded should be noted on the Cover Sheet.
2. §22-502.1.J – The following comments related to construction details should be addressed:
 - a. The dimensions of the concrete base for the Vertical Belgian Block Curb at Driveway detail on Sheet 24 is not consistent with the Township Belgian Block Curb Detail. The Vertical Belgian Block Curb at Driveway detail shall be revised to match the Township detail.
 - b. The PennDOT “One-Piece Cast-Iron Grate – Bicycle Safe” detail should be replaced with the PennDOT “Structural Steel Grate Bicycle Safe” on Sheet 10 of PennDOT’s RC-45M.
 - c. Several of the traffic sign details include multiple dimensions. The dimensions of the signs shall be specified.
3. §22-704.4 – All legal descriptions and agreements for easements should be reviewed prior to recording including the Road “B” right-of-way, stormwater management easements for existing and proposed facilities, 30-foot Wide Waterline and Access Easement, 20-foot Drainage Easement, 10-foot Access Easements, Access and Sidewalk Easement, variable width driveway easements, etc. unless otherwise addressed through HOA documents as approved by the Township Solicitor.

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4. §22-704.4 – We note that there is an existing Easement Agreement between Provco Pinegood Chalfont LLP and CTP Management LLC, including a First Amendment Easement Agreement dated January 6, 2020, providing access easements for the site. The Easement Agreement shall be amended as necessary to include access over all proposed roadways and pedestrian access.
 5. §22-705.1.G – A copy of the HOP permit for the sanitary sewer connection within County Line Road shall be forwarded to our office.
 6. §22-705.12.A – The Applicant has formally proposed Brianna Court and Abigail Way for the proposed, internal private roads. Once the Township staff has reviewed the names, the Applicant shall discuss the proposed road names with the Board of Supervisors and Roads A and B shall be updated with names once approved by the Township.
 7. §22-705.13.D – All driveways shall not exceed a change in grade of 6%. This would include the transition between the cross slope of the roadway/driveway and the sidewalk/driveway. Driveways shall also not exceed a 2% cross slope along the sidewalk portion. A general note shall be added to the Grading Plans and a construction detail provided clarifying the maximum grades.
 8. §22-706.3.F – The following comments related to accessibility shall be addressed:
 - a. The accessible ramps only provide a 4-foot-wide landing at the connection to the existing sidewalks. Based on the connecting sidewalk slopes, several ramps do not provide the required 5-foot radius turning space which does not exceed a 2% slope. The ramps should be widened to 5 feet to provide the required turning space.
 - b. Several of the ramps are proposed with a maximum slope of 8.3% (12:1). We recommend the ramps be revised to propose a maximum slope of 8% to allow for construction tolerance.
 - c. The ‘County Line Road Access Drive Near Intersection with Road A’ detail appears to show the southwestern ramp directly adjacent to the pavement with minimal elevation difference to the adjacent sidewalk. This is not consistent with the site plans and aerial photography which show a curb along this drive. In addition, the pavement at the ramp connection does not have a slope and may result in ponding. The existing curb should be verified, and existing and proposed spot elevations provided for the sidewalk, ramp and pavement.
 - d. The direction of the 5.2% slope arrow on the ‘County Line Road Access Drive Near Intersection with Road A’ detail shall be verified.
 - e. The northeastern ramp on the ‘County Line Road Access Drive Near Intersection with Road A’ detail has a proposed slope of 0.6%. We recommend the slope of this ramp be increased to a minimum of 2% to ensure adequate drainage from the ramp area and along the radial curb.
 - f. The seating area between Units 32 and 33 appears to have a slope of 2%. A note should be added to the plan specifying that the paved area shall not exceed 2% in any direction.
 - g. Based on the proposed spot elevations, the slopes of the ramps for ‘Road A Near Intersection with Road B’ exceed 12% and should be revised to not exceed a 12:1 slope.
 - h. Based on the proposed spot elevations, the slope of the northwestern ramp for the ‘Road A Near Intersection with Access Road’ exceeds 8.3% and should be revised to less than 12:1.
 - i. Based on the 370.16 and 369.79 spot elevations, the sidewalk on the west side of the ‘Road A Near Intersection with Access Road’ detail has a cross slope of 7.4% and should be revised to not exceed 2%.
 - j. The spot elevation of 388.97 on the ‘Road B Near Intersection with West Butler Avenue Access Road’ detail is incorrect and should be revised.
 - k. The ADA Handicap Ramp Grading shall specify a maximum 2% cross slope for crosswalks.
 - l. The ADA Handicap Ramp Grading sheet should include dimensions for the accessible ramps to verify the slopes provided.

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9. §22-707.A – The Board, upon the recommendation of the Planning Commission, may require pedestrian walkways or recreational trails. It is noted that during a Sketch phase, the site showed that the maximum impervious surface area was proposed and therefore, it was discussed that no pedestrian trails were required to the adjacent residential lot. However, the Applicant currently proposes 30% of impervious area on the residential lot if the maximum footprints are installed for each unit, where 35% is permitted per the B5 Use regulations. (§27-305.B5.b.4.) The feasibility of providing a trail through the open space and a connection to Airy Avenue shall be discussed.
 10. §22-710.2 & 3 – The plans should be reviewed by the Fire Marshal's related to fire lanes, emergency site and building access, water service, etc. Adequate access shall be provided to the Fire Marshal's satisfaction.
 11. §22-710.4.B. – For review and legibility, the Vehicle Circulation Plan should be revised to be shown at a larger scale (1" = 20') and limited to the physical features relevant to the vehicle circulation (curb, sidewalk, signage, buildings, etc.).
 12. §22-711 – The following comments related to the grading design/plan shall be addressed:
 - a. The grate elevation of 373.50 for Inlet 105 shall be revised to be consistent with the proposed contours which appear to indicate a grate elevation of approximately 374.50.
 - b. The spot elevation of 381.81 shown on the Grading Plan for Inlet 220 shall be revised to be consistent with the grate elevation of 381.23 shown on the profile and with the contours.
 - c. The Grading Plan notes a spot elevation of 386.89 at sanitary manhole #9 shall be revised to be consistent with the proposed contours.
 - d. A high point spot elevation shall be provided at the middle of the western curb radii at the intersection of Roads A and B.
 - e. Based on the proposed 389 and 390 contours, the tree row along the rear of TMP 26-06-098 may be disturbed. The locations of the trunks of trees shall be added to the plans. A temporary construction easement shall be obtained to grade this area. A note shall also be added to the plan that if any trees designed to remain is damaged or killed as a result of construction, it shall be replaced in kind or as directed by the Township Engineer.
 - f. Labels shall be provided for the proposed contours within the cartway of Roads A and B on Grading Plans.
 - g. The proposed 367 contour along the berm of Basin 1 connects to the existing 368 contour and shall be revised to tie into the existing 367 contour.
 13. §22-711.4.A – Retaining wall specifications, calculations and design details shall be approved by the Township Engineer prior to final plan approval by the Township. Design plans, specifications, and details, signed and sealed by a licensed professional engineer, shall be provided and shall consider the storm sewer pipe connections. Wall style, finish and color shall be coordinated with proposed building architecture. A note stating this requirement shall be added to the retaining wall details on Sheet 25.
 14. §22-716.2 – Concrete monuments shall be provided for the Proposed Access and Sidewalk Easement and the Proposed 30' Wide Water Line and Access Easement.
 15. §22-718 – Approval and service agreements from North Wales Water Authority shall be provided for the proposed connections.
 16. §22-720 – A completed PADEP Sewage Facilities Planning Module or Mailer shall accompany the subsequent plan application. Also, a copy of the approved sewer agreement shall be submitted to the Township and our office prior to plan recording.
 17. §22-722.2 – A construction detail shall be provided for the paved area within the open space on Sheet 41. In addition, green spaces shall contain shrubs to supplement the amenities and trees.

E. Stormwater Management Ordinance

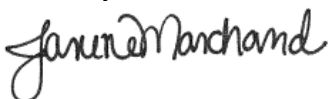
The design uses the Managed Release Concept (MRC) for the stormwater facilities which impounds the 1.2-inch/2-hour storm, filters the runoff through a soil media, infiltrates into undisturbed soils to the extent possible, with stormwater released through an underdrain. The proposed managed release concept is subject to PADEP approval.

1. §22-712.8.B – A Type "DW" endwall shall be provided at the termination of all storm sewer systems, unless conditions warranted an alternate type. Endwalls 100 and 200 are proposed to be constructed with the retaining wall. Retaining wall plans with the pipe connection should be provided to the Township for review prior to the installation of these pipes. A note stating this requirement should be provided on the plan.
2. §22-712.13.A(2) – It shall be clarified on the plans how the proposed basins will be accessed for maintenance in accordance with this section.
3. §22-712.13.C – When an applicant retains ownership of any stormwater facility, such entity shall be responsible for its repair and maintenance. The existing stormwater basin is overgrown, and the inlet and discharge pipes were inaccessible. The existing facilities shall be inspected to determine if the facilities are functioning properly and in need of maintenance or repair.
4. §26-123.2 –The Engineer's response letter indicated test pit results are provided in the PCSM report, however, no test results are included. Infiltration reports and soil tests should be provided to demonstrate the onsite soil is unsuitable for infiltration.
5. §26-125.9 – The following comments related to the modeling of the design in the stormwater management report shall be addressed:
 - a. Basin 2 MRC underdrain orifice (0.7" Vert. MRC Underdrain) is modeled at an elevation of 361.00 and shall be revised to be consistent with the plans and details which show the upturned elbow for the Basin 2 underdrain discharging at O.S.-1.1 at an elevation of 363.00.
 - b. Basin 1 MRC underdrain orifice (1.1" Vert. MRC Underdrain) is modeled at an elevation of 362.00 and shall be revised to be consistent with the plans and details which show the upturned elbow for the Basin 1 underdrain discharging at O.S.-2.0 at an elevation of 362.00.
 - c. Basin1 MRC models a 15' wide by 6" high orifice. This is not consistent with the Outlet Structure O.S.-2.0 detail which specifies an 18" wide by 6" high orifice. The width of the orifice should be clarified.
 - d. The Channel Report for Swale #5 for the discharge from the spillway for Basin 1 to the existing basin is modeled with a top width of 51 feet. This is not consistent with the plans which only appear to provide an 1.1-foot deep, 7-foot-wide channel (top width) for the spillway discharge. The swale model should be revised to match the proposed swale and demonstrate the discharge from the spillway will be carried to the existing basin and not overflow onto the access drive.
6. §26-132 – The following discrepancies between the stormwater management design and plans shall be addressed:
 - a. The Profile: Basin 1 on Sheet 33 notes a 1.0" diameter orifice for the underdrain which shall be revised to be consistent with the details which specify a 1.1" diameter orifice.
 - b. The Profile: Basin 2 shall note the connection for the upturned underdrain elbow is at O.S.-1.1.
 - c. The top view of the Basin '1' Outlet Structure O.S.-2.0 lists a 10" W x 2"H orifice at 366.50 which is not consistent with the elevation views which specify an 18" W x 6"H orifice at 366.50. In addition, the Orifice Plate Detail lists a 10" W x 2"H orifice for Basin 1 and the Weir Trash Rack Detail lists an opening size of 24" W x 10"H for Outlet 1.0.

- d. The Basin 2 Outlet Structure O.S.-1.0 detail shows an opening for an underdrain orifice plate. This is not consistent with the plans which show a separate discharge for the underdrain at O.S.-1.1.
 - e. The elevations and dimensions for the berm and spillway in the Emergency Spillway Schedule are not consistent with the plan and should be revised.
 - f. The Profile: 105-100 includes a leader for 10 L.F. of 18" RCP from Inlet #110 which is not consistent with the plans and should be revised.
 - g. The Profile: 205-200 includes a leader for 140 L.F. of 18" RCP from Inlet #210 which is not consistent with the plans and should be revised.
 - h. The Profile: 130-115 includes a leader at Inlet #115 listing a pipe slope of 4.84% to Inlet 110. This is not consistent with the plans and should be revised.
 - i. We note that the discrepancies listed above are present in both the Construction Plan set and PCSM Plan set.
 - j. We recommend the roof drain inverts be added to the structure label on the Utility Plans to ensure these openings are included in the structure during inlet manufacturing.
7. §26-132.2.C.(9) & (10) – The statements and signature blocks for these sections should be provided on a plan sheet to be recorded.
 8. §26-162.B & 164.1 – The plans shall include a BMP O&M plan for the site to establish responsibilities for the continuing O&M of all stormwater facilities and BMPs. The Applicant shall also sign an O&M Agreement with the Township covering the proposed stormwater facilities and BMPs. The existing stormwater facility shall be included unless another arrangement is made for maintenance responsibilities as approved by the Township.
 9. The Stormwater BMP Maintenance Fee applies to all proposed BMPs installed in the Township to provide a financial guarantee for the timely installation, proper construction, and continued maintenance by the owner. The fee is \$0.25 for every square foot of net increase in impervious area and will be calculated once the layout is finalized. (2024-02 Fee Resolution)

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

Sincerely,



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

JM/tw

cc: John Granger, Interim Township Manager
Randy Teschner, Fire Marshal
Scott Holbert, Esq. Flager & Associates, PC
Nate Fox, Esq., Obermayer, Rebmann, Maxwell & Hippel, LLP
Brian Thierrin, Toll Brothers, Inc.
Jeff Madden, P.E., ESE Consultants, Inc.
Robert Bender, Executive Director, NWWA
John Larson, Executive Director, CNBJSA
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



March 11, 2024

File No. 18-10046

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

Reference: Foxlane Homes at Highpoint, LLC – Blasting Summary
1 Highpoint Drive

Dear Dave:

The Township has received a Blasting Permit Application for the project due to identified bedrock located underneath 5 of the proposed buildings. As required per the Land Development Agreement dated July 17, 2023, the Developer is required to meet the Township Engineer onsite to discuss alternatives reasonably available in lieu of blasting. No Blasting Permit shall be issued until a written summary of this meeting has been received and reviewed by the Board of Supervisors. We note that all Blasting shall be conducted in accordance with the requirements of the Pennsylvania Department of Environmental Protection (DEP) and the Developer has received Permit #09244102 from DEP.

The contractor previously used hammering for the first two buildings. The process of hammering results in loud noise throughout the day versus one blast at the blast site at midday for a specified number of days. It is anticipated based on testing that the next 5 buildings will have thicker bedrock than the initial two buildings. The last alternative to blasting and hammering would be drilling a 1.5-foot pattern in the rock (“swiss cheesing”) and ripping (and potentially still hammering) the rock. The duration of just the drilling would be approximately 11 weeks whereas blasting would take place once a day for approximately 7 business days excluding weekends and holidays.

We have no objection the proposed Blasting per the attached plan with the following conditions as required by the Land Development Agreement:

1. The PA One Call ticket and response shall be obtained, and a copy submitted to our office prior to blasting.
2. Upon the request of any owner of any structure within 350 feet of blast site, a pre-blasting survey shall be provided prior to a Blasting Permit being issued. A copy of any written survey shall be signed by the Developer and provided to the owner at least 5 days prior to the blasting activity. Proof of notification shall be provided to the Township.
3. Developer shall provide at least 14 days prior written notice by first class mail, postage prepaid, to all persons residing upon or owning the property located within 1,000 feet of the blast site. This written notice shall include the expected start date of the blasting, the anticipated duration, and the name, address and policy number of the insurance company providing coverage for the blasting activity. The proof of service shall be provided to the Township.
4. All blasts taking place within 500 feet of any structure shall be monitored by seismic instrumentation, and the results provided promptly to the Township.

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

5. All blasts shall be in accordance with DEP and copies of any reports required by DEP shall be provided to the Township.
6. In the event any individual or entity makes a written claim for damage allegedly arising out of the blasting activities, Developer shall contact such individual or entity within 48 hours of receiving notice of claim, and thereafter Developer shall promptly notify its insurance carrier providing blasting coverage for the claim with a copy of such written notification transmitted to the individual or entity by ordinary mail.
7. Blasting is prohibited prior to 7:00 am or after 6:00 pm on weekdays and prohibited entirely on Saturdays, Sundays or federal holidays. We note that the contractor anticipates the blasting to take place around noontime on weekdays for 5-7 days. The proposed start date has not yet been tentatively scheduled.

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

Sincerely,



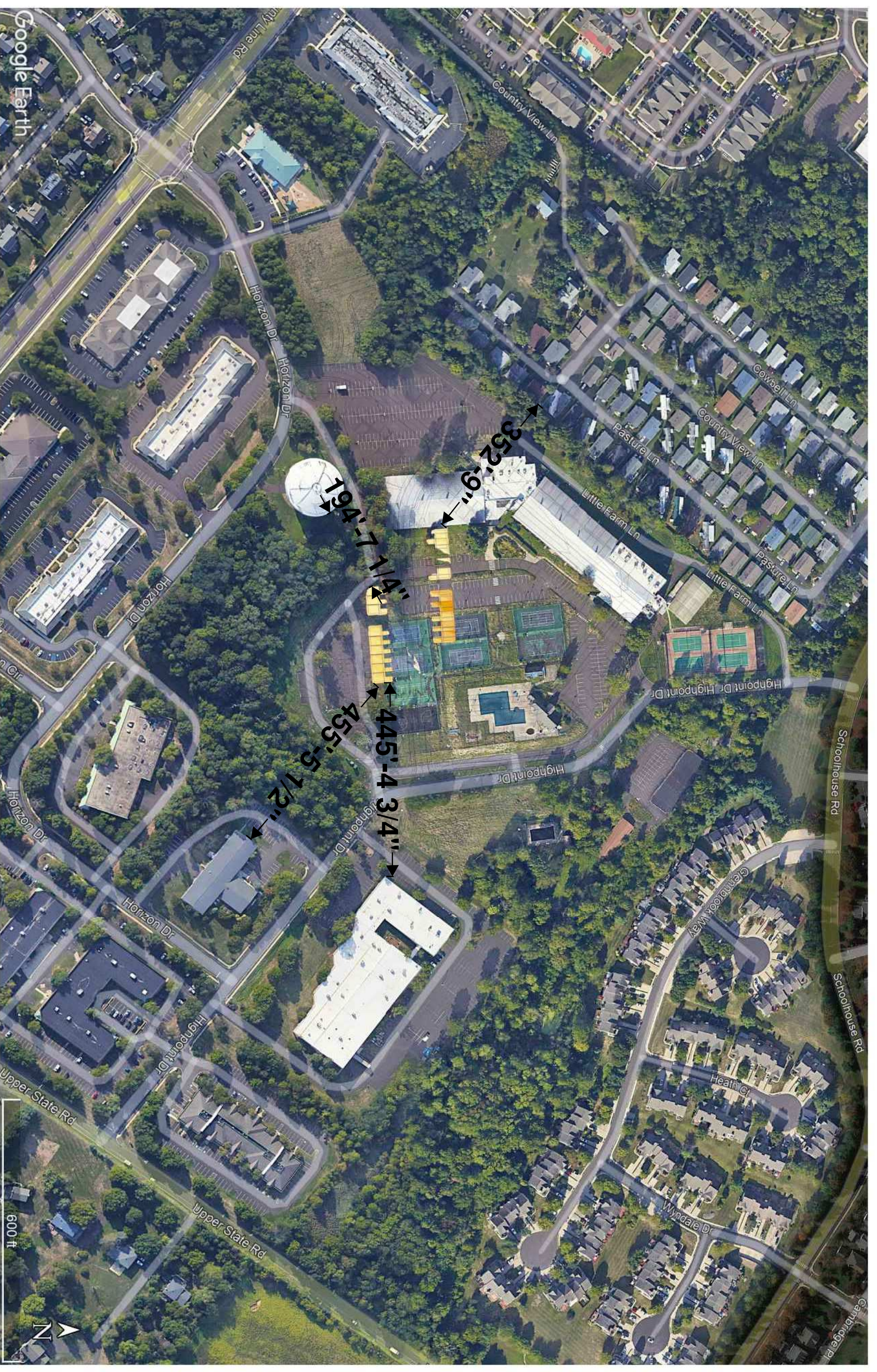
Janene Marchand, P.E.,
Gilmore & Associates, Inc.

JM/tw

Attachment

cc: John Granger, Interim Township Manager
Randy Teschner, Fire Marshall
Scott Holbert, Esq., Township Solicitor
Gia Rafaelli, Foxlane Homes
Joe Morrissey/John Rathfon, Foxlane Homes
Schlouch Incorporated
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Brian Dusault, Gilmore & Associates, Inc
Jerry O'Donnell, Gilmore & Associates, Inc.

Google Earth



352'-9"

194'-7 1/4"

445'-4 3/4"

455'-5 1/2"



600 ft



NEW BRITAIN TOWNSHIP

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

BOARDS & COMMISSIONS APPLICATION

Name: James Ivers
Address: 75 N. Chapman Rd, Doylestown Pa 18901
Phone: 267-606-7038
Email: Jivers1940@comcast.net
Occupation: Director Project Management - Clinical Trials
Current Employer: ICON Clinical Research

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

13*

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

(You may select one or more Boards.)

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

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

- Giving back / support local community
- Sports / Rec field management for Youth Sports
 - 10 years volunteer Central Bucks Athletic Assn with role as director of field + facilities
 - Oversaw management + improvements to 25 acre sports fields
 - Current President CBAA (we do not rent new Britain fields - so no conflict of interest).
- Maintain ~20 acres of owned property as "Clean + Green"

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

Submit Form

MEMO



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: March 14, 2024
SUBJECT: Schedule of Bills - Regular

Amount of Regular Bills: \$ 49,990.86
Dated: March 14, 2024

Presented By: _____

Seconded By: _____

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: KG0304RG to KG0304RG

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
ADVAN035 ADVANCE AUTO PARTS								
	24000366 02/29/24 PARTS PW 48-25							
	1 PARTS PW 48-25		45.85 01-437-300	E VEHICLE REPAIRS	R	02/29/24 02/29/24	7393405177129	N
	Vendor Total:		45.85					
AUTOZ005 AutoZone, Inc.								
	24000335 03/05/24 PARTS							
	1 PARTS		51.40 01-438-460	E GENERAL EXPENSE	R	03/05/24 03/05/24	6203516997	N
	Vendor Total:		51.40					
BRSCH010 B.R. SCHOLL SALES & SERVICE IN								
	24000295 02/20/24 VEHICLE REPAIR PW 48-21							
	1 VEHICLE REPAIR PW 48-21		486.16 01-437-300	E VEHICLE REPAIRS	R	02/20/24 02/20/24	116760	N
	Vendor Total:		486.16					
BARRY010 BARRY ISETT & ASSOCIATES INC								
	24000369 03/12/24 EMERGENCY MGMT SERVICES							
	1 EMERGENCY MGMT SERVICES		500.00 01-415-100	E EMERGENCY MANAGEMENT ADMIN EXP	R	03/12/24 03/12/24	0186877	N
	Vendor Total:		500.00					
BEEBERG Bee Bergvall & Co								
	24000339 03/03/24 ACCOUNTING SERVICES							
	1 ACCOUNTING SERVICES		1,645.00 01-402-300	E PAYROLL SERVICES & ACCOUNTING	R	03/03/24 03/03/24	40102	N
	Vendor Total:		1,645.00					

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
CENTRO20 CENTRAL BUCKS AMBULANCE													
		24000302	03/05/24	LST DISTRIBUTION - FEB 2024									
		1		LST DISTRIBUTION - FEB 2024	678.31	03-411-501	E LST CONTRIBUTION	R	03/05/24	03/05/24		030524	N
		Vendor Total:			678.31								
CHAL-030 CHAL-BRIT REGIONAL EMS													
		24000301	03/05/24	LST DISTRIBUTION - FEB 2024									
		1		LST DISTRIBUTION - FEB 2024	10,626.91	03-411-501	E LST CONTRIBUTION	R	03/05/24	03/05/24		030524	N
		Vendor Total:			10,626.91								
CHALF080 CHALFONT FIRE COMPANY													
		24000297	03/05/24	LST DISTRIBUTION									
		1		LST DISTRIBUTION	9,948.59	03-411-501	E LST CONTRIBUTION	R	03/05/24	03/05/24		030524	N
		Vendor Total:			9,948.59								
CONSE005 CONSERVATION RESOURCES LLC													
		24000367	03/11/24	STRAW BALES									
		1		STRAW BALES	48.00	07-454-300	E ACTIVITIES/PROGRAMS	R	03/11/24	03/11/24		41570	N
		Vendor Total:			48.00								
CRAIG015 CRAIG GARTON													
		24000356	03/13/24	RETURN OF ESCROW									
		1		RETURN OF ESCROW	624.76	90-414-600	E REFUND OF ESCROW	R	03/13/24	03/13/24		17-1900.00	N
		Vendor Total:			624.76								
DOYLE060 DOYLESTOWN FIRE COMPANY													
		24000300	03/05/24	LST DISTRIBUTION - FEB 2024									
		1		LST DISTRIBUTION - FEB 2024	226.11	03-411-501	E LST CONTRIBUTION	R	03/05/24	03/05/24		030524	N
		Vendor Total:			226.11								

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description					Stat/Chk	Enc Date Date	Date	Date Invoice	Exc1
DSIME010 DSI MEDICAL SERVICES INC.										
	24000361 02/29/24 TESTING - DOT MRO BUNDLED									
	1 TESTING - DOT MRO BUNDLED		57.71 01-438-460	E GENERAL EXPENSE	R	02/29/24	02/29/24		I3INV119889	N
	Vendor Total:		57.71							
DUBLI010 DUBLIN FIRE COMPANY										
	24000299 03/05/24 LST DISTRIBUTION - FEB 2024									
	1 LST DISTRIBUTION - FEB 2024		452.21 03-411-501	E LST CONTRIBUTION	R	03/05/24	03/05/24		030524	N
	Vendor Total:		452.21							
EASTE010 EASTERN AUTOPARTS WAREHOU										
	24000296 02/29/24 AUTO PARTS									
	1 AUTO PARTS		110.32 01-437-300	E VEHICLE REPAIRS	R	02/29/24	02/29/24		5IV809515	N
	2 AUTO PARTS		78.72 01-437-300	E VEHICLE REPAIRS	R	02/29/24	02/29/24		5IV809520	N
	3 AUTO PARTS		58.89 01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	02/29/24	02/29/24		5IV811068	N
	4 AUTO PARTS		18.00 01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	02/29/24	02/29/24		5CN103890	N
	5 AUTO PARTS		80.40 01-437-300	E VEHICLE REPAIRS	R	02/29/24	02/29/24		5IV813750	N
	6 AUTO PARTS		163.80 01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	02/29/24	02/29/24		5IV813896	N
	7 AUTO PARTS		96.49 01-437-300	E VEHICLE REPAIRS	R	02/29/24	02/29/24		5IV815545	N
	8 AUTO PARTS		209.64 01-437-300	E VEHICLE REPAIRS	R	02/29/24	02/29/24		5IV815546	N
	9 AUTO PARTS		58.13 01-437-300	E VEHICLE REPAIRS	R	02/29/24	02/29/24		5IV815825	N
	10 AUTO PARTS		24.98 01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	02/29/24	02/29/24		5IV816203	N
			<u>863.37</u>							
	Vendor Total:		863.37							
EDISO005 EDISON QUARRY INC										
	24000330 03/01/24 DEBRIS REMOVAL									
	1 DEBRIS REMOVAL		1,400.00 01-436-400	E DIRT & DEBRIS REMOVAL	R	03/01/24	03/01/24		030124	N
	Vendor Total:		1,400.00							

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	Exc1
EDMUN030 EDMUNDS GOVTECH																
24000340	03/07/24	2024	SOFTWARE MAINTENANCE													
1	2024	SOFTWARE MAINTENANCE	4,979.50	01-400-741	E	COMPUTER SOFTWARE/LICENSES	R	03/07/24	03/07/24				23-IN7255		N	
Vendor Total:			4,979.50													
FEDEX010 FEDEX																
24000365	03/05/24	ADMIN SHIPPING - LATE FEE														
1	ADMIN SHIPPING - LATE FEE	4.96	01-400-300	E	GENERAL ADMIN EXPENSE	R	03/05/24	03/05/24					9-669-77330		N	
Vendor Total:			4.96													
FRANK025 FRANK CALLAHAN CO., INC.																
24000331	02/29/24	MOWER BEARING														
1	MOWER BEARING	34.80	01-437-300	E	VEHICLE REPAIRS	R	02/29/24	02/29/24					10152013-1		N	
Vendor Total:			34.80													
GALLS010 GALLS, LLC																
23001668	02/14/24	UNIFORM														
1	UNIFORM	100.33	01-410-241	E	UNIFORMS/VESTS	R	02/14/24	02/14/24					027088935		N	
Vendor Total:			100.33													
GATEH005 GATEHOUSE MEDIA PA HOLDINGS																
24000364	02/29/24	ADVERTISING														
1	ADVERTISING	930.24	01-400-340	E	ADVERTISING/PRINTING	R	02/29/24	02/29/24					0006232134		N	
Vendor Total:			930.24													
HKMAT010 H & K MATERIALS																
24000332	02/29/24	MATERIALS														
1	MATERIALS	269.17	01-436-300	E	STORM SEWERS & DRAINS	R	02/29/24	02/29/24					42274		N	
Vendor Total:			269.17													

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
HABER010 H.A. BERKHEIMER INC.														
		24000357	02/29/24	COMMISSION FEE FEBRUARY 2024										
		1		COMMISSION FEE FEBRUARY 2024	35.81	01-403-370		E EIT/EMST COLLECTOR	R	02/29/24	02/29/24		EIT022924	N
		24000358	02/29/24	COMMISSION FEE FEBRUARY 2024										
		1		COMMISSION FEE FEBRUARY 2024	9.57	04-403-370		E EIT TAX COLLECTOR EXPENSE	R	02/29/24	02/29/24		OST 022924	N
		Vendor Total:			45.38									
HEFFE015 HEFFERNAN INSURANCE BROKERS														
		24000328	03/06/24	2024 BOND RENEWAL - J GRANGER										
		1		2024 BOND RENEWAL - J GRANGER	830.00	01-402-350		E BONDING/SURETY	R	03/06/24	03/06/24		439204	N
		24000329	03/06/24	2024 BOND RENEWAL- K CARPENTER										
		1		2024 BOND RENEWAL- K CARPENTER	830.00	01-402-350		E BONDING/SURETY	R	03/06/24	03/06/24		439201	N
		Vendor Total:			1,660.00									
HILLT020 HILLTOWN FIRE COMPANY														
		24000298	03/05/24	LST DISTRIBUTION - FEB 2024										
		1		LST DISTRIBUTION - FEB 2024	678.31	03-411-501		E LST CONTRIBUTION	R	03/05/24	03/05/24		030524	N
		Vendor Total:			678.31									
HOMED010 HOME DEPOT CREDIT SERVICES														
		24000370	02/28/24	SUPPLIES										
		2		SUPPLIES	24.77	01-400-300		E GENERAL ADMIN EXPENSE	R	02/28/24	02/28/24		8024126	N
		3		SUPPLIES	28.87	01-400-300		E GENERAL ADMIN EXPENSE	R	02/28/24	02/28/24		1032812	N
		4		SUPPLIES	27.03	01-400-300		E GENERAL ADMIN EXPENSE	R	02/28/24	02/28/24		210731	N
		5		SUPPLIES	154.89	01-438-260		E MINOR EQUIPMENT	R	02/28/24	02/28/24		7970461	N
		6		SUPPLIES	27.58	01-438-260		E MINOR EQUIPMENT	R	02/28/24	02/28/24		5882495	N
		7		SUPPLIES	270.66	01-438-260		E MINOR EQUIPMENT	R	02/28/24	02/28/24		621354	N
					<u>533.80</u>									
		Vendor Total:			533.80									

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
KJDO0010 K.J. DOOR SERVICES INC.														
		24000292	02/28/24	PW DOOR MAINT										
		1		PW DOOR MAINT	1,477.90	01-430-370		E BUILDING MAINTENANCE	R	02/28/24	02/28/24		2440	N
		Vendor Total:			1,477.90									
KENCO0010 KENCO HYDRAULICS INC.														
		24000371	03/01/24	SALT SPREADER PARTS										
		1		SALT SPREADER PARTS	130.00	01-437-300		E VEHICLE REPAIRS	R	03/01/24	03/01/24		7047697	N
		Vendor Total:			130.00									
LANDI010 LANDIS BLOCK & CONCRETE														
		24000291	02/23/24	DRAINAGE SUPPLIES										
		1		DRAINAGE SUPPLIES	363.09	07-454-226		E FACILITIES MAINTENANCE	R	02/23/24	02/23/24		1020049	N
		Vendor Total:			363.09									
MSMAR005 M.S. MARTIN ENTERPRISES INC														
		24000290	02/26/24	NOPTIC CAMERA										
		1		NOPTIC CAMERA	3,324.00	18-410-751		E POLICE VEHICLE REPLACEMENT	R	02/26/24	02/26/24		3622	N
		Vendor Total:			3,324.00									
MASTE010 MASTERS TELECOM LLC														
		24000293	03/01/24	SPECIALTY VOICE MAIL/FAX LINE										
		1		SPECIALTY VOICE MAIL/FAX LINE	11.11	01-400-320		E TELEPHONE/COMMUNICATIONS	R	03/01/24	03/01/24		32693	N
		Vendor Total:			11.11									
MCDON010 MCDONALD UNIFORM COMPANY														
		24000334	02/22/24	UNIFORM										
		1		UNIFORM	72.50	01-410-241		E UNIFORMS/VESTS	R	02/22/24	02/22/24		221564-83	N
		Vendor Total:			72.50									

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct	Type	Description	Enc	Date	Date	Invoice	Exc1
STAPL015 STAPLES												
24000363	03/02/24 OFFICE SUPPLIES											
1	OFFICE SUPPLIES	73.89	01-400-210				E MATERIALS/SUPPLIES	R	03/02/24	03/02/24	3561123965	N
	Vendor Total:	73.89										
TOOLE005 TOOL & EQUIPMENT SOLUTIONS												
24000368	02/29/24 LIFT INSEPCION											
1	LIFT INSEPCION	275.00	01-430-370				E BUILDING MAINTENANCE	R	02/29/24	02/29/24	6662	N
	Vendor Total:	275.00										
UNITE010 UNITED INSPECTION AGENCY INC.												
24000289	02/21/24 OUTSIDE INSPECTIONS											
1	OUTSIDE INSPECTIONS	1,125.00	01-413-122				E OUTSIDE INSPECTIONS	R	02/21/24	02/21/24	152020	N
24000362	02/28/24 OUTSIDE INSPECTIONS											
1	OUTSIDE INSPECTIONS	405.00	01-413-122				E OUTSIDE INSPECTIONS	R	02/28/24	02/28/24	152203	N
	Vendor Total:	1,530.00										
WILLO010 WILLOW TREE & LANDSCAPE SERVIC												
24000336	03/05/24 TREE REMOVAL											
1	TREE REMOVAL	5,750.00	01-455-370				E TREE MAINTENANCE	R	03/05/24	03/05/24	455	N
	Vendor Total:	5,750.00										
WITME010 WITMER PUBLIC SAFETY GROUP, INC												
24000333	02/28/24 UNIFORM											
1	UNIFORM	92.50	01-410-241				E UNIFORMS/VESTS	R	02/28/24	02/28/24	INV429279	N
	Vendor Total:	92.50										
<hr/>												
Total Purchase Orders:	39	Total P.O. Line Items:	53	Total List Amount:	49,990.86	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	23,011.00	0.00	23,011.00	0.00	0.00	23,011.00
FIRE/AMBULANCE TAX FUND:	4-03	22,610.44	0.00	22,610.44	0.00	0.00	22,610.44
LAND PRESERVATION FUND:	4-04	9.57	0.00	9.57	0.00	0.00	9.57
PARKS & RECREATION FUND:	4-07	411.09	0.00	411.09	0.00	0.00	411.09
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	3,324.00	0.00	3,324.00	0.00	0.00	3,324.00
ESCROW:	4-90	624.76	0.00	624.76	0.00	0.00	624.76
Total of All Funds:		<u>49,990.86</u>	<u>0.00</u>	<u>49,990.86</u>	<u>0.00</u>	<u>0.00</u>	<u>49,990.86</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	23,011.00	0.00	23,011.00	0.00	0.00	23,011.00
FIRE/AMBULANCE TAX FUND:	03	22,610.44	0.00	22,610.44	0.00	0.00	22,610.44
LAND PRESERVATION FUND:	04	9.57	0.00	9.57	0.00	0.00	9.57
PARKS & RECREATION FUND:	07	411.09	0.00	411.09	0.00	0.00	411.09
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	3,324.00	0.00	3,324.00	0.00	0.00	3,324.00
ESCROW:	90	624.76	0.00	624.76	0.00	0.00	624.76
Total of All Funds:		<u>49,990.86</u>	<u>0.00</u>	<u>49,990.86</u>	<u>0.00</u>	<u>0.00</u>	<u>49,990.86</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	23,011.00	0.00	0.00	0.00	23,011.00
FIRE/AMBULANCE TAX FUND:	4-03	22,610.44	0.00	0.00	0.00	22,610.44
LAND PRESERVATION FUND:	4-04	9.57	0.00	0.00	0.00	9.57
PARKS & RECREATION FUND:	4-07	411.09	0.00	0.00	0.00	411.09
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	3,324.00	0.00	0.00	0.00	3,324.00
ESCROW:	4-90	624.76	0.00	0.00	0.00	624.76
Total of All Funds:		<u>49,990.86</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>49,990.86</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: March 14, 2024
SUBJECT: Schedule of Bills - Prepaid

Amount of Prepaid Bills: \$124,026.58
Dated: March 8, 2024

Presented By: _____

Seconded By: _____

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	Exc1
CRICH010 C. RICHARD MICHIE II															
24000314		02/25/24	2024	MEDICAL REIMBURSEMENT											
1	2024	MEDICAL REIMBURSEMENT	273.63	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/25/24	02/25/24		022524		N		
Vendor Total:					273.63										
DANIE055 DANIEL SACKS															
24000304		02/29/24	2024	MEDICAL REIMBURSEMENT											
1	2024	MEDICAL REIMBURSEMENT	275.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/29/24	02/29/24		022924		N		
Vendor Total:					275.00										
DAVID155 DAVID CONROY															
24000303		03/05/24	2024	MEDICAL REIMBURSEMENT											
1	2024	MEDICAL REIMBURSEMENT	50.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	03/05/24	03/05/24		03052024		N		
Vendor Total:					50.00										
DOUGR010 DOUG RADYNSKY															
24000310		02/29/24	02/17/24	SNOW REMOVAL											
1	02/17/24	SNOW REMOVAL	375.00	01-432-220		E SNOW REMOVAL/CONTRACTORS	R	02/29/24	02/29/24		022924		N		
Vendor Total:					375.00										
DVHIT010 DVHT															
24000323		03/01/24		HEALTH INSURANCE											
1		HEALTH INSURANCE	13,108.78	01-400-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/01/24	03/01/24		26667		N		
2		HEALTH INSURANCE	5,607.84	01-400-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/01/24	03/01/24		26667		N		
3		HEALTH INSURANCE	5,134.91	01-405-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/01/24	03/01/24		26667		N		
4		HEALTH INSURANCE	37,150.90	01-410-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/01/24	03/01/24		26667		N		
5		HEALTH INSURANCE	2,873.60	01-413-151		E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	03/01/24	03/01/24		26667		N		
6		HEALTH INSURANCE	2,957.71	01-414-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/01/24	03/01/24		26667		N		
7		HEALTH INSURANCE	15,457.67	01-430-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/01/24	03/01/24		26667		N		
8		HEALTH INSURANCE	3,777.73	07-454-151		E MEDICAL/DENTAL INSURANCE	R	03/01/24	03/01/24		26667		N		
					86,069.14										
Vendor Total:					86,069.14										

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
ELIZA015 ELIZABETH MBURU														
24000325	03/06/24	RETURN OF ESCROW												
1		RETURN OF ESCROW	2,460.07	90-414-600		E REFUND OF ESCROW	R	03/06/24	03/06/24			2023-12868	N	
Vendor Total:			2,460.07											
KELLI005 KELLIE LYNN RICHARDSON														
24000324	03/06/24	RETURN OF ESCROW												
1		RETURN OF ESCROW	4,310.54	90-414-600		E REFUND OF ESCROW	R	03/06/24	03/06/24			2022-12461	N	
Vendor Total:			4,310.54											
KIMGO005 KIM GOODWIN														
24000305	02/28/24	2024 MEDICAL REIMBURSEMENT												
1		2024 MEDICAL REIMBURSEMENT	75.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/28/24	02/28/24			022824	N	
Vendor Total:			75.00											
MARYB005 MaryBeth McCabe														
24000311	02/27/24	COMPUTER MOUSE REIMB TWP LAP												
1		COMPUTER MOUSE REIMB TWP LAP	31.79	01-400-210		E MATERIALS/SUPPLIES	R	02/27/24	02/27/24			022724	N	
Vendor Total:			31.79											
MCCAL005 MCCALLION TEMPS, INC														
24000315	03/01/24	STAFFING SERVICES												
1		STAFFING SERVICES	413.10	01-400-300		E GENERAL ADMIN EXPENSE	R	03/01/24	03/01/24			11359	N	
Vendor Total:			413.10											
MICHA110 MICHAEL SANDT														
23001666	02/28/24	2023 HEALTH REIMBURSEMENT												
1		2023 HEALTH REIMBURSEMENT	2,442.84	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/28/24	02/28/24			022824	N	
Vendor Total:			2,442.84											

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
SANDRA SANDRA EZZO														
24000313		02/27/24	2024	MEDICAL REIMBURSEMENT										
	1	2024		MEDICAL REIMBURSEMENT	325.20	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/27/24	02/27/24		022724	N
	Vendor Total:				325.20									
SUSET005 SUSETTE DUBIN														
24000319		03/05/24		FACILITY CLEANING - ADMIN										
	1			FACILITY CLEANING - ADMIN	100.00	01-409-370		E BUILDING MAINTENANCE & REPAIRS	R	03/05/24	03/05/24		030524	N
24000320		03/05/24		FACILITY CLEANING - PD										
	1			FACILITY CLEANING - PD	580.00	01-410-371		E CONTRACTED CLEANING	R	03/05/24	03/05/24		030524	N
	Vendor Total:				680.00									
TUSTI005 TUSTIN MECHANICAL SERVICES														
24000318		03/01/24		SERVICES AGREEMENT 2/1-4/30										
	1			SERVICES AGREEMENT 2/1-4/30	812.00	01-409-370		E BUILDING MAINTENANCE & REPAIRS	R	03/01/24	03/01/24		910041229	N
	2			SERVICES AGREEMENT 2/1-4/30	812.00	01-410-760		E RENOVATION TO POLICE DEPT	R	03/01/24	03/01/24		910041229	N
					1,624.00									
	Vendor Total:				1,624.00									
VERIZ010 VERIZON														
24000321		02/27/24		INTERNET										
	1			INTERNET	110.99	01-430-320		E COMMUNICATIONS/MAINT	R	02/27/24	02/27/24		0001-98 022724	N
	Vendor Total:				110.99									
VERIZ050 VERIZON WIRELESS														
24000306		02/19/24		POLICE WIRELESS SERVICE										
	1			POLICE WIRELESS SERVICE	600.15	01-410-320		E COMMUNICATIONS	R	02/19/24	02/19/24		9957093537	N
24000309		02/19/24		POLICE WIRELESS SERVICE										
	1			POLICE WIRELESS SERVICE	312.51	01-400-320		E TELEPHONE/COMMUNICATIONS	R	02/19/24	02/19/24		9957093536	N
	2			POLICE WIRELESS SERVICE	649.63	01-410-320		E COMMUNICATIONS	R	02/19/24	02/19/24		9957093536	N

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
VERIZ050 VERIZON WIRELESS Continued											
24000309	02/19/24	POLICE WIRELESS SERVICE	Continued								
3		POLICE WIRELESS SERVICE	258.45	01-430-320	E COMMUNICATIONS/MAINT	R	02/19/24	02/19/24		9957093536	N
			1,220.59								
24000322 02/23/24 POLICE WIRELESS SERVICE											
1		POLICE WIRELESS SERVICE	50.80	01-410-320	E COMMUNICATIONS	R	02/23/24	02/23/24		00001 0223	N
Vendor Total:			1,871.54								
WILSO015 WILSON OF WALLINGFORD, INC											
24000317	02/28/24	HEATING OIL									
1		HEATING OIL	3,183.45	01-437-360	E HEAT AND UTILITIES	R	02/28/24	02/28/24		11345727	N
Vendor Total:			3,183.45								
Total Purchase Orders: 29 Total P.O. Line Items: 52 Total List Amount: 124,026.58 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	101,988.79	0.00	101,988.79	0.00	0.00	101,988.79
STREET LIGHTING FUND:	4-02	68.53	0.00	68.53	0.00	0.00	68.53
LAND PRESERVATION FUND:	4-04	75.04	0.00	75.04	0.00	0.00	75.04
PARKS & RECREATION FUND:	4-07	3,812.87	0.00	3,812.87	0.00	0.00	3,812.87
HIGHWAY EQUIPMENT FUND:	4-30	1,695.74	0.00	1,695.74	0.00	0.00	1,695.74
ESCROW:	4-90	16,385.61	0.00	16,385.61	0.00	0.00	16,385.61
Total of All Funds:		<u>124,026.58</u>	<u>0.00</u>	<u>124,026.58</u>	<u>0.00</u>	<u>0.00</u>	<u>124,026.58</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	101,988.79	0.00	101,988.79	0.00	0.00	101,988.79
STREET LIGHTING FUND:	02	68.53	0.00	68.53	0.00	0.00	68.53
LAND PRESERVATION FUND:	04	75.04	0.00	75.04	0.00	0.00	75.04
PARKS & RECREATION FUND:	07	3,812.87	0.00	3,812.87	0.00	0.00	3,812.87
HIGHWAY EQUIPMENT FUND:	30	1,695.74	0.00	1,695.74	0.00	0.00	1,695.74
ESCROW:	90	16,385.61	0.00	16,385.61	0.00	0.00	16,385.61
Total of All Funds:		<u>124,026.58</u>	<u>0.00</u>	<u>124,026.58</u>	<u>0.00</u>	<u>0.00</u>	<u>124,026.58</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	101,988.79	0.00	0.00	0.00	101,988.79
STREET LIGHTING FUND:	4-02	68.53	0.00	0.00	0.00	68.53
LAND PRESERVATION FUND:	4-04	75.04	0.00	0.00	0.00	75.04
PARKS & RECREATION FUND:	4-07	3,812.87	0.00	0.00	0.00	3,812.87
HIGHWAY EQUIPMENT FUND:	4-30	1,695.74	0.00	0.00	0.00	1,695.74
ESCROW:	4-90	16,385.61	0.00	0.00	0.00	16,385.61
Total of All Funds:		<u>124,026.58</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>124,026.58</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: March 14, 2024
SUBJECT: Schedule of Bills - Prepaid

Amount of Prepaid Bills: \$11,023.37
Dated: March 14, 2024

Presented By: _____

Seconded By: _____

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All Include Non-Budgeted: Y
 Rcvd Batch Id Range: KG0311PD to KG0311PD
 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

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
ALEXA005 ALEXANDER KOMATICK														
		24000343	03/07/24	UNIFORM REIMBURSEMENT										
		1		UNIFORM REIMBURSEMENT	500.00	01-410-241		E UNIFORMS/VESTS	R	03/07/24	03/07/24		030724	N
		Vendor Total:			500.00									
AQUAP010 AQUA PENNSYLVANIA														
		24000353	03/01/24	FIRE HYDRANT RENTAL										
		1		FIRE HYDRANT RENTAL	1,099.18	01-411-380		E FIRE HYDRANT RENTALS	R	03/01/24	03/01/24		0408962	030124 N
		2		FIRE HYDRANT RENTAL	178.25	01-411-380		E FIRE HYDRANT RENTALS	R	03/01/24	03/01/24		1065967	030124 N
		3		FIRE HYDRANT RENTAL	59.42	01-411-380		E FIRE HYDRANT RENTALS	R	03/01/24	03/01/24		0416695	030124 N
					1,336.85									
		Vendor Total:			1,336.85									
ARMOU010 ARMOUR & SONS ELECTRIC I														
		24000350	03/04/24	TRAFFIC SIGNAL REPAIR										
		1		TRAFFIC SIGNAL REPAIR	437.67	01-433-310		E TRAFFIC SIGNAL MAINTENANCE	R	03/04/24	03/04/24		910038212	N
		Vendor Total:			437.67									
BERGE010 BERGEY'S INC.														
		24000354	03/11/24	PARTS/REPAIRS PW 48-25										
		1		PARTS/REPAIRS PW 48-25	1,840.84	01-437-300		E VEHICLE REPAIRS	R	03/11/24	03/11/24		910323	N
		Vendor Total:			1,840.84									
DANIE055 DANIEL SACKS														
		24000338	03/07/24	2024 MEDICAL REIMBURSEMENT										
		1		2024 MEDICAL REIMBURSEMENT	192.72	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	03/07/24	03/07/24		030724	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
DANIE055 DANIEL SACKS Continued										
	24000341 03/11/24 MEAL REIMBURSEMENT									
	1 MEAL REIMBURSEMENT		98.00 01-410-181	E EDUCATION/TRAINING IN SERVICE	R	03/11/24	03/11/24		031124	N
	Vendor Total:		290.72							
GEORG040 GEORGE ALLEN PORTABLE TOILETS										
	24000345 03/05/24 PORTABLE TOILETS/PARKS									
	1 PORTABLE TOILETS/PARKS		326.00 07-454-360	E UTILITIES	R	03/05/24	03/05/24		I219746	N
	2 PORTABLE TOILETS/PARKS		198.00 07-454-360	E UTILITIES	R	03/05/24	03/05/24		I219705	N
	3 PORTABLE TOILETS/PARKS		70.00 07-454-360	E UTILITIES	R	03/05/24	03/05/24		I219706	N
	4 PORTABLE TOILETS/PARKS		70.00 07-454-360	E UTILITIES	R	03/05/24	03/05/24		I219707	N
			<u>664.00</u>							
	Vendor Total:		664.00							
MCCAL005 MCCALLION TEMPS, INC										
	23001669 12/29/23 STAFFING SERVICES									
	1 STAFFING SERVICES		495.72 01-400-300	E GENERAL ADMIN EXPENSE	R	12/29/23	12/29/23		11214	N
	24000349 01/05/24 STAFFING SERVICES									
	1 STAFFING SERVICES		351.12 01-400-300	E GENERAL ADMIN EXPENSE	R	01/05/24	01/05/24		11226	N
	Vendor Total:		846.84							
NEWBR140 NEW BRITAIN TWP. P.B.A.										
	24000355 03/14/24 PBA DUES									
	1 PBA DUES		1,775.00 01-221-000	E PBA DUES	R	03/14/24	03/14/24		031424	N
	Vendor Total:		1,775.00							
PENNS020 PA ONE CALL SYSTEM, INC.										
	24000348 02/29/24 PA ONE CALLS									
	1 PA ONE CALLS		54.28 01-430-320	E COMMUNICATIONS/MAINT	R	02/29/24	02/29/24		0001043175	N
	Vendor Total:		54.28							

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description					Enc Date	Date	Date		Exc1
PECOE020 PECO ENERGY-PAYMENT PROCESSING										
	24000344 03/07/24 ELECTRIC									
	1 ELECTRIC		226.79 01-433-361	E TRAFFIC SIGNAL ELECTRIC	R	03/07/24	03/07/24		7790537000	N
	2 ELECTRIC		28.54 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		7438831222	N
	3 ELECTRIC		27.20 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		8210025000	N
	4 ELECTRIC		17.76 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		1859031222	N
	5 ELECTRIC		20.35 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		2928132222	N
	6 ELECTRIC		74.99 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		5784345000	N
	7 ELECTRIC		15.23 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		7734208000	N
	8 ELECTRIC		15.01 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		7718996000	N
	9 ELECTRIC		46.29 07-454-360	E UTILITIES	R	03/07/24	03/07/24		4579754000	N
	10 ELECTRIC		100.53 01-434-300	E STREET LIGHTING/GEN/NOT DISTRICT	R	03/07/24	03/07/24		3434221222	N
	11 ELECTRIC		19.61 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		2705371222	N
	12 ELECTRIC		13.53 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		2794247000	N
	13 ELECTRIC		16.21 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		0861329000	N
	14 ELECTRIC		15.33 02-434-360	E UTILITY EXPENSE	R	03/07/24	03/07/24		9185982000	N
			<u>637.37</u>							
	Vendor Total:		637.37							
READY005 READY REFRESH BY NESTLE										
	24000352 03/06/24 BOTTLED WATER									
	1 BOTTLED WATER		97.31 01-410-360	E UTILITIES	R	03/06/24	03/06/24		14C0436449664	N
	2 BOTTLED WATER		22.99 01-437-360	E HEAT AND UTILITIES	R	03/06/24	03/06/24		14C0436107767	N
	3 BOTTLED WATER		102.13 01-409-360	E UTILITIES	R	03/06/24	03/06/24		14C0436107759	N
			<u>222.43</u>							
	Vendor Total:		222.43							
RIGGI010 RIGGINS INC.										
	24000346 03/07/24 PW DIESEL									
	1 PW DIESEL		857.44 01-437-330	E FUEL & OIL EQUIP	R	03/07/24	03/07/24		75121386	N
	24000347 03/07/24 PW FUEL									
	1 PW FUEL		742.24 01-437-330	E FUEL & OIL EQUIP	R	03/07/24	03/07/24		75121377	N
	Vendor Total:		1,599.68							

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
RYANL005 RYAN LISCHKE												
24000342	03/09/24 2024 MEDICAL REIMBURSEMENT											
1	2024 MEDICAL REIMBURSEMENT	289.10	01-486-157	E HEALTH & VISION REIMBURSEMENTS		R	03/09/24	03/09/24		030924		N
Vendor Total:		289.10										
SHAWN020 SHAWN P. KNIGHT												
24000360	03/14/24 2024 MEDICAL REIMBURSEMENT											
1	2024 MEDICAL REIMBURSEMENT	369.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS		R	03/14/24	03/14/24		031424		N
Vendor Total:		369.00										
VERIZ010 VERIZON												
24000351	03/05/24 INTERNET											
1	INTERNET	159.59	01-410-320	E COMMUNICATIONS		R	03/05/24	03/05/24		0001-17 030524		N
Vendor Total:		159.59										
<hr/> Total Purchase Orders: 18 Total P.O. Line Items: 38 Total List Amount: 11,023.37 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	495.72	0.00	495.72	0.00	0.00	495.72
GENERAL FUND:	4-01	7,778.60	0.00	7,778.60	0.00	0.00	7,778.60
STREET LIGHTING FUND:	4-02	263.76	0.00	263.76	0.00	0.00	263.76
PARKS & RECREATION FUND:	4-07	<u>710.29</u>	<u>0.00</u>	<u>710.29</u>	<u>0.00</u>	<u>0.00</u>	<u>710.29</u>
Year Total:		8,752.65	0.00	8,752.65	0.00	0.00	8,752.65
	X-01	1,775.00	0.00	1,775.00	0.00	0.00	1,775.00
Total of All Funds:		<u><u>11,023.37</u></u>	<u><u>0.00</u></u>	<u><u>11,023.37</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>11,023.37</u></u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	10,049.32	0.00	10,049.32	0.00	0.00	10,049.32
STREET LIGHTING FUND:	02	263.76	0.00	263.76	0.00	0.00	263.76
PARKS & RECREATION FUND:	07	710.29	0.00	710.29	0.00	0.00	710.29
Total of All Funds:		<u>11,023.37</u>	<u>0.00</u>	<u>11,023.37</u>	<u>0.00</u>	<u>0.00</u>	<u>11,023.37</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:	3-01	495.72	0.00	0.00	0.00	495.72
GENERAL FUND:	4-01	7,778.60	0.00	0.00	0.00	7,778.60
STREET LIGHTING FUND:	4-02	263.76	0.00	0.00	0.00	263.76
PARKS & RECREATION FUND:	4-07	<u>710.29</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>710.29</u>
Year Total:		8,752.65	0.00	0.00	0.00	8,752.65
	X-01	1,775.00	0.00	0.00	0.00	1,775.00
Total of All Funds:		<u><u>11,023.37</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>0.00</u></u>	<u><u>11,023.37</u></u>



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

March 11, 2024

File No. 17-02021-01

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

Reference: Neshaminy Greenway Trail – 1606 Upper State Road
Application for Payment #3 and Change Order #3

Dear John:

Please find Application for Payment #3 for the above-referenced project. Also enclosed, please find the A.H. Cornell & Son Inc. Application and weekly certified payroll documentation for their subcontractor, Tronco Masonry. Gilmore & Associates, Inc. has coordinated with Public Works to verify the work item quantities and associated payroll documentation and found them to be acceptable. This payment is for the installation of the concrete pillars at the entrance and delivery of the park bench to the site for installation by Public Works.

We recommend Payment #3 be in the amount of Eight Thousand Four Hundred Fifty-Five Dollars and Fifty Cents (\$8,455.50) to A.H. Cornell & Son Inc., as indicated in the attached Application for Payment. In conjunction with this Payment, Change Order #3 is proposed to remove the \$15,500.00 Truck Rental contract item from the bid. Because the Contractor is responsible for the paving in lieu of the Township, the truck rental is covered under the paving item. Please include these items on an upcoming meeting agenda for the Board of Supervisors consideration. We note that the contractor's work is approximately 82% complete and the trail is anticipated to be open this spring, weather pending.

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

Sincerely,

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

JM/tw

Enclosures: As referenced

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

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

APPLICATION FOR PAYMENT

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

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

Application No.: 3

For Period From: 01/28/24 To: 02/28/24

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

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

Original Contract Sum	\$	<u>224,078.00</u>
Net Change by Change Order(s)	\$	<u>123,671.23</u>
Contract Sum to Date	\$	<u>347,749.23</u>

Total Completed and Stored to Date	\$	<u>283,536.95</u>	82%
Less 10% Retainage	\$	<u>\$28,353.70</u>	
Total Earned Less Retainage	\$	<u>255,183.25</u>	
Less Previous Application(s) for Payment	\$	<u>\$246,727.75</u>	
Current Payment Due	\$	<u>8,455.50</u>	

This is to certify that the work as listed hereafter has been completed in accordance with the approved plans and specifications. Submitted this 14 day of Feb, 2024.

By: A. H. Cornell & Son, Inc.
Contractor

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

Approved this 6th day of March, 2024. Janice Marchand
By: _____
Architect / Engineer

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

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

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

For Work Completed Through: 2/28/2024

#	DESCRIPTION	SCHEDULE OF VALUES			WORK COMPLETED		TOTAL AMOUNT PAYABLE
		QUANTITY & UNITS	UNIT PRICE	CONTRACT AMOUNT	COMPLETE APP. 3	TOTAL COMPLETE	
Base Bid							
1	Clearing and Grubbing	LS 1	\$21,500.00	\$21,500.00	0	1	\$21,500.00
2	Mobilization	LS 1	\$21,000.00	\$21,000.00	0	1	\$21,000.00
3	Class 1 Excavation for Trail	LS 1	\$39,000.00	\$39,000.00	0	1	\$39,000.00
4	Subbase 6" Depth (No. 2A)	LS 1	\$35,500.00	\$35,500.00	0	1	\$35,500.00
5	Stone Gateway Columns with Metal Signs	LS 1	\$32,580.00	\$32,580.00	0.25	0.75	\$24,435.00
6	Stone Boulders	LS 1	\$2,800.00	\$2,800.00	0	0	\$0.00
Alternates							
7	Undercutting Unsuitable Material For Trail (per SY)	SY 1555	\$70.09	\$108,989.95	0	1555	\$108,989.95
8	Asphalt Truck Rental	LS 1	\$15,500.00	\$15,500.00	0	0	\$0.00
9	Landscape Plantings (Furnish and Delivery Only)	LS 1	\$1,800.00	\$1,800.00	0	0	\$0.00
10	6' Recycled Plastic Bench With Back (Furnish and Delivery Only)	LS 1	\$1,250.00	\$1,250.00	1	1	\$1,250.00
11	Split Rail Fence (Furnish and Delivery Only)	LS 1	\$2,500.00	\$2,500.00	0	1	\$2,500.00
12	Signs (Furnish and Delivery Only)	LS 1	\$4,500.00	\$4,500.00	0	0	\$0.00
13	Steel Bike Racks (Furnish and Delivery Only)	LS 1	\$1,375.00	\$1,375.00	0	1	\$1,375.00
14	Special Sign #2 (Furnish and Delivery Only)	LS 1	\$4,300.00	\$4,300.00	0	1	\$4,300.00
15	Single-Leaf Swing Gate (Furnish and Delivery Only)	LS 1	\$1,750.00	\$1,750.00	0	1	\$1,750.00
16	Removable Bollards (Furnish and Delivery Only)	LS 1	\$500.00	\$500.00	0	1	\$500.00
17	Temporary Protective Fence (Furnish and Delivery Only)	LS 1	\$1,200.00	\$1,200.00	0	0	\$0.00
18	Trail Map Kiosk (Furnish and Delivery Only)	LS 1	\$3,600.00	\$3,600.00	0	1	\$3,600.00
19	Concrete Wheel Stops (Furnish and Delivery Only)	LS 1	\$2,337.00	\$2,337.00	0	1	\$2,337.00
20	Trail Paving (Furnish and Install)	LS 1	\$31,000.00	\$31,000.00	0	0.5	\$15,500.00
Change Order 1							
21	Install Wearing Course on Existing Trail	SY 1078	\$13.62	\$14,681	0	0	\$0.00

TOTAL AMOUNT COMPLETED TO DATE	\$283,536.95
LESS 10% RETAINAGE	\$28,353.70
SUBTOTAL	\$255,183.25
LESS AMOUNT PREVIOUSLY PAID	\$246,727.75
AMOUNT DUE THIS APPLICATION	\$8,455.50

CONTRACTOR'S Certification:

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

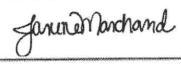
2/29/24
 Date

A. H. Cornell & Son, Inc.
 Contractor

 Authorized Signature

Payment of the above amount due this application is recommended.

3/6/24
 Date

Janene Marchand, P.E.
 Engineer

 Authorized Signature

G GILMORE & ASSOCIATES, INC.
&A CHANGE ORDER #3 - CONTRACT ADJUSTMENT

Client: _____ **CONTRACTOR:** AH Cornell and Son

PROJECT NAME: NGT 1606 Upper State Road

PROJECT NUMBER: 17-02021-01

DATE: 3/1/2024


CONTRACT SUMMARY

Original Contract Sum	\$ 224,078.00
Net Change by Previous Change Orders	\$ -
Net Change by Change Order #1	\$ 14,681.28
Net Change by Change Order #2	\$ 108,989.95
Net Change by Change Order #3	\$ (15,500.00)
Adjusted Contract Amount	\$ 332,249.23

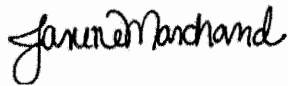
Reason for Change: Remove Line Item 8 - Asphalt Truck Rental. This line item is not necessary since the Contractor is completing the trail paving.

#	DESCRIPTION	ORIG. QTY	UNIT	UNIT PRICE	ADJUSTED QTY	ADJUSTED PRICE	TOTAL AMOUNT
8	Asphalt Truck Rental	1	LS	\$15,500.00	0	\$0.00	\$0.00
TOTAL AMOUNT OF CHANGE ORDER #3							\$ (15,500.00)

Accepted:

By:  Date: 3/4/24
 Contractor

Recommended:

By:  Date: 3/6/24
 Engineer

Approved:

By: _____ Date: _____
 Owner

**TOWNSHIP OF NEW BRITAIN,
BUCKS COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2024-05

**A RESOLUTION IN SUPPORT OF THE ESTABLISHMENT OF THE NESHAMINY
CONSORTIUM FOR WATERSHED CONSERVATION IN BUCKS COUNTY**

WHEREAS: The New Britain Township entertained a presentation from The Bucks County Conservation District recommending the establishment of a consortium of communities to promote the ecological functioning of the Neshaminy watershed to support biological diversity and human use; and

WHEREAS: The New Britain Township Environmental Advisory Council supports the Board of Supervisors investigating the feasibility of creating and joining a consortium dedicated to the task of improving the quality of The Neshaminy Watershed;

NOW, THEREFORE BE IT RESOLVED THAT the Board of Supervisors appoint Stephanie Shortall and a member of the NBT EAC to represent New Britain Township in any and all meetings where communities will meet to discuss the feasibility of establishing a consortium; and

BE IT FURTHER RESOLVED THAT the Board of Supervisors expresses its support in the creation of a consortium to advance water resource conservation of The Neshaminy Watershed:

ADOPTED AND RESOLVED THIS 4TH DAY OF MARCH, 2024.

ATTEST:

**BOARD OF SUPERVISORS OF
NEW BRITAIN TOWNSHIP**

John A. Granger,
Interim Township Manager/
Secretary

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Stephanie Shortall, Member

Bridget Kunakorn, Member



MEMO

TO: John Granger, Township Manager
FROM: David Conroy, Director of Planning & Zoning/Zoning Officer
DATE: March 12, 2024
RE: February 27, 2024 Planning Commission Meeting – Chalfont Borough Comprehensive Plan Update

At the 2/27/2024 Planning Commission meeting, the following topics were discussed regarding the Chalfont Borough Comprehensive Plan Update:

1. The Bucks County Planning Commission was hired and prepared the Update for Chalfont Borough.
2. The NBT Planning Commission commented that the Update was very thorough and informative.
3. New Britain Township last updated their Comprehensive Plan in 2016 and is currently updating their Open Space Plan.
4. Any additional comments by the NBT Planning Commission should be made before March 10, 2024.



The Almshouse Neshaminy Manor Center 1260 Almshouse Road
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886
E-mail: planningcommission@buckscounty.org

PLANNING COMMISSION:
Edward J. Tokmajian, *Chairman*
James E. Miller Jr., *Vice Chairman*
James J. Keenan, *Secretary*

Eleanor M. Breslin
Richard Donovan
Thomas J. Jennings, Esq.
David R. Nyman
Judith J. Reiss
Tom Tosti

Evan J. Stone
Executive Director

February 14, 2024

Michael Walsh
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Re: *Chalfont Borough 2024 Comprehensive Plan Update Draft*

Dear Mr. Walsh,

On behalf of Chalfont Borough, I am pleased to send the enclosed *Chalfont Borough 2024 Comprehensive Plan Update* draft to the surrounding municipalities as required by Section 301.3 of the Pennsylvania Municipalities Planning Code (Act of 247 of 1968, as amended). As the adjacent municipality, New Britain Township is required to be given the opportunity to review and comment on the draft before final action is taken by the Chalfont Borough Council.

Chalfont Borough officials have scheduled a public hearing for the adoption of the comprehensive plan this spring. Please forward any comments you may have on this draft within 45 days to the Chalfont Borough Council in care of Dawn Tremmel, Borough Secretary (Chalfont Borough, 40 North Main Street, Chalfont Borough, PA 18914) and a copy of the same to me.

If you have any questions, please feel free to contact me via email at dmmiller@buckscounty.org or call 215-345-3414.

Sincerely,

A handwritten signature in blue ink that reads "Deanna Miller". The signature is written in a cursive style.

Deanna Miller
Planner/Recycling Coordinator

cc: Shawn Curran, Borough Manager, Chalfont Borough
Dawn Tremmel, Borough Secretary, Chalfont Borough



Borough of Chalfont **COMPREHENSIVE PLAN**

Bucks County, Pennsylvania

DRAFT – FEBRUARY 2024



2024

Prepared by:



Borough of Chalfont

Chalfont Borough Council

John R. Engel, President
Tracy Bowen, Vice President
Marilyn Jacobson
Michael Kelly
Mitchell Meyerson
Lisa Cardinale
Dan Colbert

Chalfont Borough Mayor—Brian D. Wallace

Chalfont Borough Planning Commission

Paul Borgia, Chair
Greg Bustamante, Vice-Chair
Linda Goodwin
Robert Milligan
Michael St. John

Prepared by:



THE ALMSHOUSE NESHAMINY MANOR CENTER 1260 ALMSHOUSE ROAD
DOYLESTOWN, PENNSYLVANIA 18901 215.345.3400 FAX 215.345.3886
E-MAIL: PLANNINGCOMMISSION@BUCKSCOUNTY.ORG

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INTRODUCTION

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a document that serves as a general policy guide for the physical development of a municipality. The plan provides a blueprint for housing, land use, community facilities, and transportation. While not a legal document it serves as a guide for decision makers and forms the basis for zoning and other regulations. It is an explicit statement of a community's future goals and vision for use by the planning commission, council, private stakeholders, and regional, state, and federal entities. A comprehensive plan has a broad scope and examines the physical, social, and economic characteristics that come together to form what exists today and forms a foundation for decisions about the future.

The comprehensive plan identifies major characteristics of land use, recent developments, as well as opportunities and constraints that affect the Borough. The plan examines regional forces that impact the Borough and explains population changes and development trends. The plan also articulates the Borough's goals and objectives for the future that reflect community wants and needs. To achieve the future intentions, the plan examines past policies and land use controls, and presents recommendations for guiding growth and development toward desired outcomes.

The plan begins with an overview of demographics including recent population and housing trends. A statement of the community's growth principles is presented and each growth principle is supported by background policy analysis. Plan elements required by the Pennsylvania Municipalities Planning Code, such as natural resources and transportation, are discussed in support of growth principles. The final chapter, Implementation: Action Plan Summary, discusses the relationships among the plan elements so that the topics are linked into a package of integrated recommendations.

The Borough has a history of comprehensive planning with the last plan adopted in 2010 and previous efforts as far back as 1973. This update provides an analysis of existing conditions and develops recommendations for future action. The recommendations are based on strengths and opportunities currently found in the Borough, and build upon concepts presented in the previous comprehensive plans. The plan update also brings together other Borough plans and studies such as the *Chalfont Borough Open Space Plan Update (2009)*, *Tri Municipal Master Trail & Greenway Plan* and the *Act 537 Sewage Facilities Plan Update for the Chalfont-New Britain Township Joint Sewage Authority Service Area*.

GUIDING PRINCIPLES

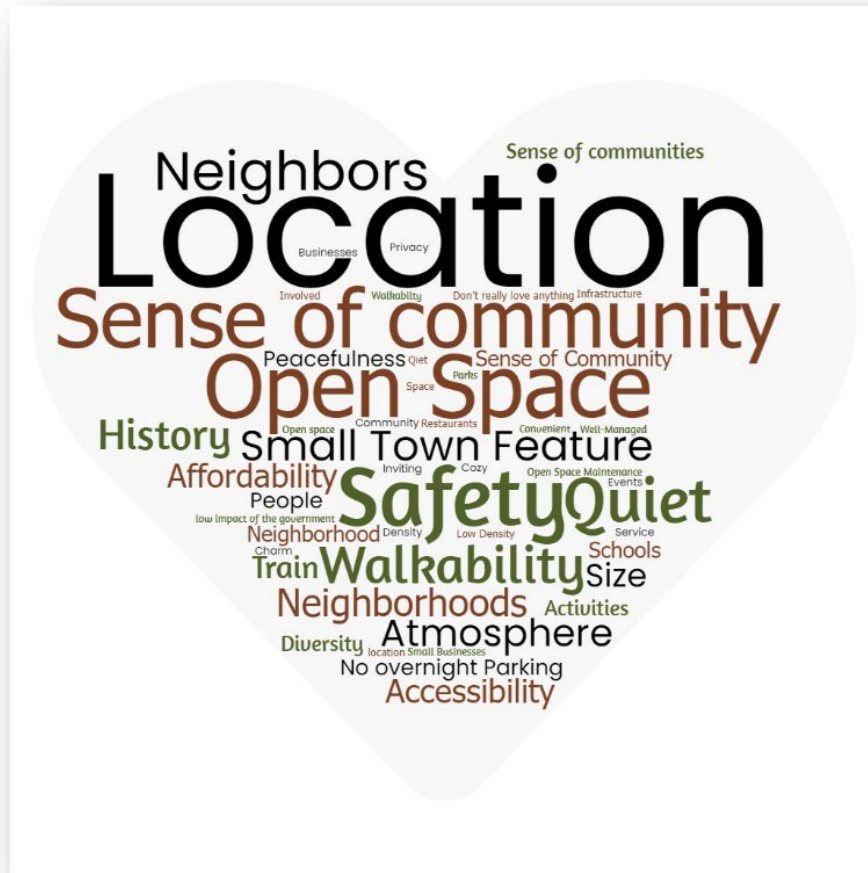
At the core of a comprehensive plan are the values of the community and a vision of a better future. Comprehensive plans should articulate and express these ideas so that future policy choices are clear and consensus driven. The *Chalfont Borough 2024 Comprehensive Plan* provides a set of principles that will guide the plan's direction and recommendations. These principles function as both value statements and ideals that this plan strives to attain. The principles were developed based on responses from the community and business surveys sent out to residents and business owners as part of the Comprehensive Plan update, public discussions with the Borough Planning Commission, and findings of the Plan.

In October of 2022, an online resident survey was announced on the Borough website and each resident received notice of the survey through the mail. The resident survey helped provide a clear direction in the development of the plan principles.

In addition to the data collected on basic demographics, housing situation, transportation usage, park usage, and evaluation of community services, the survey provided several opportunities to answer open-ended questions, which gave insights into residents' concerns, values, and hopes for Chalfont. These questions included:

1. What do you love most about the Borough?
2. What would you like to see changed in the Borough?
3. Are there any businesses you would like to see in the Borough?

The answers were then analyzed by developing them into a "word cloud," a text analysis tool that shows a visual representation of words based on frequency and relevance.



Each of these emerging themes has a bearing on the principles and recommendations of Chalfont Borough’s Comprehensive Plan. A comprehensive plan must reflect the values and opinions of the community to ensure outstanding issues are being addressed, and that the vision of the plan reflects the community’s hopes and desires.

Together, with the results of the survey and input from the Chalfont Borough Planning Commission, the Plan’s guiding principles were established. They will be used to guide the actions and decisions of the Borough so that community actions will protect the natural environment, respect existing neighborhoods, reflect the goals of the residents, enhance the endeavors of local business, and establish living and working environments that provide services and facilities needed for a healthy community. The following are principles that will be covered in more detail.

1. Improve Mobility

Traffic significantly impacts life in the Borough and was the issue mentioned most often in the Chalfont resident survey. Maximizing safety, efficiency, and comprehensiveness of

facilities for cars, pedestrians, and bicycles available to residents and workers is necessary for improving the quality of life, economic development, and recreation opportunities.

2. Conserve Natural Resources

Successful communities protect the natural resources and processes that contribute to their health and character. These resources should be enhanced, where necessary, to ensure their integrity. Sustainable use of resources will be promoted in all development and activities including energy efficiency and renewable energy production.

3. Promote Business Vitality

The Borough core provides goods and services in a small-town atmosphere. Encouraging organization, promotion, design, and economic restructuring can strengthen business in the Borough. Strong local businesses in the core, and elsewhere in the Borough, ensure a healthy local economy.

4. Build and Maintain a Livable Community

Community services and facilities such as police, schools, and community institutions make an area appealing to new and existing residents and serve as important assets. These amenities must be adequate to meet the needs of the community.

5. Provide Parks, Recreation and Open Space

Parks, recreation, and open space provide for relaxation and enjoyment of the natural environment and are vital parts of a healthy community. The Borough has added significant acreage to its inventory of parks and open space and should foster the development of active and passive recreation facilities to meet the needs of residents of all ages.

6. Protect the Historic Core

Chalfont Borough's historic core provides a distinct character and sense of place. This area should be protected with land use and design controls to enhance the quality of life in the present and to maintain it for future generations.

7. Promote Smart Growth

New growth should be sensitive to its surroundings and make effective use of existing infrastructure such as water, sewer, and roadways. Existing structures should be adapted to

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new uses where possible to preserve resources and to minimize impact on the adjoining parcels.

What could Chalfont look like in 2035 if the Borough successfully promotes the guiding principles?

- ❖ The entire community will be interconnected by multiuse trails. As a result, individual vehicle use will decrease due to the increased availability of alternatives such as walking and transit.
- ❖ Butler Avenue will become more community friendly with less through traffic and less congestion.
- ❖ New development will have minimal impacts on the environment, and the integrity of the environment will be improved.
- ❖ Borough businesses will thrive due to strong local demand and Chalfont will be seen as an attractive place to do business.
- ❖ Chalfont will be an inviting, desirable place to live due to exemplary community service and facilities, such as schools and Borough government.
- ❖ The Borough will have parks and recreation areas of high quality that are easily accessible to neighborhoods.
- ❖ The historic core of Chalfont will be a distinct place with attractive architecture, coordinated signage, and strong local businesses.
- ❖ New development in Chalfont will be more sustainable and will respect the history and environment of the Borough.

DEMOGRAPHICS

The information in this chapter describes population and housing growth in the past and into the near future. An understanding of population and housing trends forms the foundation of the Comprehensive Plan.

Population

According to the U.S. Census and American Community Survey (ACS) data, the previous two decades have been a period of steady growth for Chalfont. The Borough has experienced a slightly higher population growth rate than the County, which had a population increase of about 7.4% between 2000 and 2022.

Between 2000 and 2022, Chalfont Borough and its surrounding municipalities gained around 9,732 residents. Chalfont accounted for around 4% of this regional growth. The municipalities surrounding Chalfont, including New Britain Borough, New Britain Township, Doylestown Borough, and Warrington Township, have grown at varying paces. Of the surrounding municipalities, Warrington and New Britain Townships also exceeded the County growth rate and experienced the most growth, growing at 31.3% and 12.7%, respectively. Chalfont gained more residents than Doylestown and New Britain Boroughs. Doylestown Borough experienced minimal growth, adding 75 residents, and New Britain Borough experienced a decline in population.

Table 1 compares population change for Chalfont, its neighboring municipalities, and Bucks County.

Table 1. Population Growth, Chalfont Borough, Surrounding Municipalities, and Bucks County, 2000–2022.

Municipality	2000	2010	2022	Number Change 2000-2022	Percent Change 2000-2022
Chalfont Borough	3,900	4,009	4,259	359	8.4
Doylestown Borough	8,230	8,380	8,305	75	0.9
New Britain Borough	3,125	3,152	2,846	-279	-9.8
New Britain Township	10,698	11,070	12,260	1,562	12.7
Warrington Township	17,580	23,418	25,597	8,017	31.3
Bucks County	597,635	625,249	645,163	47,582	7.4

Sources: U.S. Census 2000 and 2010, 2022 American Community Survey 5-year estimates, 2018-2022

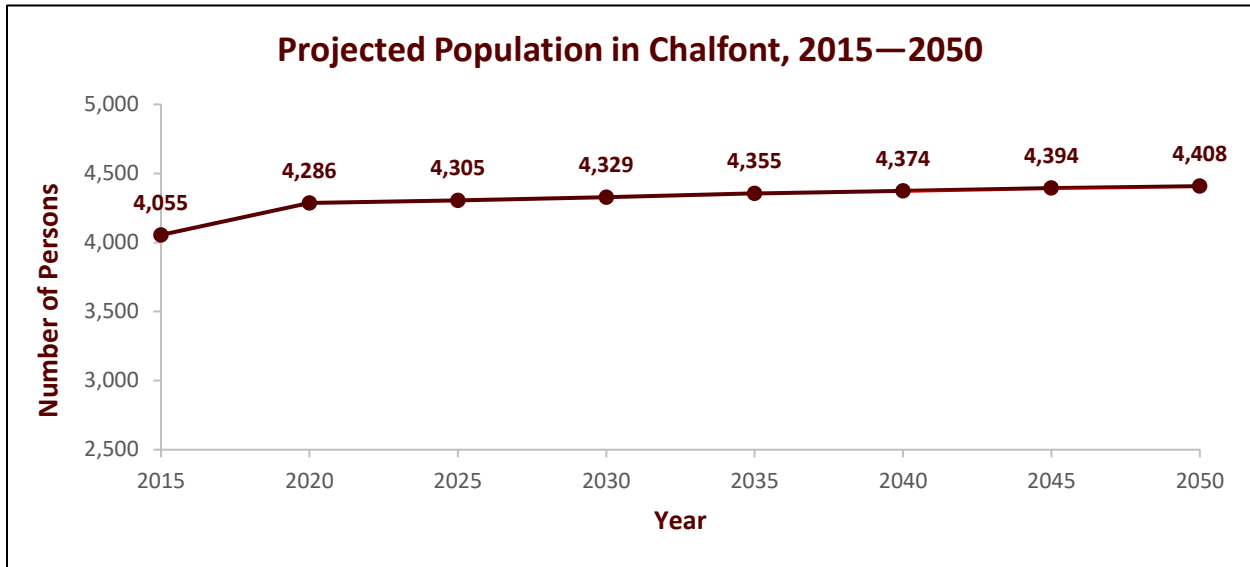
Population Forecasts

The Delaware Valley Regional Planning Commission (DVRPC) estimates that the Borough’s population will grow to 4,408 by 2050. This would be an increase of about 3% to the Borough’s population.

Chalfont Borough’s population and housing stock will grow in the future, although this growth is limited by the amount of land available for development. Future growth is based on the vision of Borough officials and residents, past development patterns, and policies on community facilities and land preservation.

Both the population and housing forecasts shown in Figure 1 indicate that growth will slow and level off in Chalfont. This is due to the declining amount of vacant land and changing household characteristics.

Figure 1. Project Population in Chalfont Borough, 2015–2050



Source: Delaware Valley Regional Planning Commission Municipal Population and Employment Forecast 2015-2050

Population Characteristics

Households

In 2022, around 57% of households, or occupied housing units, were family households, and about 50% of households were married couple families. This is a decrease in household composition from 2010, where nearly 80% of households were family households and 63% were married couple families. Additionally, the average household size and average family size have declined since 2010.

Between 2010 and 2022, the median age of Borough residents has increased by about 3.8 years. Over the same time, the median household income has increased by nearly \$28,000. These changes in household characteristics demonstrate that Borough’s population has started to shift toward a community that is older and living in nonfamily households.

Table 2. Household Characteristics, Chalfont Borough, 2010–2022.

Characteristics	2010	2022
Households	1,426	1,688
Family Households	1,138	958
Married-Couple Households	899	845
Nonfamily Households	288	730
Householders Living Alone	257	363
Average Household Size	2.81	2.52
Average Family Size	3.21	2.87
Median Age	37.9	41.7
Median Household Income	\$91,019	\$118,871

Sources: American Community Survey 5-year estimates, 2006–2010 and 2018–2022

Age

Table 3 depicts the age cohorts of the Borough’s population and how they have changed from 2010 to 2022. Most of the Borough’s population is made up of young and middle-aged adults. The working age cohorts, ranging in ages from 15 to 59, make up for about 66% of the population. The remainder of the population is about 15% children aged 14 years and younger and about 19% adults aged 60 and over.

The Borough’s population has slightly aged in the last decade and children made up less of the population in 2022 than in 2010. Though the number of children has decreased, the Borough saw an increase in the number of young adults and teenagers, which could potentially increase the number of children in the Borough in the coming decade, if these residents choose to remain in Chalfont and start families themselves.

Table 3. Age Cohorts, Chalfont Borough, 2010–2022.

Age Cohorts	2010		2022		Percent Change 2010-2022
	Number	Percent	Number	Percent	
Under 5	201	5.0	175	4.1	-12.9
5 to 9	323	8.1	193	4.5	-40.3
10 to 14	349	8.7	283	6.6	-18.9
15 to 19	345	8.6	484	11.4	40.3
20 to 24	119	3.0	220	5.2	84.8
25 to 34	421	10.5	458	10.7	8.8
35 to 44	710	17.8	626	14.7	-11.8
45 to 54	543	13.6	607	14.2	11.8
55 to 59	255	6.4	418	9.8	63.9
60 to 64	260	6.5	250	5.9	-3.9
65 to 74	284	7.1	261	6.1	-8.1
75 to 84	135	3.4	157	3.7	16.3
85 and up	55	1.4	127	3.0	130.9
Total	4,000	100.0	4,259	100.0	6.5

Sources: American Community Survey 5-year estimates, 2006–2010 and 2018–2022

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Education

Borough residents aged 25 years and older generally exceed the County average of educational attainment. About 98% of Borough residents have at least a high school diploma. Approximately 63% of residents have at least a bachelor’s degree. This number is 20% higher than the County average of 43% of residents with a bachelor’s degree. Chalfont residents also have a higher rate of graduate degrees than the County average, with approximately 24% of Borough residents having at least a graduate degree.

Table 4. Educational Attainment, Chalfont Borough and Bucks County, 2022

Educational Attainment	Chalfont Borough	Bucks County
Population 25 years and older	2,904	464,065
High school diploma and greater	98.3%	94.7%
Bachelor's degree and greater	63.0%	43.3%
Graduate degree and greater	24.0%	17.6%

Source: ACS 5-year estimates, 2018–2022

Race

Chalfont Borough remains a relatively homogenous area. According to the ACS data for 2022, about 91% of the residents were White, 4% were Asian, and 4% were two or more races. The Borough has a lower rate of Black and Asian residents than the County average with just 0.1% Black residents and 4.1% Asian residents. Additionally, the Borough has about 167 residents (3.9%) that have a Hispanic or Latino ethnicity. This is lower than the County average, which was 5.9% in 2022.

Table 5. Population by Race, Chalfont Borough and Bucks County, 2022

Population by Race	Chalfont Borough		Bucks County	
	Number	Percent	Number	Percent
White Alone	3,893	91.4	540,421	83.8
Black Alone	4	0.1	25,143	3.9
Asian Alone	173	4.1	31,585	4.9
Some Other Race	29	0.7	15,260	2.3
Two or More Races	160	3.8	32,754	5.1
Total	4,259	100.0	645,163	100.0

Source: ACS 5-year estimates, 2018–2022

Occupation and Industry

Of the 2,445 estimated workers in the Borough, 15% work in Service and 14% work in Sales and Office positions. A majority of employed residents work in Managerial, Professional, Science, and Arts occupations. As shown in Table 6, there has been an increase in residents who work in Managerial, Professional, Science, and Arts and Service occupations, and a decrease in residents who work in Sales and Office and Production, Transportation, and Material-Moving occupations.

Resident employment can also be broken down by industry. According to the estimates from the ACS, over 33% of employed residents work in the Educational, Health Care, and Social Assistance Services industry. A large driver of this employment could be the presence of Doylestown Hospital and Delaware Valley University. Located in Doylestown Borough, the hospital and all accompanying medical offices and services serve as a large regional employer. Other industries with a high number of resident employees include Professional, Scientific, Management, Administration, and Waste Management with 23% of resident employees and Manufacturing, with about 10% of resident employees.

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Table 6. Occupancy and Industry, Chalfont Borough, 2010–2022

Occupation and Industry	2010 (percent)	2022 (percent)
Occupation		
Management, professional, science, and arts	45.9	62.7
Service	6.8	15.2
Sales and office	34.0	14.1
Natural resources, construction, and maintenance	4.4	3.0
Production, transportation, and material-moving	8.8	5.0
Industry		
Agriculture, forestry, fishing, hunting, and mining	0.0	0.0
Construction	5.5	1.8
Manufacturing	12.5	9.7
Wholesale Trade	2.7	1.0
Retail trade	9.5	7.5
Transportation, utilities, and warehousing	2.2	2.4
Information	1.7	1.1
Finance, insurance, and real estate	9.3	7.7
Professional, scientific, management, administration, and waste management	18.5	23.2
Educational, health care, and social assistance services	24.6	33.5
Arts, entertainment, recreation, accommodation, and food services	6.7	6.9
Other services, except public administration	2.5	1.0
Public administration	4.2	4.2
Total (number)	2,004	2,445

Sources: ACS 5-year estimates, 2006–2010 and 2018–2022

Place of Work and Travel to Work

Place of work and travel time data suggest that, although over 30% of Chalfont residents commute to jobs outside the County, many residents work in places near the Borough. Over 28% of employed residents travel less than 20 minutes to their place of employment. Approximately 24% of residents work in the Borough and only about 3% of residents work outside of Pennsylvania. These workplace characteristics differ from the county average, where only 6.4% of county residents work in their municipality of residence and over 11% of county residents work outside of Pennsylvania.

Table 7. Place of Work for Residents of Chalfont Borough and Bucks County, 2022

Place of Work	Chalfont Borough		Bucks County	
	Number	Percent	Number	Percent
Worked in...				
Municipality of residence	575	23.7	21,467	6.4
County of residence	1,625	67.0	204,638	61.5
State of residence	2,345	96.6	295,738	88.5
Out of state of residence	82	3.4	38,392	11.5
Total workers (ages 16 and older)	2,427	100.0	334,130	100.0

Source: ACS 5-year estimates 2018–2022

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The 2022 ACS data indicates that about 47% of the commuters in the Borough have a commute time of less than 30 minutes. In 2022, about 9% of Chalfont commuters had a commute time of over 60 minutes, which is slightly lower than the 11% of commuters in Bucks County who had a commute time of over 60 minutes.

Table 8. Travel Time to Work for Residents of Chalfont Borough and Bucks County, 2022

Travel Time	Chalfont Borough		Bucks County	
	Number	Percent	Number	Percent
Total (ages 16 and older)	2,427	100.0	344,130	100.0
Did not work at home	1,952	80.4	284,379	85.1
Less than 5 minutes	28	1.2	7,190	2.2
5 to 9 minutes	131	5.4	24,781	7.4
10 to 14 minutes	192	7.9	35,454	10.3
15 to 19 minutes	342	14.1	37,602	11.3
20 to 24 minutes	307	12.6	36,047	10.8
25 to 29 minutes	152	6.3	18,347	5.5
30 to 34 minutes	157	6.5	36,789	11.0
35 to 39 minutes	101	4.2	10,085	3.0
40 to 44 minutes	19	0.8	13,409	4.0
45 to 59 minutes	301	12.4	30,368	9.1
60 to 89 minutes	195	8.0	25,098	7.5
90 or more minutes	27	1.1	10,209	3.1
Worked at home	475	19.6	49,751	14.9
Mean travel time to work (minutes)	29.3	-	29.9	-

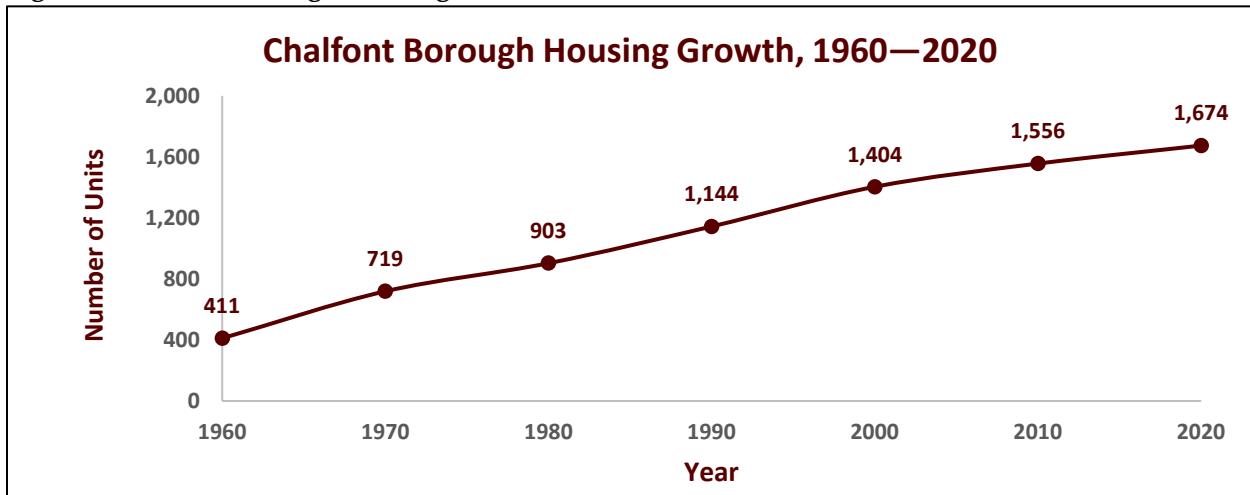
Source: ACS 5-year estimates 2018–2022

Housing

In addition to population growth, Chalfont has continued to experience housing growth. According to Chalfont Borough records, since 2010, there have been 261 dwelling units constructed in the Borough¹. These 261 dwelling units make up about 15% of the current housing stock in the Borough.

Due to a number of factors including availability of land and public sewer capacity, low interest rates, a quality school district, and an expansion of the Philadelphia metropolitan area, Chalfont’s housing stock continued to grow between 2010 and 2020. According to the 2020 Census, during this period, the number of housing units increased by 7.6%. The rate of housing growth has slowed compared to previous decades, as shown in Figure 2.

Figure 2. Chalfont Borough Housing Growth, 1960–2020



Sources: U.S. Census 1960, 1970, 1980, 1990, 2000, 2010, and 2020

¹ The Census and American Community Survey data do not reflect all the units that were built during this time in Chalfont. The inconsistencies in the data may be attributed to data collection methods and dates of collection.

Housing Types and Housing Choice

According to the 2022 ACS data, 8% of the Borough’s housing stock has been constructed between 2010 and 2022. About 84% of the Borough’s dwelling units were constructed prior to 2000.

Table 9. Housing Age, Chalfont Borough, 2022

Year Built	Number	Percent
2020 or later	28	1.6
2010 to 2019	107	6.3
2000 to 2009	140	8.2
1980 to 1999	551	32.3
1960 to 1979	423	24.8
1940 to 1959	350	20.5
1939 or earlier	108	6.3
Total housing units	1,707	100.0

Source: ACS 5-year estimates 2018-2022

Housing Type

Chalfont contains a mix of housing types. While single-family detached dwellings represent the majority, there is a variety of other dwelling types. In 2010, single-family attached dwellings (townhouses), twins and duplexes, and multifamily dwellings accounted for 24% of the housing stock. By 2022, the same dwelling unit types accounted for about 35% of the Borough’s housing stock. The increase in multifamily units reflects the completion of multifamily developments such as Patriot Station and Schoolhouse Meadows. Because the cost of attached housing tends to be less than the cost of single-family housing, this shift in the housing stock has broadened the range of housing prices in the Borough. The distribution of housing types has consequences for whether a home is owned or rented. Multifamily housing is more often rented than owned.

Table 10. Housing Units by Type, Chalfont Borough, 2010–2022

Housing Units by Type	2010		2022	
	Units	Percent	Units	Percent
Single-family detached	1,123	75.8	1,116	65.4
Single-family attached	183	12.3	243	14.2
Twins or duplexes	15	1.0	128	7.5
Multifamily	161	10.9	220	12.9
Mobile homes	0	0.0	0	0.0
Seasonal units	0	0.0	0	0.0
Total	1,482	100.0	1,707	100.0

Sources: ACS 5-year estimates, 2006–2010 and 2018–2022

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The mix of housing options in Chalfont is broadly comparable to what exists in neighboring Bucks County municipalities and the County as a whole, and offers more variety than some. Chalfont, and all but one of its neighbors, and the County each have at least 60% of the housing stock in single-family detached units. Chalfont’s share of multifamily units is higher than New Britain Township and New Britain Borough, but lower than Doylestown Borough, Warrington, and Bucks County as a whole. Table 11 compares the Borough’s housing stock with those of neighboring municipalities and the County.

Table 11. Housing Units by Type, Chalfont Borough, Surrounding Municipalities, and Bucks County, 2022

Housing Units by Type	Chalfont Borough (%)	Doylestown Borough (%)	New Britain Borough (%)	New Britain Township (%)	Warrington Township (%)	Bucks County (%)
Single-family detached	75.8	38.8	65.2	65.1	63.4	63.8
Single-family attached	12.3	20.4	21.3	23.2	18.1	16.2
Twins or duplexes	1.0	4.3	2.3	1.5	1.6	2.2
Multifamily	10.9	36.5	3.4	9.4	16.7	15.9
Mobile homes	0.0	0.0	7.8	0.8	0.3	1.9
Seasonal units	0.0	0.0	0.0	0.0	0.0	0.01
Total housing units (#)	1,707	4,166	918	4,605	9,481	255,599

Source: American Community Survey 5-year estimates, 2018–2022

Housing Costs and Affordability

The cost of housing in Chalfont reflects a number of factors, including the convenient location relative to regional employment centers, the desirable character of the community and its school system, and the housing market. The following provides a summary of housing cost information for owner-occupied housing and renter-occupied housing.

Owner-Occupied Housing

The 2022 ACS data estimates that of the Borough’s 1,707 housing units, about 99% are occupied. Of the occupied housing units, 83% are owner-occupied and 17% are renter-occupied. This is a significant change from 2010, when only 8% of housing units were renter-occupied. In 2010, there was an estimated homeowner vacancy rate of 3.7 and a rental vacancy rate of 0. By 2022, the homeowner vacancy rate decreased to 1.1 and the rental vacancy rate was estimated to be 0.

Table 12. Housing Occupancy and Tenure, Chalfont Borough, 2010–2022

Housing Occupancy Status	2010		2022	
	Estimate	Percent	Estimate	Percent
Total housing units	1,482	100.0	1,707	100.0
Occupied housing units	1,426	96.2	1,688	98.9
Owner-occupied	1,318	92.4	1,406	83.3
Renter-occupied	108	7.6	282	16.7
Vacant housing units	56	3.8	19	1.1
Homeowner vacancy rate	3.7	-	1.3	-
Rental vacancy rate	0.0	-	0.0	-

Sources: ACS 5-year estimates, 2006–2010 and 2018–2022

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According to the 2022 ACS data, the median value of owner-occupied housing in the Borough was \$412,200. This is higher than the County average of \$395,800. Around 78% of the owner-occupied housing was valued at over \$300,000. This is slightly higher than the County average, which had about 72% of owner-occupied housing valued at over \$300,000.

Table 13. Value of Owner-Occupied Housing, Chalfont Borough and Bucks County, 2022

Value of Owner-Occupied Housing	Chalfont Borough		Bucks County	
	Estimate	Percent	Estimate	Percent
Owner-occupied units	1,406	100.0	192,466	100.0
Less than \$50,000	41	2.9	5,046	2.6
\$50,000 to \$99,999	0	0.0	2,037	1.1
\$100,000 to \$149,999	72	5.1	2,750	1.4
\$150,000 to \$199,999	0	0.0	6,648	3.5
\$200,000 to \$299,999	183	13.0	38,373	19.9
\$300,000 to \$499,999	869	61.8	78,702	40.9
\$500,000 to \$999,999	228	16.2	51,775	26.9
\$1,000,000 or more	13	0.9	1,135	3.7
Median value	\$412,200	-	\$395,800	-

Source: ACS 5-year estimates 2018–2022

The median value of owner-occupied dwelling units increased by about 15% from 2010 to 2022. This is relatively consistent with the regional value of owner-occupied dwelling units. Each of the Borough’s surrounding municipalities experienced the median value of their housing stock increase by at least 14% in the last decade.

Table 14. Median Value of Owner-Occupied Housing, Chalfont Borough, Surrounding Municipalities, and Bucks County, 2010–2022

Municipality	Median Value 2010	Median Value 2022	Change (number)	Change (%)
Chalfont Borough	\$351,200	\$412,200	\$61,000	14.8
Doylestown Borough	\$379,100	\$489,000	\$109,900	22.5
New Britain Borough	\$266,000	\$358,200	\$92,200	25.7
New Britain Township	\$359,300	\$434,000	\$74,700	17.2
Warrington Township	\$392,000	\$486,000	\$94,000	19.3
Bucks County	\$321,500	\$395,800	\$74,300	18.7

Sources: ACS 5-year estimates, 2006–2010 and 2018–2022

Housing occupied by renters accounted for almost 17% of all Chalfont housing units in 2022. That figure represents a substantial increase from the 2010 figure of 7.6%. The increase in renter-occupied dwellings over the past 10 years in Chalfont was the highest increase in the immediate area. This increase in renter-occupied dwellings could be due to the completion of multifamily developments in the Borough.

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According to the 2022 ACS Data, the median rent for renter-occupied housing in the Borough was \$2,004. This is a significant increase from the median rent in 2010, which was \$1,142. Rents in the Borough are higher than the countywide average. Table 15 provides data on median rents and proportion of rental units for Chalfont, its surrounding municipalities, and Bucks County.

Table 15. Median Rent, Chalfont Borough, Surrounding Municipalities, and Bucks County, 2010–2022

Municipality	Renter-Occupied Units 2010 (%)	Renter-Occupied Units 2022 (%)	Median Rent 2010	Median Rent 2022
Chalfont Borough	7.6	16.7	\$1,142	\$2,004
Doylestown Borough	48.7	46.3	\$1,116	\$1,701
New Britain Borough	11.6	6.9	\$1,242	\$1,688
New Britain Township	11.7	15.6	\$1,528	\$1,846
Warrington Township	15.2	18.5	\$1,120	\$1,583
Bucks County	21.5	21.0	\$997	\$1,461

Sources: ACS 5-year estimates, 2006–2010 and 2018–2022

Summary

When several population and housing statistics are examined together, certain patterns emerge. These patterns further define the character of the Borough and present a clearer picture of how the population will grow in the future as indicated below.

- Chalfont's population has had steady growth since 2000 with a population increase of 8.4% between 2000 and 2022. This is similar to population trends in Bucks County, which had a population growth of 7.4% during the same time period.
- The Borough has a median age of 41.7 and more than one-third of the residents are aged 35-54. If a large number of this cohort stays in the Borough and ages in place, there may be a need for increased senior services within the County. If they leave, there may be a significant housing turnover.
- The average household size has declined in Chalfont and Bucks County in line with national trends towards smaller households. With population growth and smaller households, demand for more dwelling units may be experienced.
- The percentage of persons employed in Services increased from 6.8% to 15.2% between 2010 and 2022. Management, Professional, Science, and Arts increased from 45.9% to 62.7%.
- Multiple industries, including Manufacturing and Construction, saw a decrease in employees from 2010 to 2022, while industries such as Educational, Health Care, and Social Assistance Services, saw an increase and are top employment sources for Chalfont.
- The overall demographic picture is that Chalfont residents are more educated and have greater household incomes than those of Bucks County as a whole. These factors drive demand for both public and private goods and services.
- The population in Chalfont grew in part because of the development of housing after 2000. Almost 300 units were built in the last 20 years. The vacancy rate is low for both owner-occupied and rental housing indicating a lack of supply and higher sales prices and rent.

PRINCIPLE 1

IMPROVE MOBILITY

Traffic significantly impacts life in Chalfont Borough. Maximizing safety, efficiency, and comprehensiveness of facilities for cars, pedestrians, and bicycles available to residents and workers is necessary for improving the quality of life, economic development, and recreation opportunities.



TRANSPORTATION

The continued development and redevelopment of the Borough is dependent on the advantages that a well-functioning transportation system provides. Maintaining and enhancing the quality and efficiency of the streets, highways, and rail lines in the Borough will support economic development efforts. This chapter examines the existing transportation system in the Borough and provides analysis and recommendations for the various modes of transportation that serve it.

TRAFFIC CIRCULATION SYSTEM

The major problems with the Borough's traffic circulation system are arterials which are at or above capacity due to large volumes of traffic which pass through the Borough, and the lack of straight and continuous state roads. Traffic generated in the Borough and through-traffic is

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funneled onto the Borough's arterial roads, primarily Butler Avenue and Limekiln Pike/North Main Street.

Butler Avenue (Business Route 202) is a major east–west route for traffic passing through Bucks County. Although traffic volumes have been reduced since the Route 202 Parkway was completed in 2012, traffic volumes continue to be high through Chalfont along Butler Avenue during peak hours. Since the completion of the Route 202 Parkway, the Borough has been proactive and replaced all the traffic control systems with traffic adaptive control systems. These systems help ensure that green-light time is distributed equitably for all traffic movements, which increases the overall reliability of these intersections. The Borough should continue to monitor these traffic control systems to adjust signal timing to accommodate changing traffic conditions on Business Route 202.

Another issue with Business Route 202 is that the curb radii are insufficient at several intersections. This requires that vehicles move slowly to negotiate the turns. Tractor trailers must negotiate these intersections carefully and often disrupt traffic in the process. Unfortunately, it is difficult to correct these conditions due to the existing sidewalks and building locations.

Limekiln Pike/North Main Street, and Park and Sunset Avenues are major roads providing access through the Borough. However, these routes are not continuous, which necessitates travel on other roads. Traffic on Sunset Avenue traveling east must utilize a short portion of North Main Street to continue onto Park Avenue. Traffic traveling south on North Main Street must traverse Butler Avenue to continue south on Limekiln Pike. These breaks interrupt the flow of traffic and create congestion at the intersections. These breaks are caused by Neshaminy Creek and the SEPTA rail line, which makes providing a solution to these breaks cost-prohibitive.

Bristol Road is a minor arterial that runs from the southern end of Bucks County to Chalfont Borough. However, it terminates at Butler Avenue, which forces through-vehicles onto Butler Avenue, thereby adding to existing high volumes of traffic. Currently, PennDOT is designing the improvements needed to complete the Bristol Road Extension, which would continue the roadway from Butler Avenue to Park Avenue. The goal of the project is to eliminate trips on Butler Avenue and reduce turning movements at the Butler Avenue/North Main Street intersection. This project would reduce traffic congestion in the center of the Borough.

TRANSPORTATION IMPROVEMENT PROGRAM

One of the key elements of the comprehensive planning process is a transportation program. The focus of a transportation program should be on transportation-related impacts of local land uses and a long-range traffic improvement strategy. This may be accomplished by periodically

monitoring and evaluating the conditions of the Borough's road system. Information collected through traffic counts, street maintenance, and accident reports are important resources for determining future street improvement projects.

The Delaware Valley Regional Planning Commission (DVRPC) is responsible for the regional Transportation Improvement Program (TIP). The regional TIP is updated every two years in coordination with PennDOT's Twelve Year Plan. The regional TIP lists all projects that intend to use federal and/or state funds for their engineering, right-of-way costs, and/or construction costs. DVRPC and its member governments prepare a program of projects that responds to the needs of the region and complies with federal and state policies.

In the October 2023 Draft DVRPC TIP, the only project programmed for funding in Chalfont Borough is the Bristol Road Extension Project. The project includes a two-lane extension of Bristol Road from Butler Avenue to Park Avenue. The project also involves constructing a bridge across wetlands, a widening of the Bristol Road/Butler Avenue intersection to provide turn lanes, and a widening of Park Avenue to add a turn lane at the intersection of Park Avenue/N. Main Street. This project is estimated to begin construction in the 2027 fiscal year.

TRAFFIC IMPACT STUDY

A Traffic Impact Study (TIS) enables the Borough to assess the impact of proposed development on the Borough's transportation system and ensure that proposed development does not adversely affect the transportation network. Any traffic problems associated with the site can be avoided by providing solutions before development. The Borough Subdivision and Land Development Ordinance (Section 370-36) requires that traffic impact studies be submitted for residential subdivision of over ten units; commercial, office, and institutional buildings of 15,000 square feet; and industrial development with 50 trips or more. The Planning Commission may require any other subdivision, land development, zoning change, special exception, or conditional use application to be accompanied by a TIS.

PUBLIC TRANSIT

The Southeastern Pennsylvania Transportation Authority (SEPTA) maintains daily scheduled train service on the Lansdale/Doylestown Regional Rail Line that runs through the Borough. The line passes through Chalfont on its route southward from Doylestown to Philadelphia. Currently, expansion of parking at the Chalfont station is not feasible due to lack of available land. To help promote rail use, the Borough should ensure that the pedestrian system in the Borough is

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connected to the train station by completing all gaps in the pedestrian system which connect to the train station.

Other forms of public transportation available to Chalfont residents include the Doylestown DART West, which is a bus service along Butler Avenue. The Dart West provides service along Butler Avenue through New Britain Borough, Chalfont Borough, and New Britain Township. The Dart West connects with the Doylestown Dart at Delaware Valley University. In addition, Bucks County Transport, Inc., a private, nonprofit transportation agency, provides on-demand services to those over 65 years of age or those on medical assistance.

TRAILS, PEDESTRIANS, AND BICYCLING FACILITIES

The opportunity to travel by foot and bicycle is important for both recreational purposes and for members of the community who do not drive. These modes of transportation also provide an alternative to the automobile. As the mandates of the Federal Clean Air Act are carried out, provisions for pedestrian and bicycle access in the suburbs will become increasingly important for future community planning. The Federal Transportation Bill, *Infrastructure Investment and Jobs Act* (IIJA), also known as the Bipartisan Infrastructure Law, provides a renewed focus for transportation planning. Federal transportation legislation places emphasis on alternatives to dependence on motor vehicles, and less attention is given to new highways and roads.

Providing a walkable environment is essential to efficient transportation. Every trip begins and ends with walking. Walking remains the cheapest form of transportation for all people, and the construction of a walkable community provides the most affordable transportation system any community can plan, design, construct, and maintain. Walkable communities are more sustainable and lead to more social interaction, physical fitness, and diminished crime and other social problems. Sidewalks will provide alternative methods to make certain needed trips, in addition to their use for exercise and recreation. It is important that sidewalks be provided in the higher density residential zoning districts and in nonresidential areas where walking should be encouraged as an alternative to driving. Sidewalks should be provided on both sides of existing and proposed streets. Attention should be given to providing safe conditions along sidewalks and streets.

Through the provisions of the Subdivision and Land Development Ordinance, the Borough can ensure new developments, both residential and nonresidential, are provided with sidewalks. The Borough should consider establishing sidewalks on arterial and collector streets where there currently are none, and providing connections to existing and future trails. Trail connections and the *Tri-Municipal Master Trails Plan* are discussed further in Principle 5: Parks, Recreation, and Open Space.

In many communities, bicycle systems are important and much appreciated facilities. The subdivision and land development ordinance may be revised to include requirements for bicycle improvements, in addition to or in place of sidewalks, in appropriate areas. A bicycle plan may be prepared to determine the best routes to connect existing and anticipated developments with schools, shopping areas, parks and playgrounds, employment centers, and other key community locations.

Fortunately, the presence of stream corridors linking various portions of the Borough is conducive to the creation of a viable system of pedestrian/bicycle corridors. These corridors could link residential neighborhoods to the Borough core and outlying activity centers. The Borough is small enough that its core and outlying neighborhoods are within reasonable walking or bicycling distance from any given point. At present, it seems that apart from leisure functions in the parks and in neighborhoods, the greatest amount of pedestrian activity occurs in the Borough core and near the train station.

CONTEXT SENSITIVE SOLUTIONS

Context Sensitive Solutions is a proactive approach to transportation planning, design, and implementation that looks at the extensive context the transportation network plays in enhancing communities and natural environments, whether they be urban, suburban, rural, scenic, or historic. The concept involves asking questions first about the need and purpose of the transportation project, and then equally addresses safety, mobility, and the preservation of scenic, aesthetic, historic, environmental, and other community values. Context Sensitive Solutions consists of a collaborative, interdisciplinary approach in which citizens are part of the design team. Support from stakeholders is received at the beginning of a project, rather than negotiating support as the project nears completion. Context sensitivity emphasizes the broad nature of solutions to transportation needs by focusing on enhancing the quality for transportation users, nearby residents and businesses, and the surrounding environment. The Borough should use a context sensitive design approach when roadways and bridges in the Borough are being considered for reconstruction or replacement.

BUTLER AVENUE REVITALIZATION STRATEGIES

The municipalities of Chalfont Borough, New Britain Borough, and New Britain Township have historically worked together to investigate and resolve common problems. One such common problem is Butler Avenue. In 2009, the Delaware Valley Regional Planning Commission (DVRPC) completed the *Butler Avenue Revitalization Strategies Study*.

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The study recommends several principal strategies for Chalfont Borough. These strategies include applying streetscaping elements and creating shared parking arrangements for the businesses in the downtown area. The study also recommends introducing gateway treatments on the bridges on each side of the Borough to reinforce changes in the roadway environment and desired changes in land use along the corridor. In the conceptual plan, downtown sidewalk travel is enhanced by promoting the elimination of individual curb cuts to most properties and relocating parking to the rear of the buildings. As redevelopment occurs within the Borough, recommendations from the plan should be implemented, as appropriate.

ESTABLISHING THE TRANSPORTATION/LAND USE CONNECTION

Land use patterns and intensity influence the roadway network. Likewise, the roadway network can influence land uses and development pressures. Just as new or expanded transportation systems create new access opportunities that attract new development, new development patterns create a need for additional transportation facilities.

This continuing cycle has been the traditional route by which most suburban areas have developed. Establishing the link between land use and transportation can provide numerous benefits for the community:

- Incorporating land use considerations into transportation planning can influence future development patterns and ensure that transportation facilities have adequate capacity to meet demand;
- Land use patterns that are matched to the transportation system can help relieve congestion and traffic on existing roads, which in turn reduces the requirements of constructing new transportation facilities;
- Providing the link between land use and transportation will reduce congestion, improve mobility, improve air quality, and preserve additional open space, all of which will help to create a more attractive and livable community.

The Borough should consider the transportation implications of decision changes regarding zoning and developments, and must coordinate these decisions with county, state, and regional governments.

ACCESS MANAGEMENT

The efficiency of a roadway is diminished when vehicles gain access from points which are too close together, or are uncoordinated with each other or the general flow of traffic. Roadways function best when access is managed. Access management methods include reducing the number of driveways, combining access points, and aligning intersections. Aligning intersections minimizes potential conflict points, which are locations where vehicles must cross paths.

Access management is both a land use and traffic issue. It not only includes physical access improvements to minimize vehicular conflicts, but also calls for land use controls and incentives that are linked to the development policies of the community and the capabilities of the transportation system. The planning challenge is not merely how to provide driveways or how to design roadways, storage areas, or parking, the challenge is how not to limit new development to expedite traffic flow. Therefore, the Borough must consider the access requirements of businesses that may relocate in the area, as well as those vehicles traveling through the area.

The benefits of this technique are limited along Butler Avenue and in the Borough core because of the number of existing access points. Access to state roads, which is granted by a PennDOT highway occupancy permit, cannot be taken away. However, incentives such as a reduction in the number of required parking spaces could be offered to have landowners combine access driveways and share parking. Access points in new development along North Main Street and Sunset Avenue should be managed during the subdivision and land development approval process and any potential access issues should be coordinated with PennDOT.

OFFICIAL MAP

Article IV of the Municipalities Planning Code (MPC) authorizes the use of an official map as a legal means for reserving sites a municipality has designated for future public facilities. An official map identifies areas of public interest and need for the purpose of reserving lands for public use. It can be used to implement the transportation network and other community facilities by focusing on one type of improvement, such as a street or parkland, or include a variety of public facilities. Development of land designated for public facilities on the official map may be delayed for up to one year from the time a proposal is submitted in order for the municipality to obtain the property. The adoption of an official map does not by itself establish a street, nor does it imply that the municipality has taken the land, that must still be accomplished through a mutual agreement, municipal purchase, or condemnation of the land through eminent domain procedures.

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The preparation and adoption of an official map is an effective means of implementing major components of an access management plan. The Borough may use this technique to identify connections between individual parking lots on North Main Street and Butler Avenue and reduce curb cuts along the roadways. These parking lots may be connected with the coordination of adjacent property owners and when redevelopment takes place. Reduction in curb cuts will help to reduce traffic congestion on Butler Avenue and North Main Street.

TRAFFIC CALMING

Traffic calming measures are mainly used to address speeding and high cut-through traffic volumes on neighborhood streets. These issues can create an atmosphere in which non-motorists are intimidated or even endangered by motorized traffic. By addressing high speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of pedestrians and bicyclists and improve the quality of life within the neighborhood.

The role of physical measures in traffic calming is usually emphasized because these measures are self-policing. In other words, by utilizing speed humps and/or traffic roundabouts, motorized vehicles will slow down in absence of a police presence. Some potential traffic calming measures include speed humps, speed tables, chicanes, planted medians, roundabouts, and curb extensions.

Specifically, with the addition of the townhome community at the Reserve at Chalfont, traffic volumes on Hibiscus Drive and Lilac Lane have increased over the last several years. Given its position as a cut-through for traffic traveling between Butler Avenue and Bristol Road, this residential corridor needs traffic calming measures to help promote the safety of area residents. While previous efforts to limit traffic on New Jersey Avenue were accomplished by using a gate, this strategy had the negative impact of increased emergency vehicle response times. The traffic calming measures listed above would be able to safely accommodate traffic while increasing resident safety.

To initiate traffic calming, Chalfont Borough should develop specific policies regarding traffic calming. These policies should include the participation of any neighborhood that could be impacted by the addition of traffic calming measures. Some of the goals of a traffic calming program should include the following:

- Achieving safe, slow speeds for all vehicles;
- Improving the safety, and the perception of safety, for non-motorized users of local roads;
- Increasing roadway safety by reducing crash frequency and severity;

- Increasing the compatibility of all modes of transportation, specifically with pedestrians and bicyclists;
- Reducing cut-through vehicle traffic on local roads; and
- Reducing the need for traffic enforcement on local roads.

To guide the development of traffic calming measures, the Borough could develop and adopt a complete streets policy. A complete streets policy would set forth an official vision, design standards, performance measures, and implementation steps to establish sustained long-term development of traffic calming measures. Utilizing the traffic calming measures listed above, a complete streets policy helps achieve the goals of a traffic calming program. Complete streets polices create safe environments for walking and biking, while also directing new development to their main streets and downtown core.

A complete streets policy and subsequent traffic calming measures must be designed so they do not impede emergency access by police, fire, ambulance, or rescue personnel. Additionally, allowing for public participation during the designing of traffic calming facilities will help to ensure acceptance of these facilities.

SUMMARY

Chalfont contains a network of local streets and arterial and collector roads, as well as a commuter rail line and bus line. Currently, the Borough experiences traffic congestion and high volumes of traffic at main intersections, particularly during rush hours. The problem is compounded by the lack of sufficient collector roads. The majority of traffic isn't generated from within the Borough itself, but from the outlying communities, which have grown over the past several decades.

An effective and efficient multi-modal transportation system is critical if Chalfont Borough is to continue to thrive as a desirable place to live and work. Recognizing congestion reduction and promotion of alternative means of travel as concerns, Chalfont should look toward the future by developing a context sensitive program that promotes the maintenance and improvement of the existing network. Policies should also be directed to continue support for the Bristol Road Extension Project.

RECOMMENDATIONS FOR ACTION

- Support completion of the Bristol Road Extension Project.
- Consider traffic impacts of land use planning decisions.
- Work on parking availability and pedestrian connections to the train station and Borough core by completing all gaps in the pedestrian system.
- Preserve rights-of-way for trails and pedestrian use.
- Encourage walking by requiring sidewalks or bike/hike paths as part of all new developments.
- Fill in sidewalk gaps and connections.
- Develop policies regarding traffic calming with special consideration given to the development of a complete streets policy.
- Use a context sensitive design approach when roadways and bridges in the Borough are being considered for reconstruction or replacement.
- Implement recommendations from the *Butler Avenue Revitalization Strategies Study* as redevelopment occurs within the Borough.

PRINCIPLE 2

CONSERVE NATURAL RESOURCES

Successful communities protect the natural resources and processes that contribute to their health and character. These resources should be enhanced, where necessary, to ensure their integrity. Sustainable use of resources will be promoted in all development and activities, including energy efficiency and renewable energy production.



Although much of the Borough has been developed, many natural resources have remained or been preserved and should continue to be properly managed by ecologically sound approaches for the benefit of future generations. Having an understanding of the natural resources of the Borough is crucial for making decisions concerning all land use planning and development. Conservation of natural resources helps to maintain the character of a place, helps to make it a desirable place to live, and enhances the sustainability of the community.

Important natural resources that should be protected and regulated in Chalfont are wetlands, floodplains, woodlands, and steep slopes. Other related topics of environmental concern for an urbanized municipality such as Chalfont would be air quality and water quality. As the world's climate changes natural features will help to mitigate negative impacts on the lives of residents.

Pennsylvania law, through its Constitution, planning code and case law, has made it clear that protecting the natural environment is a necessary and legitimate purpose of planning.

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Planning for sustainable development means taking into account:

- Equitable sharing of resources among current and future generations;
- Protecting and living within the natural carrying capacity of the land;
- Minimizing natural resource use; and
- Satisfying basic human needs.

A high-quality environment is an important goal for the Borough. Development without concern for the natural limitations and amenities of the land can be costly for people, as individuals and as taxpayers in the community. Development on flood plains and alluvial soils, and filling of watercourses can result in property damage and the loss of life due to increased flooding. The overuse of steep slopes and the stripping of woodland and vegetative cover can cause undue soil erosion and excessive sedimentation in natural drainage systems. The natural features of the Borough are discussed below and shown on Map 1, Natural Resources.

GEOLOGY

Chalfont is underlain by three different geologic formations; Brunswick, Lockatong, and Stockton. The Brunswick formation is composed of red shale and sandstone and is located south of Butler Pike. Argillite of a gray to black color composes the Lockatong formation, which underlies the Borough center and extends southwestward as a band and is also located in the northernmost portion of the Borough. A band of the Stockton formation, which is made up of red and gray shales and sandstone, lies just north of the Borough center which runs east and west. These formations hold varying degrees of groundwater resources. The Brunswick formation yields 50 to 200 gallons per minute (GPM), the Lockatong formation yields 20 to 100 GPM and the Stockton formation yields 70 to 300 GPM.

The Borough's topography is caused by several faults under the surface and to a lesser degree the hardness of the underlying stone. The Chalfont fault passes under the Borough in an east-west direction roughly paralleling the railroad line. This fault extends from the Montgomery County line to Wycombe in Wrightstown Township. The slope at the north side of Sunset Avenue is related to this fault. The center of the Borough, at Limekiln Pike and Butler Avenue, is surrounded by smaller faults and results in slopes just south of Butler Avenue and east and west of Limekiln Pike. The Lockatong formation, which lies below the Borough center and the northern ridge, is composed of hard stone, which has eroded at a slower rate than the shales and sandstone of the surrounding areas. This is a major reason for the topography and elevation of the northern ridge and the Borough center.

SLOPES

Chalfont is situated in the Piedmont Province, which is typified by gentle hills and slopes. The lowest elevations of the Borough lie along the stream beds of the branches of the Neshaminy Creek, which are approximately 260 feet above sea level. Several slopes rise above the west branch of the creek towards the west between 15 to 25%. The northernmost portion of the Borough is part of a ridge which rises to a point 393 feet above sea level. Slopes of 15 to 25% are located along the side of the ridge.

The *Bucks County Natural Resources Plan 1986* lists slopes which range from 8 to 15% as moderate slopes. Construction activity will produce moderate rates of erosion and sediment loading if not controlled. For slopes in the 8 to 15% range, construction employing proper engineering methods is possible. However, areas with grades exceeding 15% should be considered as sites more suitable for less intrusive or limited development, which disturbs less soil and leaves more land open and undisturbed.

Slopes of 15 to 25% grades are considered steep, and disturbed areas will yield heavy sediment loads, while very steep slopes over 25% grade produce heavy erosion and sediment loading when disturbed. Development of such areas could lead to many problems including building foundation instability, accelerated erosion, and runoff. Chalfont has no large areas of very steep slopes. However, as each site is developed, a slope analysis should be conducted to ensure proper grading and construction. The Borough zoning ordinance permits disturbance of 25% of slopes of 15-25% grade, and 15% of slopes of 25% or greater grade.

SOILS

The primary soil group found in the Borough is the Abbottstown-Readington-Reaville Association.⁵ This association is typified by nearly level and gently sloping, moderately deep, and deep, poorly drained to moderately well drained soils on uplands. Low ridges and valleys are oriented east-west. The soils formed in loamy and silty material that weathered chiefly from shale and sandstone.

Abbottstown soils are deep and somewhat poorly drained and are restricted in permeability. They have compact subsoil and a seasonal high-water table. Abbottstown soils are at the base of slopes, on side slopes, and on broad ridge tops. Readington soils are deep and moderately well drained. They are nearly level to sloping soils with a firm, moderately slowly permeable, silty

⁵ Soils data was obtained through the United States Department of Agriculture Natural Resources Conservation Service's Web Soil Survey (WSS).

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clay loam subsoil. Reaville soils are moderately deep, are moderately well drained to somewhat poorly drained, and have a seasonal high-water table. Reaville soils are on the tops and sides of ridges. Chalfont also has areas of Urban land. Urban land is highly built up with the original soil material disturbed or filled over. In Chalfont, the Urban land is underlain by shale bedrock. Minor soil categories include Bowmansville and Rowland soils along streams and floodplain areas. Klinsville and Penn soils are found on upland areas.

In recognition of the problems associated with soil erosion, the zoning and subdivision and land development ordinances require the submission of an erosion and sedimentation plan as part of the preliminary land development process.

WOODLANDS

The woodlands that exist in Chalfont add to the visual attractiveness of the Borough and provide a habitat for wildlife. The larger areas of woodlands in the Borough are mainly located on undeveloped parcels or are located where there are other natural resource restrictions which limit development. As with many urbanized municipalities, there are scattered vacant parcels, many of which contain woodlands, where infill development may occur. In the Borough, loss of woodlands could impact other environmentally sensitive areas. For Chalfont, this would be of importance particularly along the north and west branches of the Neshaminy Creek and Pine Run tributary. The North Wales Water Authority (NWWA) parcel (TMPs# 7-11-3-1 and 7-6-104) and the North Penn Water Authority (NPWA) parcel (TMP#7-11-3-2) contain significant woodlands.

Street trees are another element related to woodland resources in urbanized areas. Trees planted along streets and in parks are valued for aesthetic and environmental purposes. Furthermore, they screen out noise and aid in pollution abatement. These trees face threats of disease, damage from cars, improper maintenance, and careless removal. Disease prevention, treatment of illness, and removal must be done regularly to ensure the health of the trees. Because of the benefits they bestow and the role they play in the environment, it is important that trees be protected. The health of the Borough's street and shade trees is dependent on proper care.

The Borough zoning ordinance permits the removal of no more than 50% of any forested area on a site or 80% when associated with other protected resources during the development process. There are no other restrictions against tree removal by lot owners not associated with land development. The Borough should consider amending the zoning ordinance to restrict tree removal by property owners that is not associated with land development. The Borough should work with the NWWA and NPWA to preserve the woodlands on their lands.

Reforestation (the process of replacing trees that were removed) and afforestation (the process of planting trees where there were none) may be required as part of the land development and subdivision process. Planting of new trees along streets and in parks may be accomplished as part of a development process through Borough funds or by grants. The Borough should consider a tree planting policy and ensure that the list of trees appropriate for planting in the subdivision and land development ordinance includes only those that are native and not prone to disease.

WETLANDS

The National Wetlands Inventory Map delineates the wetland areas (larger than 2 acres in size) in the central area of the Borough along the north and west branches of the Neshaminy Creek and Pine Run tributary. Typically, wetlands occur as marshes, swamps, and bogs. Often, they are saturated lands or areas that display a seasonal high-water table. The wetland areas in Chalfont Borough are along creeks or coincide with streams. Even in built-out and urbanized areas, wetlands are important. They help to improve water quality by filtering toxins. In addition, wetlands assist with groundwater recharge. Protection of wetlands is also essential because they act as natural retention basins for stormwater after storms. After a storm, the slow release of water helps to reduce the amount of flooding for the surrounding areas.

Wetlands are identified through field surveys conducted by professionals such as hydrologists and soil scientists, who determine their existence by analyzing vegetation, soils, and hydrology. The Borough requires wetlands delineations to be validated by the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers.

The Borough's zoning ordinance requires 100% protection of wetlands. Furthermore, any encroachment for approved dedicated roadways must have permits from the Pennsylvania Department of Environmental Protection and the U.S. Army Corps of Engineers. Wetland margins are also protected by permitting only 20% removal.

WATERSHEDS AND WATER COURSES

A watershed or drainage basin is the area of land that drains water, sediment, and dissolved materials to a common outlet at some point along a stream channel. The Borough is part of the Neshaminy Creek watershed, which ultimately flows into the Delaware River. The subwatersheds are drained by either the north or west branches of the Neshaminy Creek.

As part of a larger watershed, the Borough is affected by activities and resources upstream beyond its boundaries and also affects communities downstream. These activities and resources must be managed on a regionwide basis. The Borough is involved in regional planning efforts to

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manage aspects of the watershed. Stormwater management and water supply are significant watershed issues that are addressed in “Principle 4: Build and Maintain a Livable Community.”

Riparian buffers are areas along stream banks. Stream corridor or riparian protection regulations prohibit clearing, grading, paving, and building structures except for essential uses within a designated setback from a stream. These requirements, known as riparian buffer standards, provide stream protection not provided by current ordinances. Preservation of natural vegetation will stabilize the stream bank, filter stormwater, help slow stream velocities, preserve the floodplain, and protect wildlife habitat. In a developed area such as Chalfont, a minimum width corridor can be established on private land and landowners can be encouraged to let streamside vegetation grow or plant additional vegetation.

Chalfont shares waterways with New Britain Borough and New Britain Township. The north and west branches of the Neshaminy Creek and Pine Run tributary provide a greenway for recreation and wildlife, and drainage for stormwater. The Borough may coordinate activities for recreation and natural resource protection to enhance the function of the creek in ways that will be greater than the sum of individual municipal actions. Linking this waterway as a continuous greenway will allow for recreation, wildlife, and natural resource enhancement. Coordinated activities, such as riparian corridor plantings, will benefit the individual site and the waterway throughout its length.

The *Upper and Middle Neshaminy Creek Watershed River Conservation Plan* (RCP) prepared by the Heritage Conservancy (1992) addresses both existing and future water resource issues, as well as providing a framework of sustainable management for the creek and the land in its watershed. Critical issues include flooding, water quality and quantity, wetland protection and restoration, river resource access, riparian corridor restoration, protection of cultural and historic areas, and land use planning. The Pennsylvania Department of Conservation and Natural Resources provides funding for planning and projects that would be consistent with recommendations of the RCP.

FLOODPLAINS

Floodplains are areas adjoining streams that accommodate floodwater. The floodplain is defined by the 100-year or base flood, which has a 1% chance of being equaled or exceeded in a given year. The floodplain includes floodways and flood fringes.

Floodway is defined as the watercourse channel and adjacent lands reserved to carry the base flood without cumulatively increasing the base flood elevation more than a designated height. One foot is the maximum increase allowed by the National Flood Insurance Program.

The flood fringe is part of the base floodplain outside of the floodway. Under the National Flood Insurance Program (NFIP) obstructions causing any rise in the base flood elevations are prohibited. The flood fringe, on the other hand, may be developed under federal guidelines. However, structures must be elevated, or flood-proofed up to the base flood elevation.

Floodplain soils or alluvial soils indicate where flooding has occurred in the past. These soils are composed of a mix of other soil types that have eroded from the land and deposited along stream beds by storm waters. Sometimes, these soils appear in areas that have not been mapped under the NFIP, particularly smaller order streams. These soils are found anywhere flooding takes place and should be considered as part of the floodplain when the floodplain has not been mapped.

The *Chalfont Borough Zoning Ordinance* does not permit encroachment or coverage in streams, rivers, watercourses, ponds, flood hazard areas, or floodplain soils. The Borough's Flood Hazard Area Map is based on land delineated by the Flood Insurance Study for Chalfont Borough as performed by the Federal Emergency Management Agency/Federal Insurance Administration.

WATER QUALITY

As an urban/suburban area, Chalfont Borough's streams may exhibit the types of water quality problems that are generally associated with automobile-dependent, residentially, and industrially developed communities. Nonpoint source pollutants stem from urban runoff, such as gasoline and motor oil on parking lots. Sidewalks, driveways, and other impervious surfaces cause stormwater runoff, which carries pollutants such as oil and grease. Runoff from residential yards contains herbicides, pesticides, and fertilizers. Pollutants from both sources flow into storm drains, which in turn may affect the entire stream.

Furthermore, construction sites contribute to stream pollution by erosion and sedimentation carried in runoff washing into storm drains. The runoff transports suspended solids and other toxins that may harm organic and aquatic life in streams. Therefore, Chalfont Borough, like any urbanized community, must plan for water quality and remediation to address stream maintenance and stormwater collection systems.

AIR QUALITY

Chalfont Borough lies within the Philadelphia-Reading-Camden metro area, which has been characterized as a nonattainment area because of unacceptable levels of ozone and fine particulate matter. The American Lung Association's (ALA) "2022 State of the Air" report looked at these two types of air pollution. During the latest three-year period, the Philadelphia-Reading-Camden metro area had an annual average of less than seven unhealthy high-ozone days — its fewest in

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at least two decades. The area saw an annual average of about 10 high-ozone days in 2017-2019, down from a high of over 70 in 1997-1999. Typical pollution that is experienced in the area may be attributed to regional industrial activity and motor vehicle emissions.

The Borough may consider action to reduce air pollution – including adopting climate action plans, buying electric vehicles for municipal fleets, and purchasing renewable and non-combustion electricity. On a household level, individuals and families can conserve electricity, avoid burning leaves, and biking or taking transit instead of driving gas-powered cars.

BUCKS COUNTY NATURAL AREAS INVENTORY

The Bucks County Natural Areas Inventory, updated in 2011, indicates that the Borough has two unique resources, the Forest Park woods and pond, and the Neshaminy Creek. The Forest Park site is classified as priority 4 and contains biological or ecological resources that are important at the local level. The site is part of a larger 25-acre area of mature and successional forest extending from the Pine Run Elementary School in New Britain Borough to the Pine Run tributary. The site includes a small manmade pond, which contains a rare plant, Capitata Spike Rush, which may have been introduced in sand that may have been brought to the site. Remnants of picnic benches and a former access road from the Forest Park Amusement Park remain. The Borough should discuss preservation of the site with the North Wales Water Authority.

The Neshaminy Creek in New Britain Township, south of the Borough, is classified as Priority 3 with local or county wide importance and contains a significant hardwood forest and seasonal wetlands. These resources extend into Chalfont at Twin Streams Park. These areas are protected as parklands by Chalfont Borough and New Britain Township.

NATIVE PLANTS

Native plants are well adapted to local soils and conditions, support birds and other wildlife, help to create resiliency to the impacts of climate change for people and wildlife, protect water quality, and help restore the ecological balance.

Because they are adapted to the conditions of the local environment, native plants are the foundation of the region's biodiversity. Plant species such as swamp white oak and purple coneflower serve as a critical resource for birds as they provide essential food and shelter and help mitigate the challenging effects of our changing climate. Many species of insects have co-evolved with these native plants over time and are essential food sources for birds.

Additionally, by electing to use native plants in yards and public spaces, it allows for a decrease in use of fertilizers and pesticides, which in turn conserves significant amounts of water and reduces demands on energy.

Finally, native plants have been found to be more effective at controlling stormwater and can help contribute to the achievement MS4 requirements when integrated with green infrastructure such as rain gardens, bioswales, and riparian buffers.

ENVIRONMENTAL ADVISORY COUNCIL

Natural resource protection is an important issue in Chalfont that must be dealt with effectively and knowledgeably. Pennsylvania Act 148 permits municipal governing bodies to establish Environmental Advisory Councils (EAC) to advise local government agencies on matters dealing with protection, conservation, management, promotion, and use of natural resources. Duties of an EAC are defined by elected officials to meet local needs. The EAC may also assume the duties of a shade tree commission which may plant, remove, maintain, and protect shade trees on public streets and highways of the Borough. EACs can aid the Borough council in generating respect and appreciation of the natural heritage of the Borough. An EAC deals with environmental matters and can assist the council.

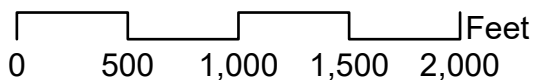
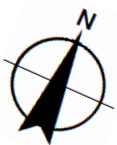
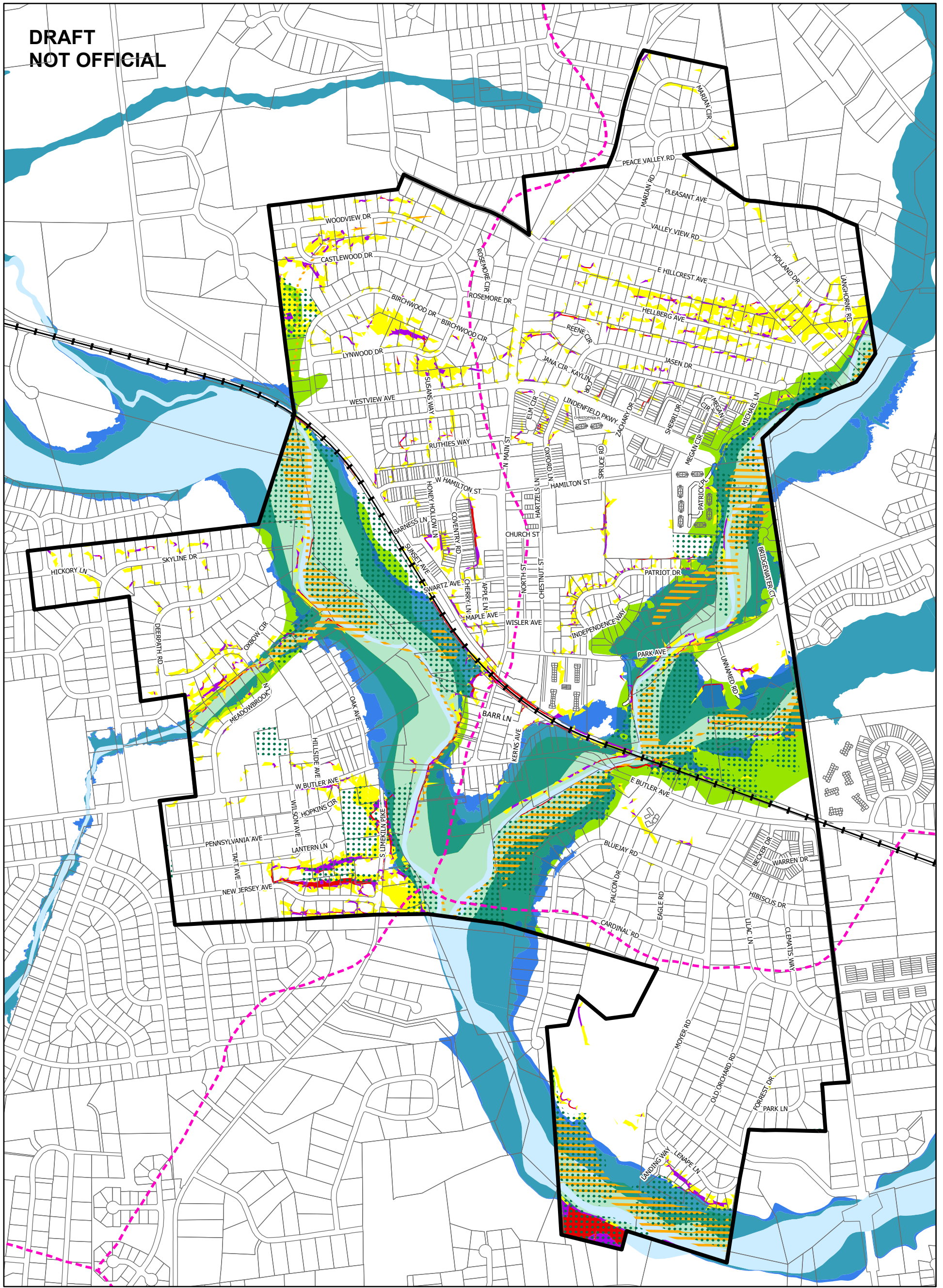
SUMMARY

Chalfont Borough contains several critical areas that may be considered environmentally sensitive due their role in the local ecology. These areas are found primarily along the branches of the Neshaminy Creek which contain alluvial soils, wetlands, woodlands, and steep slopes. The Borough must also pay attention to the way energy and goods are consumed and disposed of, and the movement of people and goods. Other related topics of environmental concern for a Borough approaching the point where it is almost completely developed are air quality and water quality.

RECOMMENDATIONS FOR ACTION

- Develop policy and regulations for forestation and afforestation.
- Review tree list in subdivision and land development ordinance to ensure species are native and not prone to disease.
- Discuss protection of Forest Park woods with the North Wales and North Penn Water Authorities.
- Coordinate planning for the Neshaminy Creek and Pine Run Corridors with New Britain Township and New Britain Borough.
- Maintain natural resource protection standards in zoning and subdivision and land development ordinances.
- Enact riparian buffer requirements to protect stream banks and manage stormwater.
- Consider amending the subdivision and land development ordinance to incorporate provisions encouraging the use of renewable energy systems and energy conserving building design, as authorized by the Municipalities Planning Code.
- Promote the use of native plants as the preferred planting scheme for required landscaping.
- Determine if an Environmental Advisory Council (EAC) would be useful in meeting Borough goals.

**DRAFT
NOT OFFICIAL**



- Woodlands
- Floodplain Soils
- Wetlands > 1 Acre
- Secondary Watershed Boundary

Floodplains

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway

Steep Slopes %

- 8-15
- 15-25
- 25+

**Map 1.
Natural Resources**



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PRINCIPLE 3

PROMOTE BUSINESS VITALITY

The Borough core provides goods and services in a small-town atmosphere. Encouraging organization, promotion, design, and economic restructuring can strengthen business in the Borough. Strong local businesses in the core, and elsewhere in the Borough, ensure a healthy local economy.



Chalfont Borough has businesses which serve Borough and other local residents, as well as national and international markets. It is important to promote the health of local businesses because they benefit residents by providing necessary goods and services, and they contribute to the tax base. The Borough core at the intersection of North Main Street and Butler Avenue is home to numerous small locally owned businesses serving the community. Businesses are also found along the main arteries in the Borough along Butler Avenue and North Main Street. Small industrial firms are found along Hamilton Street and Oak Avenue.

BOROUGH BUSINESSES

The Borough contains retail, service, and institutional uses in the center of Chalfont—the area along Butler Avenue and along North Main Street south of the SEPTA rail line. Most of the Borough’s businesses are in small buildings, some of which are converted residences. There are also two small shopping centers. There are no fast-food franchises and only a few national chain stores. Most of the businesses are locally owned and operated, and serve local needs.

Many of the properties in the Borough core contain buildings that were built in the late 1800s in Victorian style. These lots have small parking areas in the rear and some of the buildings have

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second floor dwellings, which contribute to the character of the core. The uses and historic structures found there create a distinct focal point for the community due to the architecture and collection of small-town businesses. Businesses in the Borough core are located in buildings regulated by preservation ordinances to protect their historical integrity.

A business survey was sent to each business owner as a part of this Comprehensive Plan update. Business owner respondents predominately rated the climate for doing business in the Borough as good or very good. However, the biggest challenges business owners report facing include additional costs of doing business (including energy costs, healthcare, rent, personnel costs, etc.), attracting and retaining employees, traffic, marketing, parking, and attracting a new customer base.

Chalfont businesses must compete against those in other communities which may be better organized such as Doylestown and New Hope. These shopping areas have centralized management, a level of organization, and special events and marketing to draw customers.

When asked to list the most important things Chalfont Borough could do to improve their ability to operate a successful business, business operators chose improving traffic flow and traffic calming, pedestrian circulation, parking, and street beautification efforts such as street plantings, street cleaning, and lighting.

The National Trust for Historic Preservation Main Street Center has developed the Main Street Four Point Approach® for downtown business revitalization: organization, promotion, design, and economic vitality. The National Trust provides assistance to communities that adopt a Main Street Program using their four-point program. Communities usually hire a full time Main Street director. Chalfont's core may be too small and resources insufficient for a full Main Street effort, however, the Borough can implement many of the other recommendations of the program. The following principles may be followed for revitalization programs to be successful.

- **Comprehensive:** A comprehensive approach is essential. A single focus on one program will not be successful. Complex challenges need complex solutions.
- **Incremental:** Basic, simple activities demonstrate that "new things are happening" in the commercial district. As public confidence in Main Street grows and participants' understanding of the revitalization process becomes more sophisticated, increasingly complex problems and more ambitious projects can be tackled.
- **Self-help:** Local leaders must have the will and desire to mobilize local resources and talent. That means convincing residents and business owners to invest time and money in Main Street — the heart of their community.

- **Partnerships:** Public and private sectors must work together to achieve common goals of Main Street's revitalization. Each sector has a role to play, and each must understand the other's strengths and limitations.
- **Identifying and capitalizing on existing assets:** Every Main Street has unique qualities, like distinctive buildings and human scale, that give people a sense of belonging. These local assets must serve as the foundation for all aspects of the revitalization program.
- **Quality:** Emphasize quality in every aspect of the revitalization program. Shoestring budgets and efforts copied from other communities may reinforce a negative image of the Borough core. Concentrate on quality projects over quantity.
- **Change:** Public support, business practices, and physical appearances must change in order to succeed.
- **Implementation:** To succeed, Main Street must show visible results that can only come from completing projects. Frequent, visible changes are a reminder that the revitalization effort is under way and succeeding. Small projects at the beginning pave the way for larger ones as revitalization matures. Constant revitalization activity creates confidence and ever-greater levels of participation.

The Borough can encourage local leaders, planning agencies, economic development agencies, businesses, and individuals to apply the Main Street approach to what they are doing now. These people and organizations should view the Borough core as an asset to the community and as an area full of opportunity to renew the Borough's sense of identity, history, and place.

The local business association, the Chalfont New Britain Business Alliance, has a mission to share ideas, strengthen local businesses and ensure economic prosperity. The Alliance also creates an opportunity for business leaders to network and support the growth and development of Chalfont-based businesses. Its goal is to preserve the history and hometown integrity of Chalfont. This organization may play an important role in Borough core revitalization.

ACCESS TO THE COMMERCIAL CORE

Access to Borough shops and restaurants, both from within and outside of the Borough, is a key component to having a thriving commercial core.

To help create a community that is attractive to both residents and visitors, the Borough adopted the Park Avenue TOD Overlay District at the intersection of North Main Street and Park Avenue in 2014.

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The goals of this TOD Overlay District include:

- Encourage innovative planning concepts which contribute to the village character and vitality of the community
- Provide for a mix of residential and commercial uses that will share infrastructure while promoting efficient traffic flow and increased pedestrian access and
- Establish and maintain market incentives and design guidelines that will attract new residents and businesses to the community.

This Park Avenue TOD Overlay District includes the Patriot Station housing development which provides apartments that are walkable to the SEPTA rail line, as well as many of the businesses within the Borough.

The Borough's 2010 Comprehensive Plan indicated a major issue confronting the Borough core is access and parking. The individual businesses in the Borough core have individual access points and parking in the rear of the buildings. This parking is not always visible from the street. Shoppers expect to find parking for businesses easily and may bypass a store if parking is a challenge. Connecting parking lots in the rear of the structures and providing signage for customer parking may facilitate parking for North Main Street businesses.

While visibility and connectivity of parking throughout the Borough's core remains an issue, the Borough has acted, both in planning and practice, to alleviate some of the issue.

In 2020 the Borough completed the *Chalfont Borough Parking Consolidation & Streetscape Plan* to address the issue of parking in the Borough's core. The plan indicates shared parking is almost non-existent in the Borough, and parking quality ranges from lots with clearly designed, lined, and well paved parking spaces to lots that are poorly paved and unlined.

In recent years, the Borough has added public parking for visitors of the Borough located at 101 N. Main Street. The lot includes designated spaces for SEPTA rail users as well. In addition to this parking lot, the Borough recently purchased a 1.17-acre parcel located along Kerns Avenue with the intention of creating a public parking lot. The lot is centrally located in the Borough across the street from Borough Hall. Though the lot will be accessible from both Butler Avenue and North Main Street, it does not have frontage along any of the main roads in the Borough. The Borough will need to ensure there is adequate signage so visitors are aware of its availability and location.

PLACEMAKING

Placemaking is the process of creating quality places in which people want to live, work, play, and learn. Ensuring Chalfont's sense of place and vibrancy is a key part of economic development. Placemaking efforts can include:

- Preserving community character;
- Permitting and preserving mixed-use development in high activity areas;
- Improving Borough streetscapes and gateways;
- Preservation of local architecture, history, and culture;
- Ensuring the maintenance and health of the Borough's street tree canopy;
- Consistent property maintenance and code enforcement; and
- Providing appropriate zoning standards for nonresidential uses throughout the Borough.

PRESERVING COMMUNITY CHARACTER

By incorporating placemaking techniques and using North Main Street as a community center rather than just a commercial hub, the Borough can enhance the sense of community.

Changes, such as providing more outdoor seating and dining opportunities, creating usable public space, or holding more community events on North Main Street can enhance the sense of community for residents while also highlighting local businesses in the Borough.

LOCAL ECONOMIC DEVELOPMENT

Municipal policies and regulations can affect businesses and their ability to compete in local, regional, and national markets. Borough practices and policies, from land use decisions and ordinances, to information distributed to business owners at Borough Hall, can affect the viability of the business area.

Several county-level agencies such as the Bucks County Economic Development Corporation (BCEDC) are also engaged in economic development and can be helpful for business loans and site identification. BCEDC provides resources for local businesses including funding opportunities, events, and has an Interactive Zoning Map on their website which shows detailed

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interactive visual information on office and industrial sites, municipal jurisdictions, transportation, preserved open space, and zoning across the county. Keeping existing businesses is more important than trying to attract new ones, so it is important that the Borough works with and supports the business community.

A SUSTAINABLE ECONOMY

This plan applies the term “sustainable” to resources or systems that can be maintained without compromising the needs of future generations, and in so doing, will conserve or restore an ecological balance and avoid depleting resources. A “sustainable economy” is one that retains strong local and regional businesses and encourages the growth of new businesses. It also encourages the Borough to retain and build productive partnerships with the business community, and in so doing, attracts sustainable business development. Also, encouraging residents and businesses to spend money locally keeps the local economy healthy and maintains investments in the local community.

Communities across the country are exploring ways to foster a business climate that promotes and prospers from “green” building and sustainable energy. The Borough can focus on ways that public and private “green” buildings and planning efforts, education, and technical assistance can reduce the climate, health, and cost impacts associated with expanding and operating the built environment.

RECOMMENDATIONS FOR ACTION

- Follow the recommendations of the National Trust Main Street Program.
- Encourage shared parking and managed access to parking facilities.
- Help to make local businesses successful by engaging them and understanding their needs.
- Provide adequate signage for new municipal parking lot and existing parking areas.

PRINCIPLE 4

BUILD AND MAINTAIN A LIVABLE COMMUNITY

Community services and facilities such as police, schools and institutions make a community appealing to new and existing residents and serve as important assets. These amenities must be adequate to meet the needs of the community.



Community facilities and services include utilities, schools, parks and recreation, hospitals, fire protection, police, and emergency services which serve the public and are owned either publicly or privately. These facilities and services are necessary for public health, safety and welfare, and provide for the quality of life expected in Chalfont Borough. Planning for these facilities and services should be interrelated and consistent with land use planning in the Comprehensive Plan.

The Pennsylvania Municipalities Planning Code requires that municipal Comprehensive Plans include a plan for community facilities and utilities. This update of the *Chalfont Borough Comprehensive Plan* surveys the general adequacy of the community facilities and services which serve the Borough. Most of the facilities and services are analyzed with an objective standard. However, because of the nature of the service, police services must be judged in a more qualitative manner by the Borough council. The update also assists in the coordination, development, and maintenance of these facilities and services by providing an analysis of all facilities and services in a single document. If the Borough, or another organization, intends to expand or extend a facility or service, it is recommended that a comprehensive study of the facility or service be conducted.

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The following sections of the Plan deal with the facilities and services provided by or for the Borough:

Public Services and Facilities	Utility Services and Facilities
Borough Administration	Solid Waste Management
Public Works	Wastewater
Police Services	Water Supply
Fire Protection Services	Stormwater Management
Emergency Medical Services	Telecommunications
Health Care Facilities	
Library Facilities	
Educational Facilities	

Chalfont Borough is almost fully developed. The present facilities and services which serve the Borough are generally adequate. Management issues, such as staffing, funding, and maintenance are the primary concern. For areas where facilities and services may need to be expanded or extended to serve future growth, this chapter examines projected needs.

PUBLIC SERVICES AND FACILITIES

BOROUGH ADMINISTRATION

The Borough's administration building is located at 40 North Main Street in the center of the Borough. The Borough Hall houses the offices of the Borough manager, assistant to the manager, finance director, tax collector, and code officer. The building was constructed in 1920 as the Chalfont National Bank and was converted into the Borough Hall in 1984.

The Borough maintains regular office hours and open meetings to address the needs of residents. A website also provides information to residents and others about Borough activities, policies, and ordinances. The website also contains information about the Borough's development policy, which includes the Borough's Comprehensive Plan. The Borough also communicates with residents through Facebook, "X" (formerly Twitter), and newsletters.

PUBLIC WORKS

The Public Works Department is responsible for maintaining the Borough's streets, stormwater facilities, parks, open space areas, and Borough-owned buildings. The department is housed in a 20-year-old steel garage with offices in an attached former VFW social hall at the intersection of North Main Street and West Hillcrest Avenue. Approximately 15 miles of streets in Chalfont are owned and maintained by the Borough. The Borough Public Works superintendent administers the road maintenance program. The Borough conducts a paving program which results in paving two or three streets every other year. In addition to paving, Borough road maintenance responsibilities include maintaining traffic signals and Borough road signs, as well as removing snow and ice. Corrugated steel pipe installed in several developments is being replaced with HDPE piping which lasts considerably longer. Continuous renovation of streets, sidewalks, and other infrastructure is necessary to maintain their condition and avoid costs for emergency replacement.

The Borough contains approximately five miles of roadways which are maintained by the state. Butler Avenue, North Main Street, Limekiln Pike, Bristol Road, and Sunset and Park Avenues are state routes which are owned and maintained by the Pennsylvania Department of Transportation. The Borough assists with maintenance in emergency situations.

The Public Works Department is also responsible for maintaining stormwater facilities and parks. The stormwater facilities in the Borough consist of storm sewers, which must be kept free of obstructions. The parks and open space areas require ongoing maintenance. As additional park and open space lands are acquired, the department workload will increase. Grass mowing in parks and open space is a labor-intensive task. Alternatives to turf are available, which require less maintenance. Meadows with native plantings may be attractive and draw species in decline, such as butterflies. Rising fuel and labor costs will necessitate efforts to reduce fuel usage and minimize labor and other costs. Some areas near homes are left unmown until neighbors raise concerns. Educational efforts for neighbors may increase acceptance of meadows.

Chalfont is served by utilities that need to access underground pipes and lines, and overhead wires in the municipal right-of-way. The Borough controls the opening and closing of streets for installation and maintenance of these utility facilities. To minimize costs to residents and disruption of utilities, the Borough and utility companies coordinate activities whenever possible.

POLICE SERVICES

The Central Bucks Regional Police Department (CBRPD) provides 24-hour protection to Chalfont residents, as well as to Doylestown and New Britain Boroughs. The Borough joined the force in

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2016 and has benefitted from greater capabilities such as a K-9 unit, detectives, and highway safety programs. Training is essential to maintain a professional department that is responsive to new forms of crime and community needs. The police officers serving the Borough have exceeded the state mandated requirements for training in firearms, first aid, and CPR. The officers also receive ongoing instruction in other areas related to professional development. The CBRPD cooperates with other police departments in the Central Bucks Special Response Team, which is a multi-jurisdictional agency that responds to high-risk incidents in central and upper Bucks County. The Department recently became accredited by the Pennsylvania Chiefs Association, an honor granted to about 10% of police agencies in the state. Accreditation improves law enforcement and community relations, promotes self-evaluation, reduces risk and liability, and provides for improvements in methods of procedures. The CBRPD deals primarily with responding to resident calls and community concerns to maintain the quality-of-life in the Borough.

FIRE PROTECTION SERVICES

The Chalfont Chemical Fire Engine Company No. 1 responds to fire calls in the Borough and is located at 301 North Main Street. The company serves Chalfont as well as portions of New Britain and Doylestown Townships, and New Britain Borough. The staff consists of 38 volunteer firefighters, a chief, deputy chief, two battalion chiefs, four lieutenants, and ten fire police. The all-volunteer company responds to more than 300 calls per year and is aided by other nearby companies on multiple alarm calls and assists other companies when necessary.

The communities served by the fire company provide funding through a fire tax. The company auxiliary generates funds through craft fairs, rummage sales, bingo nights, and various food-related events.

Volunteers have become more difficult to attract due to lifestyle and required training demands. Member recruitment programs have been held to introduce the service to new community members, and required training has been revised to become more manageable.

The fire company's central location in the Borough places it in a good position to meet the Insurance Service Office (ISO) standards for fire protection. This national insurance industry service group recommends that suburban areas be within a 2.5-mile radius of a fire station with a first response engine. The entire Borough falls within a 2.5-mile radius of the fire station.

EMERGENCY MEDICAL SERVICES

The Chal-Brit Regional Emergency Management Service provides emergency medical services to residents of Chalfont Borough 24-hours a day. The squad is based at 201 Park Avenue in adjacent New Britain Township. The ambulance corps has full-time paramedics on duty 24 hours per day, seven days a week. Volunteers answer calls when available.

The squad is obligated under state law to transport a patient to the nearest hospital unless a waiver is signed. Trauma cases, however, must be taken to the closest trauma center at Abington Hospital, or Lehigh Valley Hospital – Muhlenberg in Bethlehem, or Grandview Hospital adjacent to Sellersville. Trauma cases are transported by Medevac helicopter or ambulance, whichever is fastest.

The Chal-Brit ambulance corps is equipped to provide Basic and Advanced Life Support. Basic Life Support involves basic first aid and transport. Advanced Life Support services are provided for calls involving cardiac arrest and trauma. A paramedic, trained and experienced in handling these types of cases, responds to these calls with advanced life support equipment. Adequacy of this service is evaluated by response time because the time interval between the initial call and arrival of service can make the difference between life and death. The benchmark response time is eight minutes or less because it ensures the highest level of survival for the patient. Due to the close proximity of the ambulance corps to the Borough, the Borough appears to be adequately served by both Basic and Advanced Life Support services. The services are funded by donations, a subscription plan, and insurance reimbursements. However, future changes in insurance reimbursements may affect services.

HEALTH CARE FACILITIES

Hospitals serve the immediate health care needs of a community by providing inpatient and outpatient medical and health care services. Long-term care facilities serve elderly patients who can no longer function independently, or who have a condition requiring skilled nursing care.

Three general hospitals and numerous long-term care facilities serve the health care needs of the residents of Chalfont Borough. Doylestown Hospital, east of Chalfont, is the closest facility. Central Montgomery Medical Center in nearby Lansdale Borough, and Grandview Hospital in West Rockhill Township are both within 10 miles of Chalfont. Health care for the elderly is available at nearby facilities such as Pine Run Health Center in New Britain Township, and Neshaminy Manor in Doylestown Township.

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Due to the aging baby boomer generation, an increase in the elderly population is projected. The elderly will either remain in their homes, move to more suitable residences such as age restricted housing, or need long-term care facilities. The need for long-term care may be addressed through alternative care methods to meet the medical and personal needs of many members of this population. These alternatives include adult day care, personal care facilities, continuing life care facilities, and in-home services.

LIBRARY FACILITIES

The Bucks County Library Center (Center County), located in Doylestown Borough, is the closest branch of the Bucks County Free Library System. In addition to borrowing books, Chalfont Borough residents can participate in educational programs offered at the library. The library receives funding from the County and individual gifts.

The Pennsylvania Department of Education Bureau of the State Library uses a standard of 1.5 currently useful items per person to determine the adequacy of a library's collection. The Bucks County Library Center, serving the Central Bucks area with an estimated population of 132,364 people in 2021, has 220,000 items (2022). Thus, the area's ratio of books per person, 1.6, is slightly more than the recommended standard. This is due primarily to the fact that this library is the central library for the entire County system. The County Library Center serves as a repository for materials which are available to all other Bucks County libraries.

EDUCATIONAL FACILITIES

Schools have several important community functions. They serve not only as places for academic instruction, but also provide opportunities for social and physical development. Schools serving Chalfont Borough provide indoor and outdoor recreation areas, classroom space, and auditoriums, which are available for community use after school hours.

Providing school facilities is a dynamic process due to the fluctuating growth and decline of student populations. New requirements for handicapped accessibility and year-round school options also affect school facilities. As needs change, facilities may be expanded, rehabilitated, closed, or sold. Because of the important role schools play, the community must be aware of these facilities and the factors affecting them.

The schools serving Chalfont Borough are part of the Central Bucks School District, which also serves New Britain and Doylestown Boroughs and Buckingham, Doylestown, New Britain, Warrington, and Warwick Townships. Two elementary schools, two middle schools, and two high schools serve Chalfont Borough.

Enrollment projections indicate that enrollment was growing until about 2011 and has declined by approximately 1% every year since then. By 2025-2026 enrollment is projected to decrease by 1-3% annually.

Projected enrollment can be accommodated in the existing elementary, middle, and high schools. Children living west of North Main Street attend Butler Elementary School, Unami Middle School, and Central Bucks South High School. Students north of Butler Avenue and east of North Main Street attend Pine Run Elementary school, Tohickon Middle School, and Central Bucks West High School.

Central Bucks School District is funded primarily by local taxes. Real estate and earned income taxes are collected in the district and are augmented by state subsidies for special education and vocational technical training.

SOLID WASTE MANAGEMENT

The Chalfont Borough Council adopted the Bucks County Municipal Waste Management Plan Revision on June 12, 2018. The plan, prepared by the county in 2018 as a state mandated update to the Bucks County Municipal Waste Management Plan of 1991, provides continued guidance for solid waste management responsibilities throughout the county to the year 2028. These responsibilities may be accomplished through municipal programs or through the regulation of private firms that collect and haul municipal waste.

Although Chalfont Borough is not required by state law to recycle, the Borough has taken on the responsibility of managing a curbside municipal waste collection and recycling program for its residents through a contract with a private hauler. The program provides for the collection of recyclable materials, including aluminum and steel cans, three colors of glass food and beverage containers, #1 - #7 plastic bottles, newspaper, magazines, catalogs, and junk mail, as well as yard waste (which includes leaves, garden residue, shrubbery, tree trimmings and similar material).

Residents are provided curbside collection for the recycling of leaf waste in the fall and spring, whereby residents may place their leaves at the curb in biodegradable paper bags for pick up. Yard waste is collected weekly from residents with regular trash pick-up.

The Borough has also taken the initiative to provide for the collection of cardboard from its residents. Working with its waste hauler, a dumpster has been placed at the Public Works building, located at 500 N. Main Street, in which residents and small businesses may place cardboard for recycling. Business owners in Chalfont Borough contract directly with private haulers for solid waste collection, disposal, and recycling services. Haulers deliver the collected

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waste for disposal at a landfill or waste-to-energy facility, while the recyclable components are delivered to recycling facilities in the region.

The Borough also participates in the Southeast Pennsylvania Regional Household Hazardous Waste Collection Program. This program provides the opportunity for residents to properly dispose of the hazardous component of the residential waste stream that should not be disposed in local landfills or waste-to-energy facilities.

The figures noted in Table 2 below, reported as part of the Borough’s annual municipal recycling reports from 2018 to 2021, show the results of the efforts of the residents and businesses of Chalfont Borough. Over 1,067 tons of recyclable materials were diverted from the waste stream by Borough residents, along with an additional 920 tons of material from Borough businesses. The trend over time is one of an increasing amount of waste recycled in the Borough. The figures from 2020 were affected by the COVID-19 pandemic. Many municipalities across the county reported issues with getting reports from haulers, and many haulers were dealing with staffing shortages resulting in less pickups and less ability to report. Chalfont’s 2020 data reflects this trend in addition to the overall lower data in 2021 compared to pre-pandemic tonnage.

Recycling efforts on the part of residents and businesses in Chalfont Borough will continue to help conserve limited landfill space and contribute to the long-term sustainability of the environment.

Table 2. Chalfont Annual Recycling

Year	Residential Recycling (Tons)	Commercial Recycling (Tons)	Total Reported Recycled (Tons)
2021	274.40	198.80	473.20
2020	49.00	219.40	268.40
2019	372.70	258.30	631.00
2018	371.30	244.20	615.50

Source: *Municipal Annual Recycling Report*

Although the state and the county have reached the goal set by the state to recycle 35% of the municipal waste stream, continued efforts on the part of each community are important to continue this success and possibly even increase this rate. Efforts at the municipal level to maintain resident involvement should continue.

A program to institute a commercial recycling program does benefit Borough businesses by reducing their waste streams, while at the same time increasing the rate and volume of recycling in the Borough. These continued efforts will further increase the diversion of materials from the

waste stream and these tonnages may be included on the municipal Act 101, Section 904, Recycling Performance Grant application, resulting in more grant funding to the Borough.

WASTEWATER TREATMENT

All of Chalfont Borough is served by public wastewater facilities. Sewage generated in the Borough is collected by the Chalfont New Britain Township Joint Sewage Treatment Authority collection system and treated at the plant on Upper State Road in Doylestown Township. Although wastewater facilities in Chalfont Borough are adequate for the population served, several issues must be addressed to ensure adequacy into the future. Water conservation, inflow and infiltration, and sewer plant capacity are factors affecting public wastewater facilities. The Uniform Construction Code requires new construction to have water conserving plumbing devices. Retrofitting existing structures, and education of residents and business owners is also important in maximizing the benefits of water conservation.

Water Conservation

Water conservation is an important issue in wastewater facilities planning because most water used in a household or business becomes sewage, which must be treated. Any water not used presents a savings in treatment costs. Since the 1992 regulations for water conservation were adopted in the Delaware River basin and included in the Uniform Construction Code in 2004, all new construction in the Commonwealth must be fitted with water conserving plumbing fixtures. Water conservation in existing buildings can be promoted by providing educational information about water conservation, including the use of devices such as low flow toilets and faucet aerators.

Because the Borough relies entirely on groundwater as a source, the issue of water conservation is particularly important because the groundwater used is not returned to recharge the aquifer, but rather exits the Borough through sewer lines. Thus, conservation of water not only saves money spent on treatment, but also helps to preserve essential groundwater resources.

Inflow and Infiltration

During storms, runoff flows into the sewerage system through manholes and basement drains, and as the system ages, groundwater infiltrates the lines through cracks and seams. All flows in a sewer line are treated at the treatment plant; therefore, this extra flow, which does not necessarily need to be treated, is processed, resulting in unnecessary costs for Borough residents. Consequently, in order to reduce treatment costs, reducing infiltration and inflow should be done

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on a continuing basis. This effort not only reduces costs but has the added benefit of providing additional capacity in the collection system for new development.

Capacity

The Chalfont New Britain Township Joint Sewage Authority completed construction of Phase III of the Authority's Treatment Plant Expansion and Upgrade Project, which began in May of 2016. In conjunction with the Phase I and II projects, this project improved the treatment plant's process capabilities, its operational and energy efficiencies, and provided major maintenance and replacements of various facilities in the plant to help ensure the long-term integrity of the treatment plant. The total cost of the Phase III project was approximately \$6.7 million. The combined cost of all 3 phases, which began in 2008, was about \$19 million. New capacity must meet new water quality standards due to new requirements by the Pennsylvania Department of Environmental Protection and the U.S. Environmental Protection Agency. The new standards are stricter and will likely raise the cost of sewage treatment.

WATER SUPPLY

All residences and businesses in Chalfont Borough are served by Aqua Pennsylvania, a publicly traded water utility which also provides water to portions of New Britain Borough and New Britain Township. All of the water is pumped from five wells. Two of the wells are located in the Borough: one on Hellberg Avenue and another on Blue Jay Road. Two are in New Britain Borough along Butler Avenue and at Stephen Place, and one is along Park Avenue in New Britain Township. The water is stored in tanks at 500 North Main Street and at Dorset Way in New Britain Township. In emergencies, the Borough can utilize water from the North Wales Water Authority (NWWA) via an interconnection to the NWWA Forest Park treatment plant.

The Borough's water supply is sufficient for its needs and projected growth. However, two issues should be considered to maintain a quality supply of water: water resource protection and wellhead protection.

Water Resource Protection

Protection of water resources involves management of the demand and supply for water. The use of water conservation devices, changes in water use habits, and changes in individual water consumption processes will extend the life of existing water supplies and alleviate the need for the development of new sources.

The management of water supply in Chalfont involves groundwater protection. Groundwater resources must be protected from contamination to ensure their quality and adequacy for the

future, and to enhance economic development. Another very important reason to prevent groundwater contamination is that once it is contaminated, it is very difficult and costly to clean up. New supply sources may also have to be found.

One of the most direct influences that Chalfont has over regulating activities that affect groundwater is the authority to regulate land use. A method to prevent water quality contamination involving the careful management of certain types of land use activities in and around public water supply wells is known as wellhead protection.

Wellhead Protection

Wellhead protection is a comprehensive program to protect public water supply sources from man-induced contaminants that adversely affect the health of persons. A wellhead protection area is the area surrounding a public water supply well or wellfield both above and below ground, through which contaminants are reasonably likely to move toward and reach the well or wellfield.

The Federal Safe Drinking Water Act Amendments of 1986 required the establishment of state Wellhead Protection Programs to protect public groundwater supplies. The goal of the legislation is to make sure that public water supply wells are not contaminated due to certain land use activities. Some municipalities in Pennsylvania have taken the initiative to protect their water supplies by developing wellhead protection programs, which protect limited geographic areas around wells and well fields that provide public water supplies. Because Chalfont Borough relies on groundwater for all of its needs, proper planning and water resource management, including groundwater pollution prevention, is critical to ensure the quality and quantity of future water supplies.

The *Bucks County Water Supply Plan and Wellhead Protection Study* identifies water supply problems and provides guidance to municipalities and public water purveyors regarding short and long-term courses of action to ensure adequate quantity and quality of the county's water supply. One important element of the plan is a model wellhead protection program recommended for adoption by municipalities. This program starts with an assessment of the land uses, zoning, soils, geology, and topography surrounding each municipal groundwater source. Next, wellhead contamination sources must be identified, and management tools must be identified and applied. A plan for the future, which addresses quality and quantity needs, as well as a contingency plan, is the final step.

Chalfont or Aqua Pennsylvania owns the area within a 100-foot radius around all its wells, but the water resources that contribute to the yield of the well come from a much wider area. The

COMPREHENSIVE PLAN UPDATE

Borough should consider developing a wellhead protection program in conjunction with New Britain Borough and New Britain Township. All three municipalities have equal stakes in protecting the water resources that they all share. Incentive grant money may be available to the Borough from the United States Environmental Protection Agency and the Pennsylvania Department of Environmental Protection for water supply planning and wellhead protection. Pennvest also has money available for water infrastructure facilities.

With Borough wells already located in developed areas, zoning land use controls should be used to prohibit high-risk uses near the wells that may threaten groundwater. The Borough may also require that potential threats be evaluated. One way to do this would be to require all applicants for underground storage tanks to provide a study proving that no negative impacts will be created upon wellheads and groundwater. Devices to mitigate spill risk may also be required. Implementation of wellhead protection will require coordination of efforts between the Borough and surrounding communities where well contribution zones cross municipal boundaries.

In addition, the Delaware River Basin Commission has established guidelines for the preparation of an Integrated Resource Plan (IRP) that analyzes the inter-relationship of water quality and water availability for current and future water use to assist in assuring better integration of water resource protection in land use planning. Consideration should be given to investigating the benefit of pursuing the development of an IRP and the potential funding of such a plan in cooperation with Aqua Pennsylvania and New Britain Borough and New Britain Township.

Drinking Water Quality

The U.S. Environmental Protection Agency (EPA) identifies the contaminants to regulate in our drinking water, and they set regulatory limits for amounts of certain contaminants. In turn, Aqua Pennsylvania uses EPA's maximum contaminant levels to ensure water quality.

There are some contaminants for which the EPA develops health advisories that do not have set regulatory limits. The health advisories provide technical information on health effects. PFOA and PFOS are included in those contaminants that have no regulatory limit but are associated with a health advisory. These chemicals are among a family of manmade chemicals that have been used for decades as an ingredient to make products that resist heat, oil, stains, grease, and water. They are also found in products used for firefighting at airfields and are extremely resistant to breaking down in the environment.

In 2009, the EPA published provisional health advisories for PFOA and PFOS. At the time they were established, these advisories were as follows; PFOS: 200 parts per trillion; and PFOA: 400 parts per trillion. In May 2016, EPA replaced the 2009 provisional advisories with new, lifetime

health advisories that combined the two chemicals and set a 70 parts per trillion health advisory level for both.

Aqua Pennsylvania conducts regular testing of the water sources in its service areas impacted by groundwater contamination from PFAS originating from nearby military bases. None of the wells serving residents of the Borough have levels of PFOA or PFOS exceeding the health advisory levels.

STORMWATER MANAGEMENT

Municipalities require the use of stormwater management facilities to reduce the potential downstream impacts that could be caused by the increased volume and rate of runoff from development. Chalfont Borough has a network of storm sewers which drain stormwater into nearby creeks. Newer developments have tied into the storm sewer system where it is available. Much of the stormwater is collected by stormwater management facilities, but little infiltrates into the ground to recharge the groundwater reserves.

The present storm sewer system channels water into pipes which discharge directly into the Neshaminy Creek and the north branch. This water is often polluted with materials it has picked up as it flowed over the ground, such as oil, chemicals, and silt. The storm sewer system has no filtering capabilities, and therefore this water enters the stream untreated. This problem can be ameliorated by the installation of water quality improvements such as oil/grit separators over inlets, regular street sweeping, and using salt-free roadway deicing.

The Pennsylvania Department of Environmental Protection (DEP), under Act 167 of 1978, requires that counties prepare watershed stormwater management plans. Chalfont Borough is in the Neshaminy Creek Watershed. In 2010, Bucks County prepared an updated *Act 167 Neshaminy Creek Watershed Stormwater Management Plan* to address the requirements of the Pennsylvania Stormwater Management Act. The plan encourages comprehensive stormwater management planning throughout the watershed that addresses the impacts of future development on the watershed. The plan also develops standards for municipalities to implement sound water and land use practices and ordinances to protect water quality, promote groundwater recharge, and control the amount of runoff that results from new development.

New requirements provided in the updated Act 167 plan assist in establishing more effective management of stormwater. The plan places an increased emphasis on maintaining water quality and groundwater recharge; controlling the volume of stormwater, rather than the rate of release; preventing downstream flooding and streambank erosion; and ensuring proper long-term operation and maintenance of stormwater facilities. Low-impact design and conservation

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development techniques must be considered for development sites. Design sequencing also must be followed to avoid sensitive areas on a site, minimize site disturbance, and minimize increases in runoff and impacts to water quality.

The Borough has adopted stormwater management ordinance provisions in accordance with the plan. The provisions regulate stormwater management for new development based on hydrologic and water quality criteria. The hydrologic criteria are based on the rate of flow from a site before development. Runoff release rate districts are established according to these flow rates. Water quality criteria are intended to reduce the detrimental effects of polluted stormwater runoff. Water must be detained so that sediment is released, and pollutants are filtered out before water leaves a site. Best management practices or stormwater management techniques are required to maintain water quality, maintain groundwater levels, and base flow of streams. In May of 2022, the Borough adopted an amendment to its standing stormwater management ordinance, which made revisions for consistency with DEP's 2022 Model Stormwater Ordinance.

The NPDES Phase II regulations require municipalities to develop a stormwater management program that meets state permit requirements and includes six minimum control measures: public education and outreach, public participation, illicit discharge detection and elimination, and construction site and post-construction runoff control, and pollution prevention. Annual reports must be submitted to the Pennsylvania Department of Environmental Protection to signify how the municipality is meeting incremental elements of the program. Chalfont Borough has begun monitoring and testing storm sewer outfalls that have flow during dry periods. The Borough has asked all residents to cooperate with the inspectors, as some outfalls are located on private properties. The Borough remains committed to, and engaged in, public education and outreach, and providing educational materials to residents.

Beginning in March of 2018, NPDES permit requirements for small MS4s¹ include the development of a Pollution Reduction Plan (PRP) for many communities. Previous regulations only required a PRP for communities within the Chesapeake Bay watershed area. A PRP requires a municipal stormwater program to identify and map all surface waters within their jurisdiction, and to identify all areas within the municipality which drain into those surface waters. Municipalities are then obligated to identify the locations where specific pollutants, such as

¹Polluted stormwater runoff is often transported to municipal separate storm sewer systems (MS4s) and ultimately discharged into local rivers and streams without treatment. EPA's Stormwater Phase II Rule establishes an MS4 stormwater management program that is intended to improve the nation's waterways by reducing the quantity of pollutants that stormwater picks up and carries into storm sewer systems during storm events.

<https://www.epa.gov/sites/default/files/2015-11/documents/fact2-0.pdf>

phosphorous and nitrogen, are discharged into the surface waters (outfalls), and to develop strategies and best management practices for reducing the introduction of pollutants into surface waters.

Other required control measures, such as illicit discharge detection and elimination, and the operation, maintenance and inspection of municipally owned stormwater facilities are not the major issues that are typical in a small town, as there are few stormwater management facilities in the Borough. Nevertheless, facilities and infrastructure will be inspected on an ongoing basis, and the Borough will continue to comply with program requirements.

The Borough maintains several detention basins and has found maintenance to be costly. Stormwater management in most developments is by detention basins planted with grass. The Borough may benefit from a network of green stormwater infrastructure incorporated throughout the Borough. Such a network of stormwater management improvements has the potential to significantly lessen the burden on both the Borough's surface waters and existing network of stormwater management infrastructure to effectively manage stormwater for the future.

The difference between traditional stormwater management infrastructure and green stormwater infrastructure is that traditional infrastructure manages stormwater by collecting and conveying stormwater from a site to be treated and released elsewhere, while green stormwater infrastructure attempts to retain and treat stormwater on the site by using natural vegetation in a way that allows the water to be absorbed and filtered by plants. Green infrastructure can be both environmentally and economically beneficial, as it reduces both pollution and the need for traditional, often more costly, stormwater management systems.

On a larger scale, green stormwater infrastructure can include the restoration or preservation of wetlands and floodplains. On a smaller scale, this may include rain gardens, green roofs, rain barrels, planter gardens, street trees that absorb water, the use of porous paving materials, and vegetated detention basins.

Stormwater management planning should involve determining responsibilities for, and scheduling of maintenance for stormwater management facilities. Narrative or other descriptive information on any stormwater management facilities that details short and long-term operation and maintenance tasks, and the projected life span of the facility, should be provided for every stormwater facility constructed. This data is critical for the Borough to monitor the development and use of stormwater management techniques. Ensuring proper long-term operation and maintenance would aid in the municipality complying with federal and state requirements (e.g. NPDES II). Projected scheduling also allows budgeting time and funds to inspect, repair, or

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condemn facilities, if necessary, throughout their functional life span. The Borough should continue its regular maintenance program for stormwater management facilities and ensure that private facilities have a maintenance program as well.

TELECOMMUNICATION SYSTEMS

Telecommunication is the transmission of voice, video, or data between two points, and has become a significant part of our information-based economy and culture. Growth of the telecommunications industry has been driven by increasing advancement of technology and has resulted in greater business and consumer demand. As of 2020, the CDC Biannual Health Interview Survey reported that more than 60% of US household are using only cell phones. The Borough currently leases space to multiple cell phone providers for antennas located at 500 N. Main Street.

Many communities have started to realize that telecommunications will be an integral part of the municipal infrastructure just as water, sewer, and electric are now. Planning for telecommunication systems would allow for effective management of the right-of-way, public assets, universal service, economic development, and enhanced quality of life. The Commonwealth adopted the Small Wireless Facilities Development Act 50 of 2021, which permits these facilities in rights-of-way, except where utilities are underground. The Borough has zoning standards for cellular telecommunication facilities, which should be maintained and revised as necessary, and as new technologies emerge.

As the telecommunications environment matures, and as technology changes and service needs increase, more antennas and cables may be needed. As needs increase, more antennas and cables may be placed in the municipal right-of-way and on public structures. Coordinating service, such as collocation of antennas on the same structure, and providing fiber optic cable in shared trenches in the right-of-way gives the Borough management control, minimizes disruption and poor aesthetics, and may provide the Borough with an income source. The Borough should maintain its existing telecommunications regulations and be proactive in oversight of emerging technologies.

SUMMARY

Community facilities, services, and utilities are necessary for public health, safety and welfare, and help provide for the quality of life expected in Chalfont Borough. Planning for these facilities, services, and utilities should be interrelated and consistent with land use planning in the Comprehensive Plan.

Because Chalfont Borough is almost fully developed, and the present facilities and services which serve the Borough are generally adequate, management issues, such as staffing, funding and maintenance are the primary concern. Future growth may necessitate more extensive studies of facility and service expansions.

RECOMMENDATIONS FOR ACTIONS

COMMUNITY FACILITIES AND SERVICES

Borough Administration

- Evaluate needs for storage and building renovations.
- Maintain streets, sidewalks, and other infrastructure.
- Continue to coordinate capital improvements with utilities serving the Borough (PECO, Aqua PA) to minimize cost and disruption.
- Evaluate and implement energy source and saving alternatives for Borough offices and Public Works operations.

Public Works

- Coordinate street closures and trenching with utility providers.
- Examine ways to reduce fuel usage and minimize other costs.

Police

- Maintain communication and coordination with Regional Police department.

Solid Waste Management

- Continue to obtain information from businesses operating in the Borough to assure they have a recycling program in place.
- Continue to offer assistance to Borough businesses and institutions to review their recycling and waste management programs.

Stormwater Management

- Promote infiltration of stormwater to recharge groundwater.
- Continue to enforce the recommendations of the *Neshaminy Creek Watershed Stormwater Management Plan*, as updated.
- Continue to ensure compliance with the NPDES program and file program reports.
- Explore the development of educational opportunities aimed at engaging the public around the importance of maintaining effective stormwater management practices, including the emerging use of Green Stormwater Infrastructure (GSI) practices.
- Establish regular maintenance program for stormwater management facilities.

Water supply

- Amend zoning ordinance to prohibit high-risk uses which may impact wellheads from within a given radius of wellheads, or require devices to mitigate spill risk.
- Amend zoning ordinance to require an impact study for the location of uses which may threaten groundwater.
- Promote efficient use of water resources through conservation, infiltration, minimizing additional withdrawals, and reuse.
- Develop an Integrated Water Resource Plan in cooperation with New Britain Borough and New Britain Township in accordance with DRBC guidelines.

Wastewater

- Coordinate efforts with Chalfont New Britain Township Joint Sewage Authority (CNBJSA) in upgrading and maintaining wastewater collection and treatment facilities to reduce costs and provide additional capacity.
- Provide information about water conservation for property owners and promote use of water conservation measures to minimize wastewater treatment costs.

Telecommunications

- Coordinate the provision of telecommunications facilities which will provide for a desired level of service in Chalfont.
- Maintain existing telecommunication regulations and revise zoning standards to address emerging technologies as needed.
- Coordinate activities, such as sharing trenches, with utility providers.

PRINCIPLE 5

PROVIDE PARKS, RECREATION AND OPEN SPACE

Parks, recreation, and open space provide for relaxation and enjoyment of the natural environment and are vital parts of a healthy community. The Borough has added significant acreage to its inventory of parks and open space and should foster the development of active and passive recreation facilities to meet the needs of residents of all ages.



Parks are places set aside for both active recreation (such as soccer, baseball, and tennis) and passive recreation (such as hiking and picnicking) in natural open space. Parks provide opportunities for recreational activities which relieve stress and enhance mental and physical fitness. The parks in Chalfont are shown in Map 2.

Chalfont Borough contains public and private recreational facilities and parks. Also, county and state parks are within a short drive. Only Borough parks and local school facilities are addressed here because neighborhood and community parks are the Borough's responsibility, and schools provide facilities for community recreation. The public parks and school acreage in Chalfont are shown in Table 3.

The Borough park system provides active and passive recreation areas. National standards² for parkland set a standard of 10 acres of recreation land per 1,000 people in a community. The Borough has parks and recreation facility acreage that exceeds the national standards.

² The National Recreation and Park Association (NRPA) have established park and recreational facility standards which serve as guidelines in determining adequate levels of service.

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The majority of facilities and activities in the Borough parks provide passive recreation opportunities for youth and adults. There may be a need to provide more active recreation facilities for children and youth. However, not all recreation should be oriented toward the younger citizens of the Borough. Passive recreational opportunities for all ages can be expanded by providing natural areas and trails along the Neshaminy Creek. Facilities such as shuffleboard courts, chess tables, and horseshoe pits are all examples of activities the Borough can include in their parks that are inclusive of all residents regardless of physical ability.

Table 3: Borough Parks

Park	Acreage	Facilities
Strong Family Park	5.50	Playground, Basketball court
Bridgeview Park	1.10	Picnic area
Chestnut Street Park	5.80	Ball fields, trail
Holland Open Space	1.40	Open Space
Kelly Park	10.80	Trails
Krupp Park	0.50	Gazebo, bridge, trails
J. Michael Bishop Memorial Park	10.30	Trails
J. Clyde and Joan Derstine Memorial Park	15.59	Open space, trails
Swartley-Winkelmann Field	4.30	Ball fields
Twin Streams Park	22.50	Open space, trails
Unami Middle School	13.00*	Ball fields
Total	90.79	

*The land available for recreation at school sites is counted as only half of the total acreage because generally half of the school property is used for buildings and parking lots, etc.

The Borough's population is projected to grow slightly in the future, but its age structure will change. The number of persons over 40 years of age will increase. The aging of the population will lead to a change in recreation needs. Although the Borough may have enough parkland in the future, some of the facilities within the existing parks are aimed at a younger population, and therefore may be inadequate for a population which is getting older. Even if the amount of parkland is sufficient, recreational needs of older residents cannot be entirely met by facilities oriented towards more active recreation. Passive and active recreation facilities that serve the needs of older residents will be required.

A community survey was sent to each resident as part of this Comprehensive Plan update. Several questions within the survey were relevant to parks, recreation, and open space facilities and services. When asked to choose their favorite places in the Borough, 54.6% of respondents included a park or open space as one of their favorite places.

Recreational and Cultural Opportunities were ranked third among the most important things to residents, and recreational opportunities were overall ranked good or mostly good among respondents. When asked about various Borough services, the Public Works/Parks and Recreation services were mostly ranked very good or good. Overall, most residents were strongly satisfied or satisfied when asked their opinion on open spaces, parks, and trails in the Borough.

The needs of the present and future population can be met with existing parks to a great extent. Many of the requested facilities such as trails and paths can be placed in open space where appropriate. New facilities requested by residents, such as playgrounds and athletic fields, should be considered.

Borough staff and various committee volunteers plan and administer community activities such as the Tri-municipal July 4th parade, 5K run, walks in the parks, and nature programs. These events and programs meet recreational needs and contribute to the Borough's sense of community and sense of place. These events and programs should be continued. Walking tours focusing on the historic architecture of the Borough should also be considered.

Trails are an important asset to enhance mobility and provide for recreation in a community. Trails have benefits such as property value enhancement, reduction of air pollution, and opportunities for active lifestyles. To maximize their effectiveness, trails should link activity centers such as the Borough core, schools, and parks. Trails should also link Borough centers to those in adjacent communities. Trails to other communities may be provided along streams with the use of easements, which do not involve the greater expense of land acquisition. The Borough is seeking funding to provide additional trails and actively participates in the Doylestown Bike and Hike Committee. This allows the Borough to coordinate with other municipalities to coordinate trail and pedestrian development throughout the area.

The Borough has trails identified in the *Tri-Municipal Master Trail & Greenway Plan (2010)*. The plan explores the opportunities and constraints of developing greenways and trails throughout the municipalities of Chalfont Borough, New Britain Borough, and New Britain Township. Trails are proposed along the north branch, west branch, and the main branch of the Neshaminy Creek, which will be part of a larger system that links adjoining communities. Since the last plan, a pedestrian bridge has been built over the north branch and trails along portions of the west branch have been built. Additionally, trails along the north branch have been proposed.

COMPREHENSIVE PLAN UPDATE

The Borough adopted *The Chalfont Borough Open Space Plan* in 1999 and did a partial update to the plan in 2009. The plan provides more details about open space and recreation facilities in the Borough and has the following objectives:

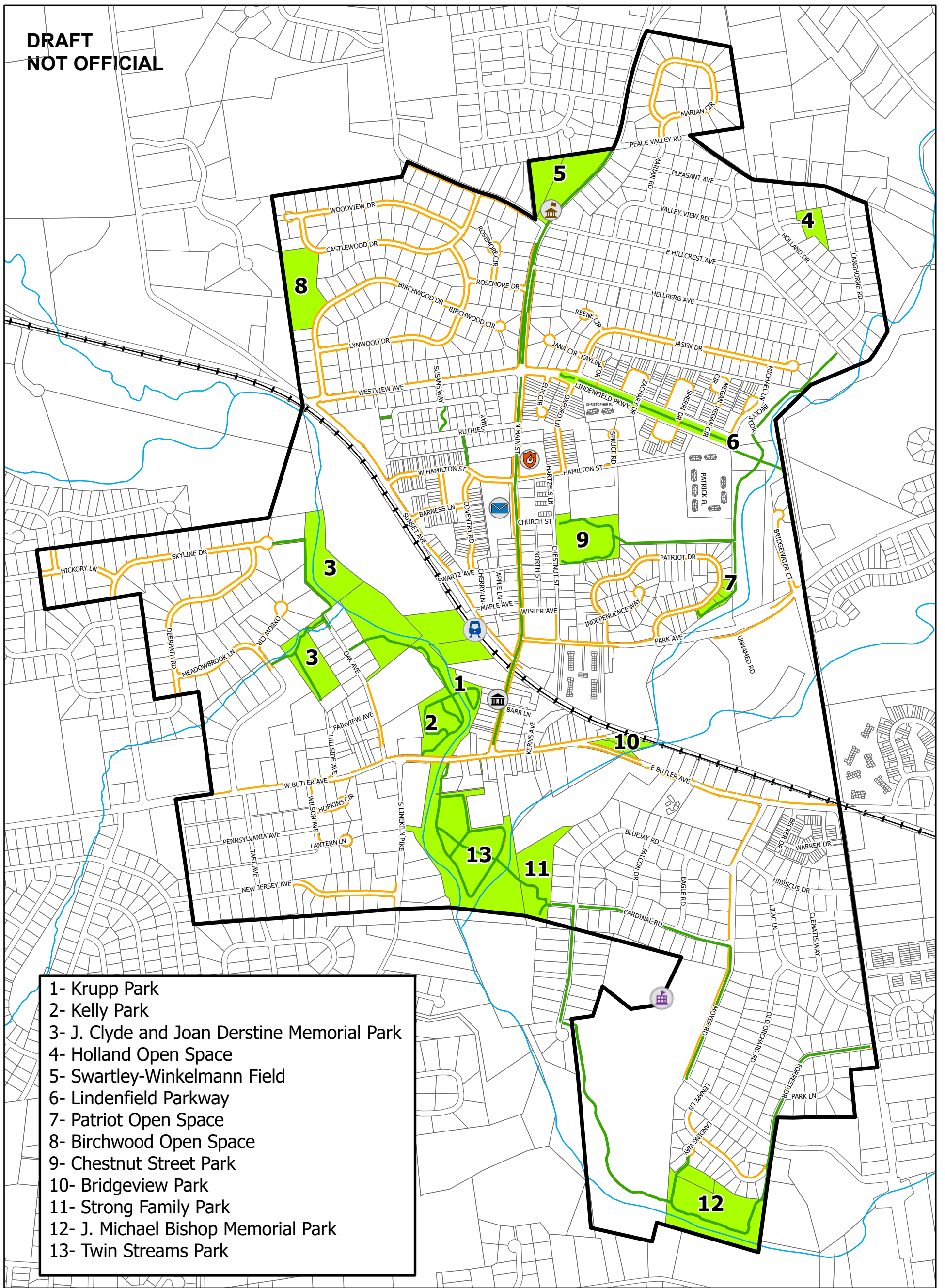
- Natural features and resource protection—Continue to protect important natural and environmental resources.
- Greenways—Preserve area along the Neshaminy Creek as a low-density area with greenway preserved along the creek edge in order to protect scenic views, floodplains, woods and wetlands, and to provide for recreational use.
- Links—Acquire open space that will complete linkages of permanently preserved recreation land open space and cultural resources adjacent to currently preserved areas allowing for improved access to residents.
- Historic and cultural significance—Recognize the importance of the Borough’s historic district as a destination and link in the Open Space/Greenway network.
- Social and recreational value—Continue to consider the social and recreational value promoted and supported by open space.
- Support for comprehensive planning—Preserve land and support actions that reinforce land use planning and open space goals.
- Workable and affordable implementation—Work with landowners in pursuing the best method of preservation for the Borough and the landowner.
- Integrated regional planning—Work with other neighboring municipalities to effectively plan and link open spaces.

Since many of the Open Space Plan’s priorities have been met, the Borough may consider reviewing the plan and determining new open space goals and objectives and ensuring the current plan still reflects the needs of the Borough today.

RECOMMENDATIONS FOR ACTION

- Provide trails to link with those proposed in the *Tri-Municipal Master Trail & Greenway Plan*.
- Look into potential access easements along the Neshaminy Creek's and Pine Run tributaries.
- Interconnect trails within the Borough and the surrounding area to ensure a fully connected trail system for Chalfont.
- Review the *Chalfont Borough Open Space Plan* (1999) and determine if goals and objectives of the plan are still relevant to the Borough.

**DRAFT
NOT OFFICIAL**



- 1- Krupp Park
- 2- Kelly Park
- 3- J. Clyde and Joan Derstine Memorial Park
- 4- Holland Open Space
- 5- Swartley-Winkelmann Field
- 6- Lindenfield Parkway
- 7- Patriot Open Space
- 8- Birchwood Open Space
- 9- Chestnut Street Park
- 10- Bridgeview Park
- 11- Strong Family Park
- 12- J. Michael Bishop Memorial Park
- 13- Twin Streams Park

BCPC
Bucks County Planning Commission

0 500 1,000 1,500 2,000 Feet

- Post Office
- Public Works
- Borough Hall
- Unami Middle School
- Chalfont Fire Company
- Trails
- Sidewalks
- Streams
- Parks & Open Space

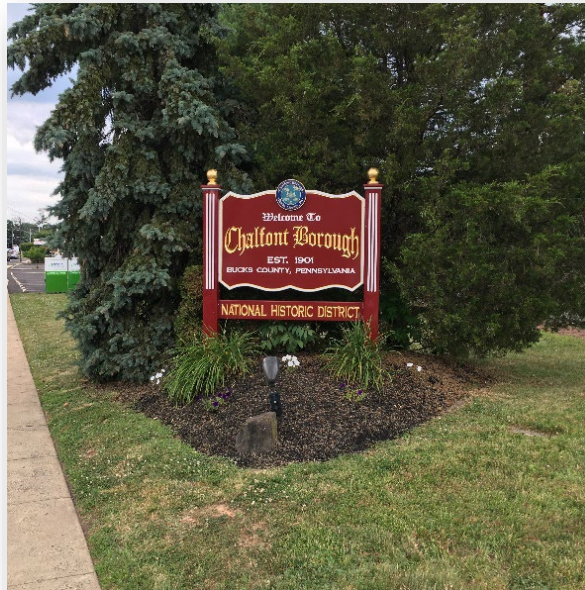
**Map 2.
Parks & Facilities**

Chalfont Borough
Comprehensive Plan Update

PRINCIPLE 6

PROTECT THE HISTORIC CORE

Chalfont's historic core provides a distinct character and sense of place. This area should be protected with land use and design controls, and incentives to enhance the quality of life in the present, and to maintain it for future generations.



Chalfont's historic core is comprised of a collection of historic buildings which create a distinct character for the entire Borough. To maintain this character, the buildings should be protected. While the core contains the greatest concentration of historic buildings, additional historic buildings may be found outside of the core. Older buildings are frequently better built with craftsmanship and materials that are rarely duplicated today. Each historic building represents a past investment for future generations. Maintenance and rehabilitation of historic buildings and neighborhoods also represent savings in terms of energy and materials. Well-kept historic buildings contribute to the vitality of a community and strengthen property values. Neglect or loss of historic buildings and structures would pose a significant threat to the identity of the Borough.

The presence of historic buildings in the Borough is evidence of its 200-plus year history. In the past, Chalfont was a small village along Butler Pike and Main Street surrounded by farms. Today, Chalfont is a maturing Borough with a historic core surrounded by residential subdivisions. It has a distinct character due to its topography, development pattern and the presence of historic

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buildings and structures. The Borough started near the intersection of Main Street and Butler Avenue and grew outward along these arteries. The Borough's location is important not only as the intersection of two major arteries, but also because it was the location of Simon Butler's mill on the north branch of the Neshaminy Creek. The historic small-town character, however, is the most salient feature of the Borough's identity.

PRESERVATION EFFORTS

To protect these historic resources, in November 1995 Chalfont Borough Council adopted a historic preservation ordinance in accordance with the Pennsylvania Historical District Act (PA Act 167 of 1961). The ordinance preserves the distinctive historic character within the district by establishing a Historic Architectural Review Board (HARB) which monitors alterations, additions, demolitions and new construction, and provides standards for review. The HARB oversees proposed changes, which include demolitions and new construction, makes recommendations to the governing body, which considers the approval of changes to buildings by means of a Certificate of Appropriateness (COA). A COA gives authorization for the demolition, alteration of, or addition to, a historic building or structure that is consistent with the historic district design guidelines and ordinance. The design guidelines assist property owners, general contractors, and design professionals with information to make appropriate design decisions to protect the historic building.

One of the criteria of a COA is the general design and arrangement of a building or structure and its impact on the historic aspect and nature of the historic district's adherence to the Chalfont Historic District Design Guidelines. Consistency with these criteria cannot always be judged because the HARB is consulted after land developments have been approved. The regulations in the HARB ordinance are triggered by an application for a building permit, not by an application for land development or subdivision. The HARB currently cannot review the building layout, massing, and articulation of buildings because land development plans show only building footprints and the building envelope. Because zoning ordinances for an urbanized Borough often have suburban standards, modern buildings are often setback from the road behind the front yard setback line. Older structures are set closer to the road because original roadways were narrower than modern roadways, which have been widened to meet traffic needs. This issue may be resolved by developing guidelines to address building layout, or by ensuring that dimensional requirements in the zoning ordinance are compatible with the existing historic building layout.

The Borough is also a Certified Local Government (CLG) under the National Historic Preservation Act of 1966. Certified local government status permits the Borough to participate directly in the National Register of Historic Place nomination process, access technical assistance

from the state Bureau of Historic Preservation for training and consulting, and apply for matching grants for planning, consulting, and education.

The Chalfont Historic District is comprised of a collection of historic buildings that represent the Borough's rich architectural history. The district was listed on the National Register of Historic Places in 2006. The Chalfont Historic District qualifies for the National Register as a locally significant example of architectural styles from the late 18th century through the early 20th century. The National Register, which lists the Chalfont Historic District, contains 144 total resources of which 123 are historic resources that contribute to the historic values of the district. National Register documentation for the Chalfont Historic District contains a detailed inventory of the properties in the district and has photographs of street views and individual buildings. A copy of the nomination can be found on the National Park Service's web site.

Outside of the historic district, there may be other historic resources that are potentially eligible for listing on the National Register. Those individual property owners are free to pursue this endeavor on their own.

FINANCIAL INCENTIVES AND GRANT PROGRAMS

Eligibility for listing on the National Register provides the opportunity for grants for historic preservation planning and construction projects.

Local preservation ordinances and guidelines are effective, however, they do not address the financial pressures that face owners of historic properties, such as costs for maintenance and replacement of aging systems. To be effective, preservation efforts should also address pressures that may conflict with historic preservation planning. Financial incentives and grant programs are ways local government and local financial institutions can encourage historic preservation.

The provision of financial incentives encourages private property owners to become involved in preservation efforts and invest in historic properties. Financial incentives may take the form of low interest loan programs and tax incentives from the state or federal government. Revolving loans provided by a local bank to a nonprofit organization may also assist with the cost of preservation. Banks get involved in preservation loans because of the positive community relations and profit potential. Local governments currently cannot offer tax incentives such as property tax abatement freezes or credits, except if the Pennsylvania General Assembly passes legislation that allows these types of tax relief. The availability of particular incentives depends on state enabling legislation.

A successful historic preservation incentive that has direct economic impact is the National Park Service's Federal Historic Tax Credit. This program requires that the building be listed on the

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National Register, need substantial rehabilitation, and be converted to an income producing use. According to the 2021 Annual Report on Economic Impact of the Federal Historic Tax Credit, the program generated \$526,600,000 in total rehabilitation investment and created 8,560 jobs in Pennsylvania in 2021. In Bucks County, developers and property owners have used the historic tax credit with most of the projects concentrated in municipalities that have established historic preservation programs and are under redevelopment. These municipalities include the Boroughs of Doylestown, New Hope, Bristol, Newtown, Perkasie, Sellersville, Quakertown, and Yardley.

The federal historic preservation tax credit can be combined with the Low-Income Housing Tax Credit and the New Market Tax Credit, which are tax credits that incentivize creation of low-income housing units, and incentivize investment in low-income areas and distressed communities, respectively.

Pennsylvania has its own historic preservation tax credit that is substantially the same as the Federal Historic Tax Credit, except that the amount of state tax credit is 25% of rehabilitation costs which can be increased to 30% if the project results in development of affordable housing units. The total tax credit is capped at \$500,000 per taxpayer, per year, and no more than \$5,000,000 dollars in tax credits are available in any given year.

These tax credits could be particularly valuable for Chalfont, which has some large buildings that may need to be adaptively reused. When these buildings become vacant, they become targets for demolition, which happened in the case of the demolition of the former Patriotic Sons of America Home. The St. James Lutheran Church at North Main Street and Park Avenue has been vacant since 2007 and could benefit from a historic preservation tax credit. The former church could perhaps be adaptively reused as a music venue, market, or as attainable housing. Historic buildings in Chalfont may also benefit from zoning relief for projects to convert and use historic buildings for income generating purposes, as well as from relaxed dimensional requirements. New uses could be granted by conditional use or special exception.

Various grant programs administered by the state and federal government, as well as private foundations, may be available for local preservation projects. The Pennsylvania State Historic Preservation Office (PA SHPO) at the Pennsylvania Historic and Museum Commission has information regarding various available funding including the Keystone Historic Preservation Grants for planning and construction. The PA SHPO also administers the National Register nomination process, the CLG program, and the historic preservation tax credit programs.

SUMMARY

Chalfont is a historic settlement in central Bucks County that served as a market and service center for nearby farms. Although the Borough has grown significantly from its early beginnings, it still contains distinctive properties of historical significance that recall earlier times and provide a sense of place.

The historic resources in Chalfont are valuable for how they contribute to the identity of the Borough. They are often taken for granted until they are threatened or disappear. Historic preservation efforts must occur before these important properties are endangered.

The Borough has several elements of a preservation program, but it does not have a historic preservation plan to give this program an overall direction. Changes to buildings within the historic district are regulated by the HARB, but resources outside the district are not protected. A concerted preservation effort using a number of tools that address preservation of resources throughout the Borough can help ensure the survival of the Borough's historic properties and help maintain its identity.

The key to a coordinated comprehensive preservation effort is a preservation plan which can be a component of the Borough's Comprehensive Plan or a separate document.

RECOMMENDATIONS FOR ACTION

- Develop a historic preservation plan for the entire Borough, which provides a background on historic resources and establishes effective methods to preserve historically significant features.
- Continue to coordinate actions of the Planning Commission and Historic and Architectural Review Board (HARB).
- Update the historic resource survey and identify areas to be included in the historic district regulated by HARB and identify individual buildings outside the district for protection.
- Investigate and implement methods of providing incentives for historic preservation to protect against the abandonment of large buildings in need of an alternative use.
- Promote community involvement in the Borough with an emphasis on preservation and cultural heritage.

COMPREHENSIVE PLAN UPDATE

- Review the Borough zoning ordinance to determine if the dimensional standards are compatible with the existing built environment and consider allowing additional uses that generate income for historic buildings.
- Amend the Historic District Ordinance to allow the HARB to be involved in the subdivision and land development process.

PRINCIPLE 7

PROMOTE SMART GROWTH

New growth should be sensitive to its surroundings and make effective use of existing infrastructure such as water, sewer, and roadways. Existing structures should be adapted to new uses, where possible, to preserve resources and to minimize impact on the adjoining parcels.



This principle focuses on “Smart Growth,” which promotes a concentration of development and diversity of uses. This approach guides development to reduce sprawl, preserve farmland and open space, conserve natural environments, utilize existing infrastructure, revitalize growth centers and older communities, and encourage alternative means of transportation such as walking and biking. Smart Growth is endorsed by many county and state governments, including Bucks County and the Commonwealth of Pennsylvania.

Growth and development in the Central Bucks area has historically been concentrated in the boroughs and villages. Located at key transportation nodes, these communities absorbed the majority of residential, industrial, and commercial development, but during the latter part of the 20th century, traditional centers diminished as a variety of factors encouraged lower density growth in adjacent agricultural lands. With the advantages inherent in its existing traditional development pattern, Chalfont can maintain and improve its competitive advantage and attractiveness as a place to live.

EXISTING LAND USE

The evaluation of existing land use is an important part of a comprehensive planning effort. Before beginning to plan for the future, it is crucial to know what land use patterns presently exist. Environmental and fiscal impacts of housing, infrastructure, and transportation alternatives can be better evaluated after understanding existing land use patterns. Existing land use patterns indicate how growth has taken place in the past, and show both opportunities and constraints for future planning efforts.

A review of existing land use in the Borough was completed and is presented on the Existing Land Use Map (see Map 5) and in the text that follows. This data was obtained from the Bucks County Planning Commission's land use inventory, interpretation of aerial photographs, field checks, and 2022 Bucks County Board of Assessment data. The data used is parcel specific and each of the Borough's 1,781 parcels has been assigned a land use code. Where a code was assigned in the county tax assessment records but no value for improvements was shown, the parcel is depicted as vacant.

The traditional center of the Borough is at the intersection of its main arteries—North Main Street and Butler Avenue. Historically, the growth of the Borough radiated outward along those arteries and along Park Avenue. In the 1950s and '60s residential development took place along the edges of the Borough as land became available for development. Since 1980, residential growth has taken place in the form of suburban-style residential subdivisions and planned residential developments on vacant and agricultural land north of the Borough center. In the 2000s new growth has taken place on brownfields and grayfields. Brownfields are those which may have been contaminated and grayfields are those which have been developed but fell into disrepair. As development sites diminish in our developed communities, builders will turn to sites which can be reused and redeveloped. These sites take advantage of the amenities that existing communities have to offer such as jobs, shopping, and transit.

LAND USE TYPES

Residential

The predominant land use in the Borough is residential. In 2022, it covered 59.3% or 554.9 acres of the land. The majority of residential land is occupied by single-family detached housing units that cover 55.5% or 519.4 acres of the Borough's land. While most of the older homes in Chalfont are located along the major arteries, many of the recently built houses are in residential developments, which contain a single type of dwelling types with open space, such as Chalfont View that has all single-family detached units.

Multifamily residential housing (properties with more than three attached housing units) composes 3.8% or 35.5 acres of the Borough's land. This type of housing is found not only in the Borough's older single-family homes that have been converted into apartments, but also in the Lindenfield condominiums of Patrick and Christopher Places, and the townhomes of Chalfont Greene. School House Meadows and Chalfont Crossing townhomes are the newest multifamily housing developments.

Mixed Use

Mixed land uses are found in the Borough center and consist of older structures with commercial uses, such as shops or offices, with residential apartments above the first floor. These uses occupied 0.7% or 6.7 acres of the Borough's land uses, and are found along North Main Street, and also along Butler Avenue east of North Main Street.

Commercial

Commercial land use comprises only 5.29% or 49.4 acres of the land use in Chalfont. The commercial uses are located mostly along North Main Street and Butler Avenue. Professional services, restaurants, banks, and small retail stores characterize most of the commercial uses in the Borough. Concentrations of commercial uses are found at the Chalfont Village Square and Chalfont Plaza shopping centers, both of which have been constructed since 1990. A number of parcels along North Main Street and Butler Avenue have mixed commercial and residential uses.

Industrial

Chalfont has 2.9 % or 27 acres of its land utilized for industrial land uses. The industrial land uses are located on the southeastern side of Hamilton Street, on the southeastern side of Park Avenue, and on the northeastern side of Oak Avenue, and are currently occupied by various light industrial or small commercial uses.

Institutional

Government and institutional land uses occupy 6.7 % or 61 acres of the Borough's land area. These land uses are throughout the Borough and are typified by houses of worship, schools, and municipal and U.S. Government functions. The Chalfont Fire Company station was built on formerly vacant land.

Parks, Recreation, and Open Space

Parks and recreation, and deed restricted open space in the Borough make up 16.6% or 155.6 acres of land. The Borough has 75 acres of municipal parkland for active recreation. The Borough has created a link park along the Neshaminy Creek which is composed of J. Clyde and Joan Derstine Memorial, Kelly, Krupp, Twin Streams, and Strong Family Parks. Approximately 80 acres of land is open space for passive recreation and resource preservation. Some of the open space is part of residential subdivisions such as Shadow Ridge and Lindenfield. The Commonwealth of PA owns a parcel (24 acres) south of Sunset Avenue across the SEPTA rail line used for wetland mitigation related to the Route 202 Parkway construction.

Transportation and Utilities

Transportation and Utility land uses occupy 54.8 acres or 5.9% of the land area of Chalfont. The predominant land uses in this category are the municipal streets, the SEPTA rail line which extends through the Borough, and the North Wales Water Authority.

Vacant Land

Although 97% of the Borough is occupied, almost 26 acres or 2.8% remain vacant. The vacant acreage includes parcels in the central portion of the Borough, on the eastern side of the intersection of Hamilton and North Main Streets, several parcels adjacent to the intersection of Limekiln Pike and Butler Avenue, and lands west of the Forest Prak Water Treatment Plant.

Agriculture

There is no land in the Borough used for agriculture.

SMART GROWTH

Smart Growth policy contains principles which guide development in a way that minimizes impacts, effectively use community assets, and conserves natural resources. Chalfont's existing development pattern is smart, but new development must be guided to fit this policy.

Principles of Smart Growth⁴ include:

- Create Range of Housing Opportunities and Choices

An integral component of any Smart Growth strategy is to provide quality housing for people of all income levels.

- Create Walkable Neighborhoods

Walkable communities are desirable places to live, work, learn, worship and play, and therefore a key component of Smart Growth.

- Encourage Community and Stakeholder Collaboration

Growth can create great places to live, work, and play -- if it responds to a community's own sense of how and where it wants to grow.

- Foster Distinctive, Attractive Communities with a Strong Sense of Place

Smart Growth encourages communities to craft a vision and set standards for development and construction, which respond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.

- Make Development Decisions Predictable, Fair, and Cost Effective

For a community to be successful in implementing Smart Growth, it must be embraced by the private sector.

- Mix Land Uses

Smart Growth supports the integration of mixed land uses (i.e., different compatible land uses such as residential and commercial development) into communities as a critical component of achieving better places to live.

⁴ Smart Growth Network; www.smartgrowth.org

COMPREHENSIVE PLAN UPDATE

- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas

Open space preservation supports Smart Growth goals by bolstering local economies, preserving critical environmental areas, improving our communities' quality of life, and guiding new growth into existing communities.

- Provide a Variety of Transportation Choices

Providing people with more choices in housing, shopping, communities, and transportation is a key aim of Smart Growth.

- Promote Compact Building Design

Smart Growth provides a means for communities to incorporate more compact building design and more efficient use of land as an alternative to conventional, land consumptive development.

Many of the principles and strategies of Smart Growth have been incorporated into development in Chalfont Borough. The Borough was developed as a small village with rail access. The original buildings had a mix of uses and were located close to each other. New development, such as Chalfont Greene in the Village Office Commercial zoning district, was designed to be a compact, walkable neighborhood that has a mix of residential and commercial land uses, and a real sense of place. The Borough's open space preservation, and park and recreation development efforts help protect critical natural resources and provide additional amenities to both residents and visitors.

THE LAND USE PLAN

Land use planning and policy development in Chalfont Borough will focus on the revitalization of the central business district, infill development, reuse of existing buildings, protection and restoration of natural areas, and application of Smart Growth principles. The Land Use Plan comprises a map showing generalized land use categories, which are based on the purpose statements of the Borough's zoning districts.

The Future Land Use Plan for Chalfont is a generalized outline for maintaining and enhancing existing land uses and for managing growth in the Borough. Although the growth projected in the next decade is limited, this growth will impact existing land uses. The plan provides a means to preserve existing land use patterns and channel new growth into patterns which preserve the positive aspects of the Borough while still providing the diversity of land uses necessary for a

sufficient tax base. The plan considers the following factors: future population growth, existing land use, natural resources, community facilities, and stated community goals and objectives.

The term Smart Growth is used in planning to describe the existing development pattern of Chalfont. The Borough's center includes mixed use development and residential uses of descending density from the center. Much of the Borough is within a half mile walk from its center. Sidewalks are found throughout much of the Borough, and a centrally located train station provides for travel outside the Central Bucks region.

An important principle of Smart Growth is to create a range of housing opportunities and choices. The Borough has three areas of housing with different housing types and densities. To maintain these levels of choice and opportunity the Borough should ensure that a variety of housing types and densities are permitted by the zoning ordinance. Housing variety promotes a diversity of costs and sizes, provides for the needs of households as they change over time, and encourages stability.

Another feature of Smart Growth is strong neighborhoods that are walkable, attractive, distinctive, and have a sense of place. The quality of life in Chalfont can be maintained and enhanced by protecting the integrity of the housing stock, and preservation and augmentation of its neighborhoods.

FUTURE LAND USE CATEGORIES

Section 301.2 of the Pennsylvania Municipalities Planning Code requires that comprehensive plans contain a plan for land use. To this end, a future land use plan was developed for the *Chalfont Borough Comprehensive Plan Update*. The land area of the Borough is divided among several land use categories, each of which is characterized, and recommendations are made for retaining positive aspects of the area. The land use areas are Low Density, Medium Density, and High Density Residential, Government/Institutional, Commercial, Parks/Recreation/Open Space, and Industrial/Utility. These land use areas are illustrated on the Future Land Use Map (see Map 6).

Low Density Residential

Category	Classification
<p>Low-Density Residential</p>	<p>Low Density Residential is the classification for the neighborhoods in the Borough with a density of one to three dwelling units per acre. This category is generally located in peripheral areas of the Borough.</p>
<p>Current Land Use and Zoning</p>	
<p>The Low-Density Residential classification is predominantly characterized by single-family detached dwellings with an average lot size of approximately 20,000 square feet. This area also contains Unami Middle School, the Chalfont Methodist Church and open space land. The R-1 Suburban Residential District, which permits detached single-family houses, with a maximum density of 2.35 units per acre, is considered to be part of the Low Density Residential classification.</p>	
<p>Challenges</p>	
<ul style="list-style-type: none"> • Steep slopes and wooded areas on vacant parcels southwest of Limekiln Pike provide challenges for development. 	
<p>Opportunities/Strengths</p>	
<ul style="list-style-type: none"> • Low-density housing is ideally situated toward the edges of the Borough to allow for denser development closer to the Borough center. 	
<p>Recommended Actions</p>	
<ul style="list-style-type: none"> • Protect the low-density residential boundaries to keep a low-density area outside of the Borough Center, allowing for a variety of housing types. 	

Medium Density Residential

Category	Classification
Medium-Density Residential	Medium Density Residential is the classification for the neighborhoods with a density of three to five dwelling units per acre. These areas consist of land northeast of the Borough center along North Main Street and north of Park Avenue.
<p>Current Land Use and Zoning</p> <p>Single-family residential is the predominant land use in this area in addition to the Patriot Station apartment complex and the original Chalfont Elementary School. The areas classified as Medium-Density Residential are predominantly found in the R-2 Village Residential Development and R-4 Small Lot Single Family Development zones, which permit densities of 4.8 and 4 units per acre, respectively.</p>	
<p>Challenges</p> <ul style="list-style-type: none"> • New developments will need to come in the form of infill development and conversions, and adhere to design guidelines established for the historic district. 	
<p>Opportunities/Strengths</p> <ul style="list-style-type: none"> • Adds to the diversity of housing stock in the Borough. 	
<p>Recommended Actions</p> <ul style="list-style-type: none"> • Work with property owners and Homeowner Associations to ensure properties are maintained. 	

High Density Residential

Category	Classification
High-Density Residential	High Density Residential is the classification for multifamily neighborhoods with a density of four or more dwelling units per acre.
Existing Land Use and Zoning	
This area is characterized by mostly multifamily development, including townhomes and multiplexes, in addition to some single-family homes. High-Density Residential areas are predominantly found in the R-3 Planned Residential Development District, which permits a maximum density of four units per acre.	
Challenges	
<ul style="list-style-type: none"> • Managing density and uses in the R-3 to ensure consistency with current residential uses and historic nature of the Borough. 	
Opportunities/Strengths	
<ul style="list-style-type: none"> • Adds to the diversity of housing stock in the Borough. • Centrally located near the Borough center. 	
Recommended Actions	
<ul style="list-style-type: none"> • Keep high density development in the Borough center. • Keep high density development limited to prevent added traffic in the Borough. 	

Commercial

Category	Classification
Commercial	Commercial areas are characterized by a mix of small-scale retail and service businesses along Butler Avenue between Oak Avenue and the west branch of the Neshaminy Creek, and between the north branch of the Neshaminy Creek and Bristol Road.
<p>Existing Land Use and Zoning</p> <p>This area is characterized by small-scale retail and service businesses and predominantly located in the CC Corridor Commercial District which permits a variety of commercial uses on lots of 18,500 square feet or more. This category also includes the BC Borough Center District, which permits a variety of commercial uses on lots of 6,000 square feet or more, and the Butler Avenue Commercial Overlay District which promotes a mix of commercial and business uses and requires consistency with design standards.</p>	
<p>Challenges</p> <ul style="list-style-type: none"> • Individual, uncoordinated access points along Butler Avenue provide safety risks and reduce efficiency of the roadway. • Limited growth potential in existing buildings. • Traffic congestion and parking availability are major constraints to growth in this area. 	
<p>Opportunities/Strengths</p> <ul style="list-style-type: none"> • Provides a mix of businesses within the Borough. • Butler Avenue Commercial Overlay District ensures development in this area fits within the character of the Borough and provides for appropriate access management, parking, and design. • Historic nature of this area adds to Chalfont’s historic character. 	
<p>Recommended Actions</p> <ul style="list-style-type: none"> • Provide additional streetscape improvements such as additional street trees, coordinated signage, and flower beds to enhance the appearance of the corridor. • Consider the creation of corridor design standards that incorporate access, design, parking and other requirements to improve safety, appearance and function of the Butler Avenue corridor. • Establish a partnership with Borough businesses to determine what public improvements are needed to enhance business activity. 	

Industrial/Utility

Category	Classification
Industrial/Utility	Industrial/Utility areas are those designated appropriate for industrial and utility development or are already occupied by existing industry or utilities.
Existing Land Use and Zoning	
This area is characterized by industrial and utility uses. Some of the land in this category is considered open space, but is within the floodplain and wooded, which limits development. The Industrial/Utility areas predominantly fall into the LI Light Industrial zoning district, which permits offices and industrial uses on lots of two acres or more.	
Challenges	
<ul style="list-style-type: none"> • Managing density and uses to ensure consistency with current residential uses and historic nature of the Borough. • Parcels within the floodplain or that are heavily wooded provide challenges to development in the area. 	
Opportunities/Strengths	
<ul style="list-style-type: none"> • Provides employment and tax revenue for the Borough which eliminates the need for further development in an area that currently has high traffic volume. • Bristol Road Extension. 	
Recommended Actions	
<ul style="list-style-type: none"> • Continue to support development of and inform residents about updates regarding the Bristol Road Extension. 	

Areas designated Industrial/Utility are those appropriate for industrial and utility development, or are already occupied by existing industry or utilities. Industrial facilities are located in the areas south of Hamilton Street, east of Oak Avenue and south of Park Avenue. The largest utility in Chalfont, North Wales Water Authority’s Forest Park Treatment Plant, supplies drinking water to residents in both Bucks and Montgomery counties and thus provides a necessary service. Parcel 7-6-104 (20.1 acres) located southeast of the Forest Park Water Treatment Plant is vacant but mainly covered with woodlands, floodplains, and wetlands. If the Bristol Road Extension is constructed, pressure may mount to develop the southeastern corner of the parcel adjacent to the proposed roadway.

The proposed Bristol Road Extension would provide direct access to Parcel 7-11-3-2. A portion of this site with no development constraints may be developed, but the rest is encumbered with woodlands, wetlands, and floodplains. There are no plans for any development on this site in the near future.

Parks, Recreation, and Open Space

Category	Classification
Parks, Recreation, and Open Space	The Parks, Recreation, and Open Space area contains open space and parkland owned by the Borough, and private land in the floodplain.
<p>Existing Land Use and Zoning</p> <p>This area is characterized by parks for both active and passive recreation and open space, and is predominantly located in the OS/P Open Space/Parkland zoning districts.</p>	
<p>Challenges</p> <ul style="list-style-type: none"> • Creating connectivity throughout Borough parks. 	
<p>Opportunities/Strengths</p> <ul style="list-style-type: none"> • Provides open space and recreational amenities to residents in a largely developed Borough. 	
<p>Recommended Actions</p> <ul style="list-style-type: none"> • Review the zoning ordinance regulations for riparian buffers to protect the section of the creek corridor within this area. 	

The Parks, Recreation, and Open Space area contains open space land and parkland owned by the Borough, and private land in the floodplain. The stream valley of the Neshaminy Creek and its north and west branches, as well as Pine Run tributary present constraints to development due to flooding, the presence of wetlands, alluvial soils, and woodlands. The land north of the confluence of the north and west branches of the Neshaminy Creek (Parcel 7-8-8-2, 19.69 acres) was purchased by the Borough and is now Twin Streams Park. These resources should be protected from development. Because the watershed of the creek extends beyond Chalfont Borough, watershed development in New Britain Township will impact the creek and the floodplain in the Borough. Therefore, it is particularly important to prevent development in the floodplain areas. It is also important that natural vegetation be protected within the riparian corridor. This vegetation will stabilize the stream bank, filter stormwater, help slow stream velocities, preserve the floodplain, and provide wildlife habitat. Despite the constraints, these areas also present opportunities for recreation and connection of residential neighborhoods to the Borough center, and each other, through open space.

THE COMPREHENSIVE PLAN AS A DECISION-MAKING GUIDE

The village development pattern established more than 200 years ago serves the Borough well. The natural setting, historic resources, roadways, and rail line that have shaped the Borough will continue to make it an attractive place to live and do business. The Borough has little vacant land left for new development, therefore the major focus of planning for the next ten years will be to enhance what Chalfont already has. This plan reinforces and augments the existing development patterns. The existing land use pattern should be enhanced by efforts to revitalize the Borough's center and improve the Butler Avenue commercial corridor. Other means of improving the quality of life for residents should be pursued, such as ensuring the growth meets the principles of Smart Growth, providing more trails and sidewalks, and improving the existing roadways.

The Comprehensive Plan should be implemented through strong management of Borough government. Borough officials should ensure that the zoning and subdivision and land development ordinance are consistent with the Comprehensive Plan. The Comprehensive Plan should be promoted by making it available at the Borough Hall and on the Borough website.

An effective means of implementing the Comprehensive Plan is promotion among the council, commissions, boards and authorities on an annual basis. Borough Council should have an annual meeting with leaders of all Borough commissions, boards and authorities to review the goals and objectives included in the Comprehensive Plan. Council can discuss accomplishments of the previous year and assign new program tasks to the appropriate commissions/boards. This effort will continually orient new members to the Plan's goals and objectives.

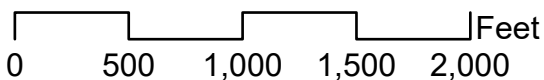
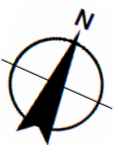
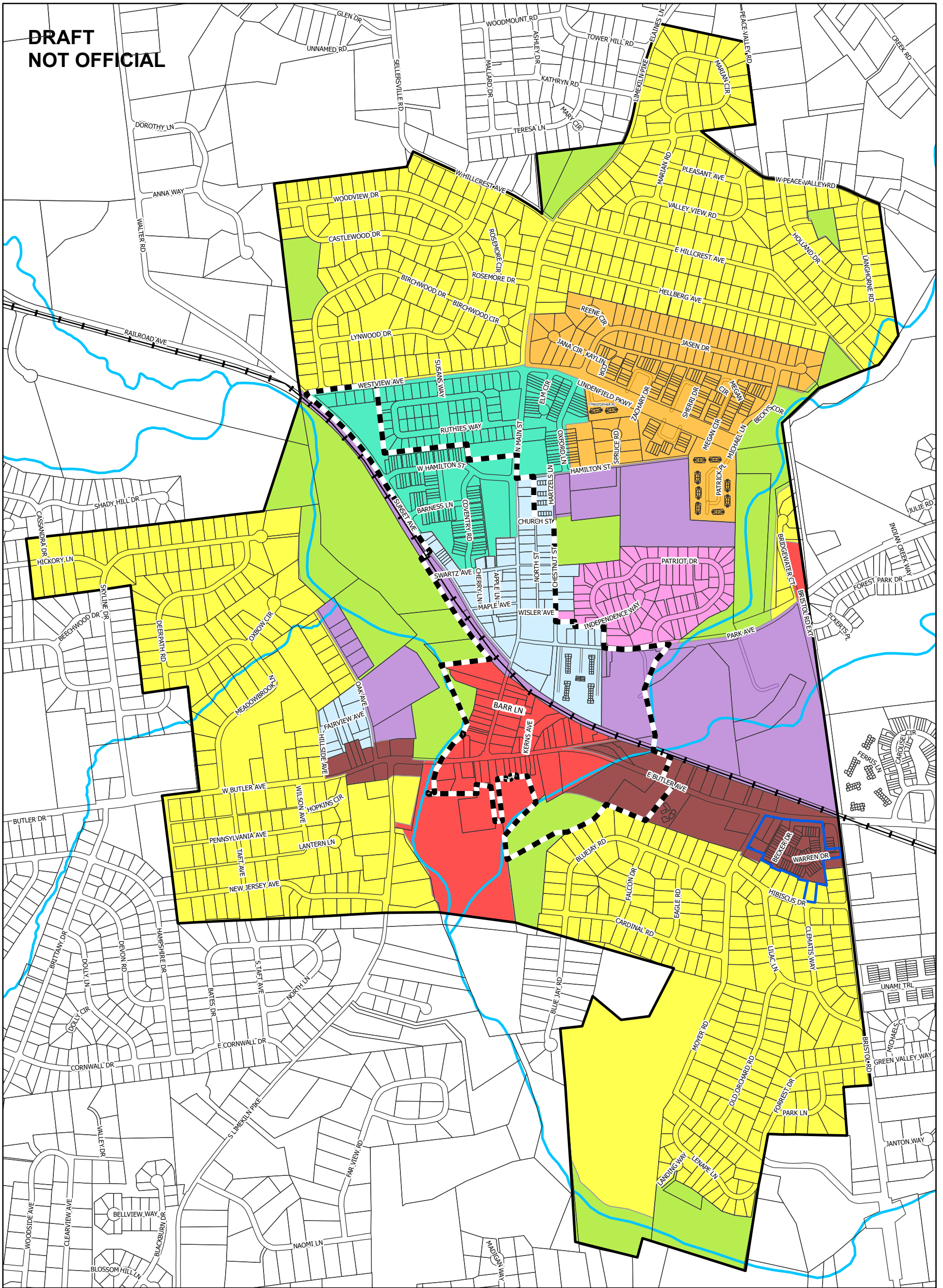
RECOMMENDATIONS FOR ACTION

- Provide incentives for adaptive reuse of existing buildings such as fee reductions.
- Maintain residential amenities, including but not limited to open space, street trees, and sidewalks.
- Encourage village scale retail to provide shopping opportunities within the Borough.
- Provide pedestrian and bicycle access from neighborhoods to activity centers in the Borough.
- Encourage innovative site design by adopting flexible building standards.
- Allow for the conversion of large residences into apartments in a manner sensitive to adjoining land uses.
- Cooperate with federal, state, and county agencies in the provision of adequate housing opportunities for ranges of housing types.
- Retain the existing character in the Low-Density Residential areas by maintaining the high quality of service and infrastructure by continued code enforcement and street maintenance.
- Consider preserving Parcels 7-5-37, 7-5-6 and 7-5-8-2 as open space by easement.
- Encourage appropriate infill development that conforms with the character of the Medium Density Residential area.
- Maintain and enhance the character of existing residential areas by continued code enforcement, street maintenance, and construction of the pedestrian bridge across the north branch of Neshaminy Creek.
- Encourage the retention of existing commercial uses and the development of the existing vacant parcels with an appropriate mix of commercial and residential uses.
- Establish guidelines for enhancing the character and vitality of the center of the Borough so that it effectively serves the residents of the Borough and community as a whole.
- Appropriate uses should be considered for the former church site at 14 Park Avenue.

COMPREHENSIVE PLAN UPDATE

- Encourage the location and retention of *industrial uses* in areas where the nucleus of industry already exists. Ensure that the impacts of industrial and utility land uses upon residential neighborhoods are minimized.
- Ensure that provisions of the zoning and subdivision and land development ordinance are consistent with the Comprehensive Plan.
- Place Comprehensive Plan on Borough website and at Borough Hall.
- Conduct an annual meeting with leaders of Borough Council, commissions, boards and authorities to review the goals and objectives included in the Comprehensive Plan, discuss accomplishments of the previous year, and assign new program tasks to the appropriate commissions/boards.

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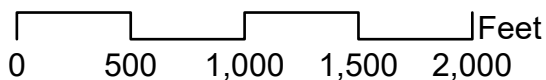
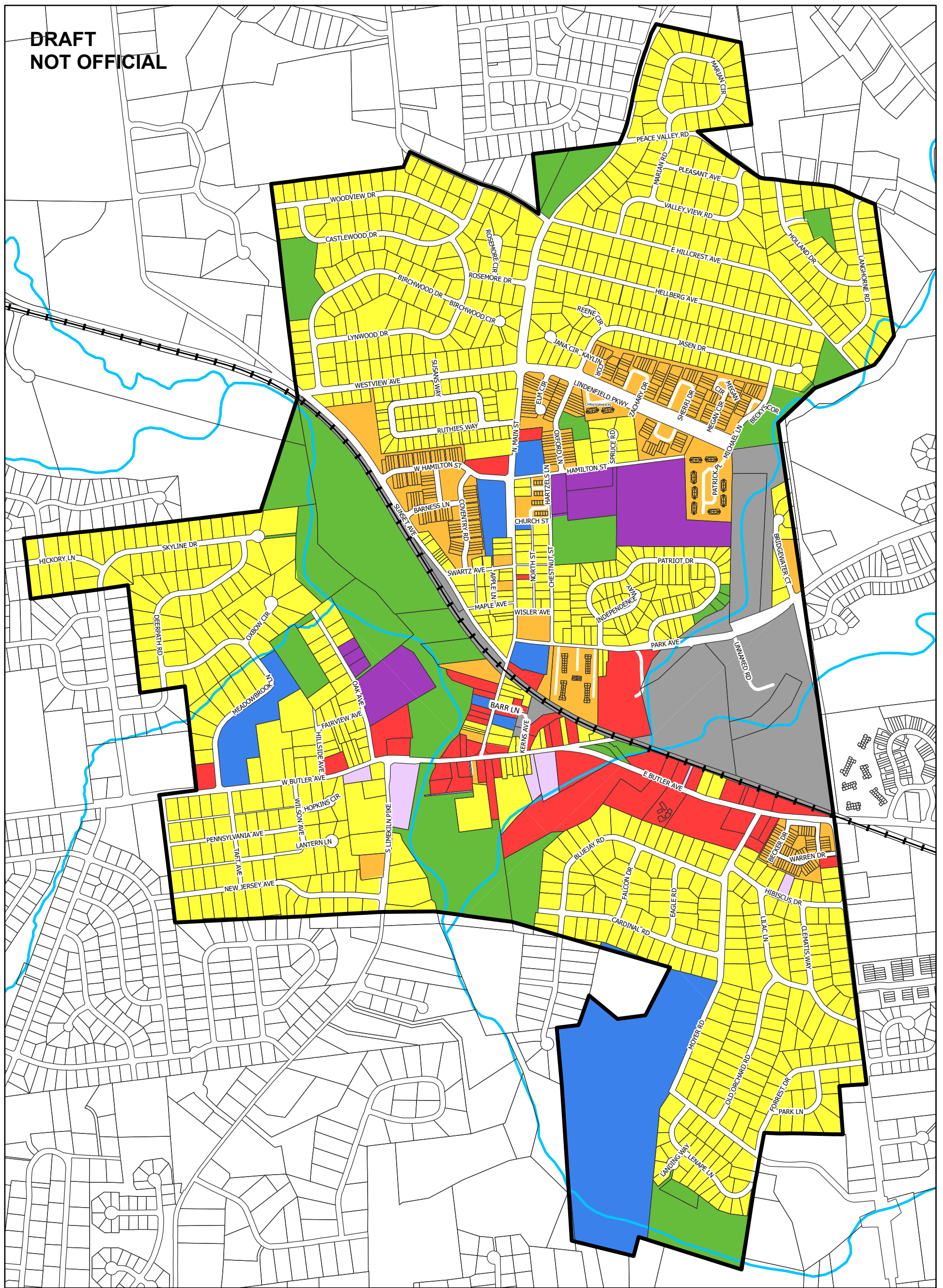
- BC Borough Commercial
 - CC Corridor Commercial
 - LI Light Industrial
 - OS/P Open Space/Parkland
 - R-1 Suburban Residential District
 - R-2 Village Residential Development
 - R-3 Planned Residential Development
 - R-4 Small Lot Single Family Residential Development
 - VOC Village Office Commercial
- Overlay Districts:**
- HDC Historic District
 - BAG Butler Avenue Gateway

**Map 4.
Zoning**



Chalfont Borough
Comprehensive Plan Update

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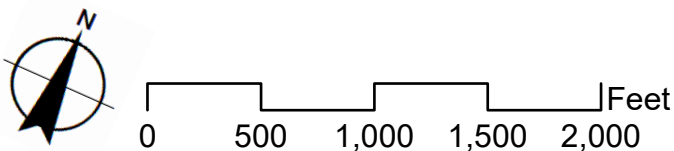
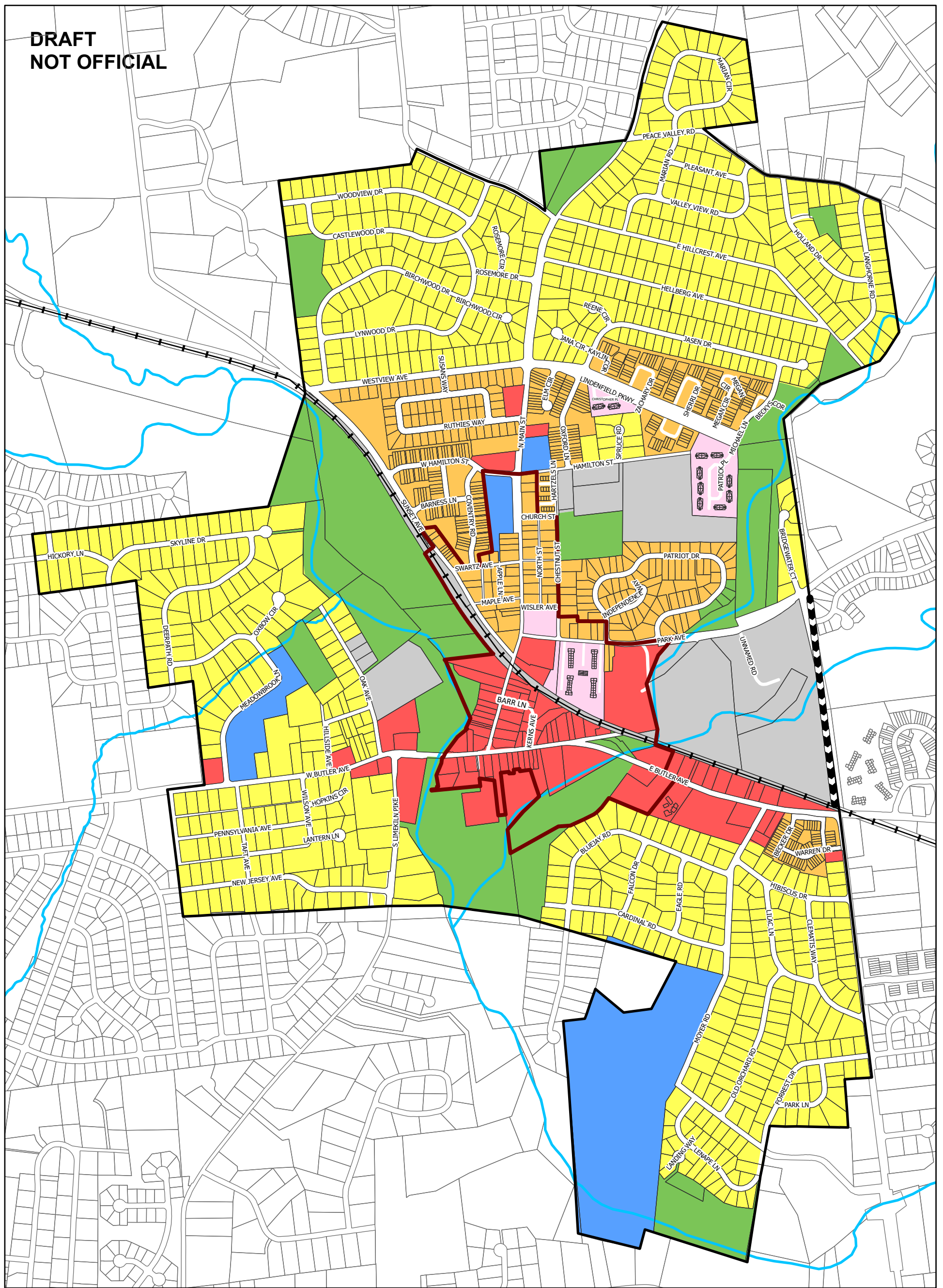
- Single Family Residential
- Multifamily Residential
- Commercial
- Government and Institutional
- Parks, Recreation and Protected Open Space
- Industrial
- Transportation and Utilities
- Vacant

**Map 5.
Existing Land Use**



Chalfont Borough
Comprehensive Plan Update

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- Low Density Residential
- Medium Density Residential
- High Density Residential
- Government/Institutional
- Commercial
- Parks, Recreation, and Open Space
- Industrial/Utility
- Bristol Road Extension
- Chalfont Borough Historic District

**Map 6.
Future Land Use**



Chalfont Borough
Comprehensive Plan Update

IMPLEMENTATION: ACTION PLAN

While many things change over time, some things remain the same. The Borough has continued to remain a vital community due in part to its unique character. In general, it has resisted most of the homogenization and strip mall development found in many communities and maintained its historic architecture.

It is important to maintain the Borough of Chalfont's uniqueness, and to do that, residents, businesses, and Borough government must work together and put the common interest of the Borough first. The Borough is comprised of long-time Borough residents, newcomers occupying new housing, business owners who live in the community, and business owners who do not.

Members of the community must work to attain the Principles defined in this Plan based on the context of the natural, physical and historic features, and traditions that make the Borough unique, and that cannot be replaced. In the resident survey and in other public participation activities undertaken in the course of preparing this Comprehensive Plan, residents have affirmed that such a sense of community is an important part of life in Chalfont.

PLAN IMPLEMENTATION AND TOP PRIORITIES

Successful implementation of this Plan requires that specific measures, actions, programs, and/or techniques be employed in a timely and cost-effective manner.

One of the biggest difficulties with implementing most Comprehensive Plans is in deciding where to begin. Once the Plan is completed, the many recommendations presented can be easy to ignore because the Plan is no longer on the minds of local officials and residents until it becomes time to develop a new Plan. New initiatives, which could make a real difference, are essentially wasted.

The following action plan is intended to serve as a tool for Borough officials, committees, and residents to use to ensure that the recommendations discussed in this plan are put into action to carry out the Comprehensive Plan's vision.

During the planning process, the Chalfont Borough Planning Commission, with help and input from Borough Council and Borough staff, agreed on eleven recommendations from the plan that are most critical to the Plan's success.

COMPREHENSIVE PLAN UPDATE

Priority Recommendations		
	Recommended Action	Record of Action
1.	Support completion of the Bristol Road Extension Project.	
2.	Fill in sidewalk gaps and connections.	
3.	Maintain natural resource protection standards in zoning ordinance and SALDO.	
4.	Encourage shared parking and managed access to parking facilities.	
5.	Maintain streets, sidewalks, and other infrastructure.	
6.	Establish a regular maintenance program for stormwater management facilities.	
7.	Amend zoning ordinance to require an impact study for the location of uses which may threaten groundwater.	
8.	Continue to coordinate actions of the Planning Commission with the Historical Architectural Review Board.	
9.	Investigate and implement methods of providing incentives for historic preservation to protect against the abandonment of buildings in need of an alternative use, including allowing additional uses that generate income for historic buildings.	
10.	Interconnect trails within the Borough and the surrounding area to ensure a fully connected trail system for Chalfont including those proposed in the Tri-Municipal Trails Plan.	
11.	Look into potential access easements along the Neshaminy Creek's north branch, west branch, and Pine Run tributaries.	

This Comprehensive Plan provides many other recommendations that should be considered as the Borough engages in the implementation process. The following charts include all recommendations from the Plan, organized by Principle. The 'Record of Action' column is to be used by the Borough to keep track of the recommended actions and their completion. These recommendations will provide the foundation of Chalfont Borough's future success.

Principle 1 Improve Mobility		
	Recommended Action	Record of Action
1.	Support completion of the Bristol Road Extension Project.	
2.	Consider traffic impacts of land use planning decisions.	
3.	Work on parking availability and pedestrian connections to the train station and Borough center by completing all gaps in the pedestrian system.	
4.	Preserve rights-of-way for trails and pedestrian use.	
5.	Encourage walking by requiring sidewalks or bike/hike paths as a part of all new developments.	
6.	Fill in sidewalk gaps and connections.	
7.	Develop policies regarding traffic calming with special consideration given to the development of a complete streets policy.	
8.	Use a context sensitive design approach when roadways and bridges in the Borough are being considered for reconstruction or replacement.	
9.	Implement recommendations from the <i>Butler Avenue Revitalization Strategies Study</i> as redevelopment occurs in the Borough.	

Principle 2 Conserve Natural Resources		
	Recommended Action	Record of Action
1.	Develop policy and regulations for forestation and afforestation.	
2.	Review tree list in subdivision and land development ordinance to ensure species are native and not prone to disease.	
3.	Discuss protection of Forest Park woods with the North Wales and North Penn Water Authorities.	
4.	Coordinate planning for the Neshaminy Creek and Pine Run Corridors with New Britain Township and New Britain Borough.	
5.	Maintain natural resource protection standards in zoning and subdivision and land development ordinances.	
6.	Enact riparian buffer requirements to protect stream banks and manage stormwater.	
7.	Consider amending the subdivision and land development ordinance to incorporate provisions encouraging the use of renewable energy systems and energy conserving building design, as authorized by the Municipalities Planning Code.	
8.	Promote the use of native plants as the preferred planting scheme for required landscaping.	
9.	Determine if an Environmental Advisory Council (EAC) would be useful in meeting Borough goals.	

COMPREHENSIVE PLAN UPDATE

Principle 3 Promote Business Vitality		
Recommended Action		Record of Action
1.	Follow the recommendations of the National Trust Main Street program.	
2.	Encourage shared parking and managed access to parking facilities.	
3.	Help to make local business successful by engaging them and understanding their needs.	
4.	Provide adequate signage for new municipal parking lot and existing parking.	

Principle 4 Promote Livability		
Recommended Action		Record of Action
1.	Evaluate needs for storage and building renovations.	
2.	Maintain streets, sidewalks, and other infrastructure.	
3.	Continue to coordinate capital improvements with utilities serving the Borough (PECO, Aqua PA, Chalfont-New Britain Joint Sewer Authority) to minimize cost and disruption.	
4.	Evaluate and implement energy source and saving alternatives for Borough offices, and Public Works operations.	
5.	Coordinate street closures and trenching with utility providers.	
6.	Examine ways to reduce fuel usage and minimize other costs.	
7.	Maintain communication and coordination with Regional Police department.	
8.	Offer assistance to Borough businesses and institutions to review their recycling and waste management programs.	
9.	Promote infiltration of stormwater to recharge groundwater.	
10.	Continue to enforce the recommendations of the <i>Neshaminy Creek Watershed Stormwater Management Plan</i> , as updated.	
11.	Continue to ensure compliance with the NPDES program and file program reports.	
12.	Explore the development of educational opportunities aimed at engaging the public around the importance of maintaining effective stormwater management practices, including the emerging use of Green Stormwater Infrastructure (GSI) practices.	
13.	Continue regular maintenance program for stormwater management facilities.	
14.	Amend zoning ordinance to prohibit high-risk uses which may impact wellheads from within a given a radius of wellheads, or require devices to mitigate spill risk.	
15.	Amend zoning ordinance to require an impact study for the location of uses which may threaten groundwater.	

16.	Promote efficient use of water resources through conservation, infiltration, minimizing additional withdrawals, and reuse.	
17.	Develop an Integrated Water Resource Plan in cooperation with New Britain Borough and New Britain Township in accordance with DRBC guidelines.	
18.	Coordinate efforts with Chalfont New Britain Township Joint Sewage Authority (CNBJSA) in upgrading and maintaining wastewater collection and treatment facilities to reduce costs and provide additional capacity.	
19.	Provide information about water conservation for property owners and promote use of water conservation measures to minimize wastewater treatment costs.	
20.	Coordinate the provision of telecommunications facilities which will provide for a desired level of service in Chalfont.	
21.	Maintain existing telecommunication regulations and revise zoning standards to address emerging technologies as needed.	
22.	Coordinate activities, such as sharing trenches, with utility providers.	

Principle 5 Provide Parks and Recreation		
Recommended Action		Record of Action
1.	Provide trails to link with those proposed in the Tri-Municipal Trails Plan.	
2.	Look into potential access easements along Neshaminy Creek’s north branch, west branch, and Pine Run tributaries.	
3.	Interconnect trails within the Borough and the surrounding area to ensure a fully connected trail system for Chalfont.	
4.	Review the <i>Chalfont Borough Open Space Plan (1999)</i> and determine if goals and objectives of the plan are still relevant to the Borough.	

Principle 6 Protect the Historic Core		
Recommended Action		Record of Action
1.	Develop a historic preservation plan for the entire Borough, which provides a background on historic resources and establishes effective methods to preserve historically significant features.	
2.	Continue to coordinate actions of the Planning Commission and Historical Architectural Review Board (HARB).	
3.	Update the historic resource survey and identify areas to be included in the historic district regulated by HARB and identify individual buildings outside the district for protection.	
4.	Investigate and implement methods of providing incentives for historic preservation to protect against the abandonment of large buildings in need of an alternative use.	
5.	Promote community involvement in the Borough, emphasizing preservation and cultural heritage.	
6.	Review the Borough zoning ordinance to determine if the dimensional standards are compatible with the existing built environment and consider allowing additional uses that generate income for historic buildings.	
7.	Amend the Historic District Ordinance to allow the HARB to be involved in the subdivision and land development process.	

Principle 7 Promote Smart Growth		
Recommended Action		Record of Action
1.	Provide incentives for adaptive reuse of existing buildings, such as a reduction in fees.	
2.	Maintain residential amenities, including but not limited to open space, street trees, and sidewalks.	
3.	Encourage village-scale retail to provide shopping opportunities within the Borough.	
4.	Provide pedestrian and bicycle access from neighborhoods to activity centers in the Borough.	
5.	Encourage innovative site design by adopting flexible building standards.	
6.	Allow for the conversion of large residences into apartments in a manner sensitive to adjoining land uses.	
7.	Cooperate with federal, state, and county agencies in the provision of adequate housing opportunities for ranges of housing types.	
8.	Retain the existing character in the Low-Density Residential areas by maintaining the high quality of service and infrastructure by continued code enforcement and street maintenance.	

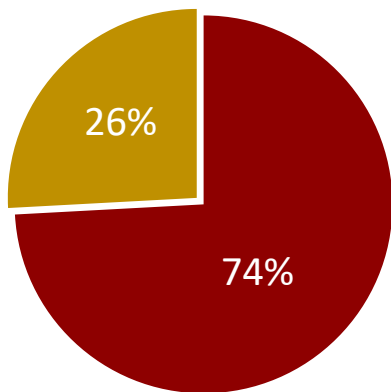
9.	Consider preserving parcels 7-5-37, 7-5-6 and 7-5-8-2 as open space by easement.	
10.	Encourage appropriate infill development that conforms with the character of the Medium Density Residential area.	
11.	Maintain and enhance the character of existing residential areas by continued code enforcement, street maintenance, and construction of the pedestrian bridge across the north branch of Neshaminy Creek.	
12.	Encourage the retention of existing commercial uses and the development of the existing vacant parcels with an appropriate mix of commercial and residential uses.	
13.	Establish guidelines for enhancing the character and vitality of the center of the Borough so that it effectively serves the residents of the Borough and community as a whole.	
14.	Appropriate uses should be considered for the former church site at 14 Park Avenue.	
15.	Encourage the location and retention of industrial uses in areas where the nucleus of industry already exists. Ensure that the impacts of industrial and utility land uses upon residential neighborhoods are minimized.	
16.	Ensure that provisions of the zoning and subdivision and land development ordinance are consistent with the Comprehensive Plan.	
17.	Place Comprehensive Plan on Borough website and in Borough Hall.	
18.	Conduct an annual meeting with leaders of Borough Council, commissions, boards, and authorities to review the goals and objectives included in the Comprehensive Plan, discuss accomplishments of the previous year, and assign new program tasks to the appropriate commissions/boards.	

APPENDIX A

SURVEY RESULTS

Chalfont Borough 2024 Comprehensive Plan Resident Survey Results

The resident survey was available to the public for **31** days in October 2022
and was taken by **263** Participants

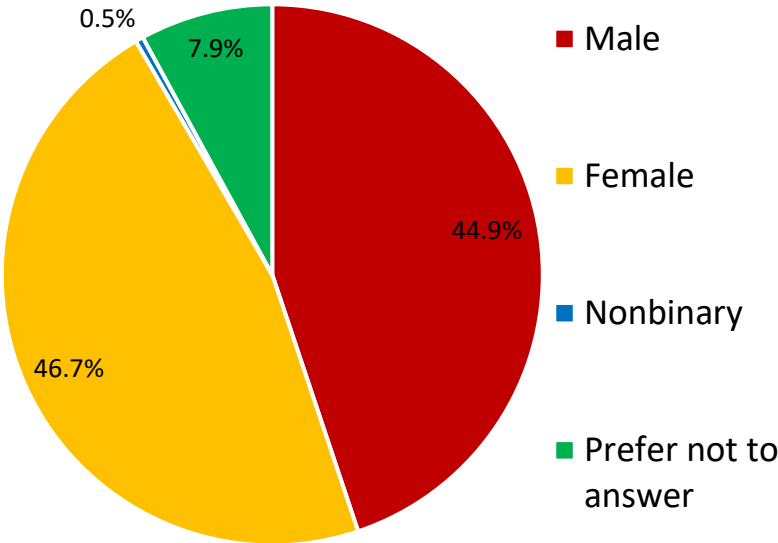


3/4 Participants used mobile devices to complete the survey

■ Mobile Device ■ Website Browser

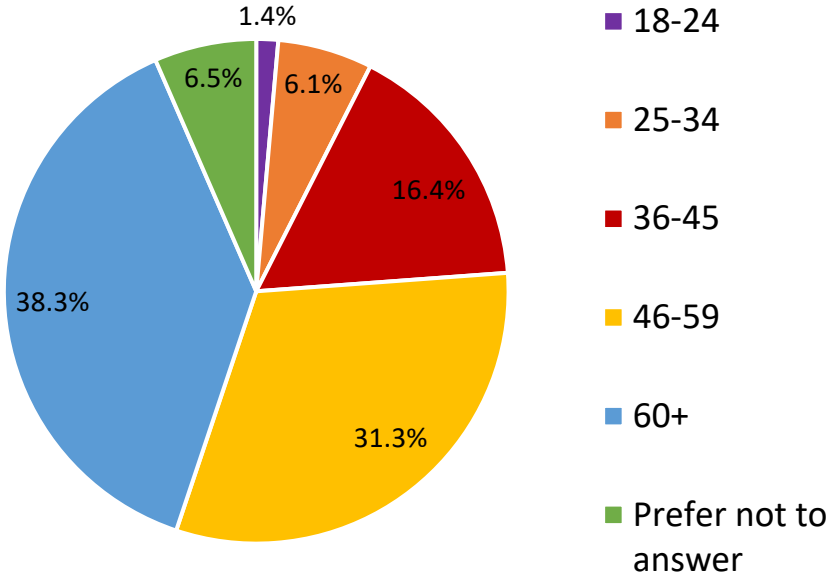
Who took the survey?

Gender



Approximately **47%** of respondents were female

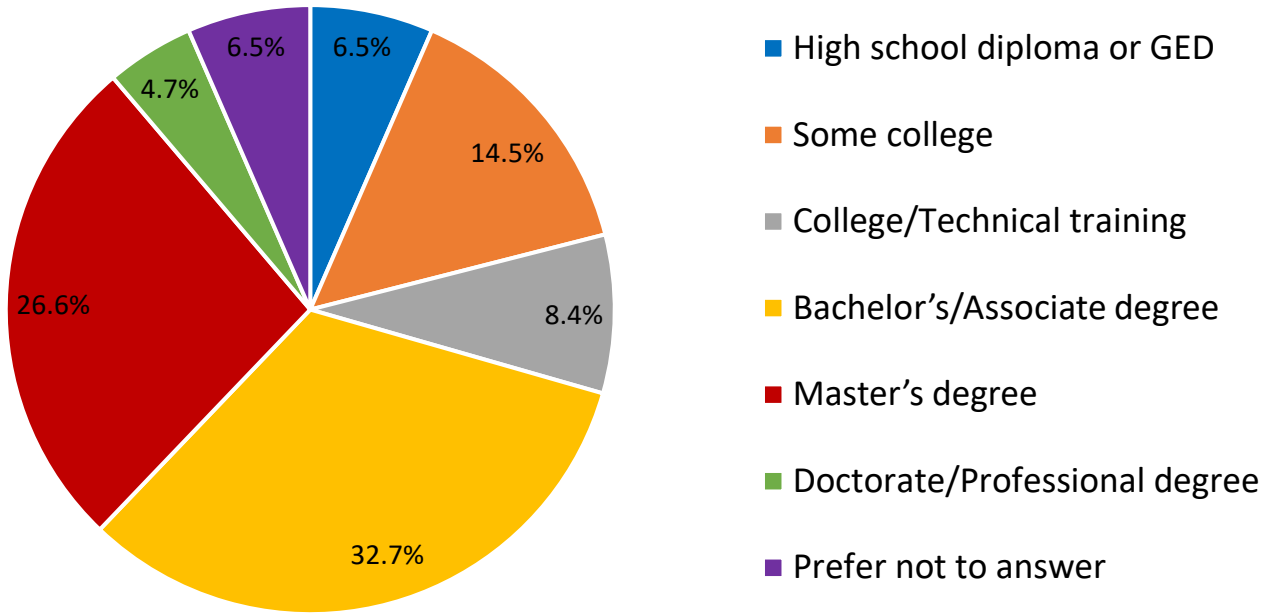
Age



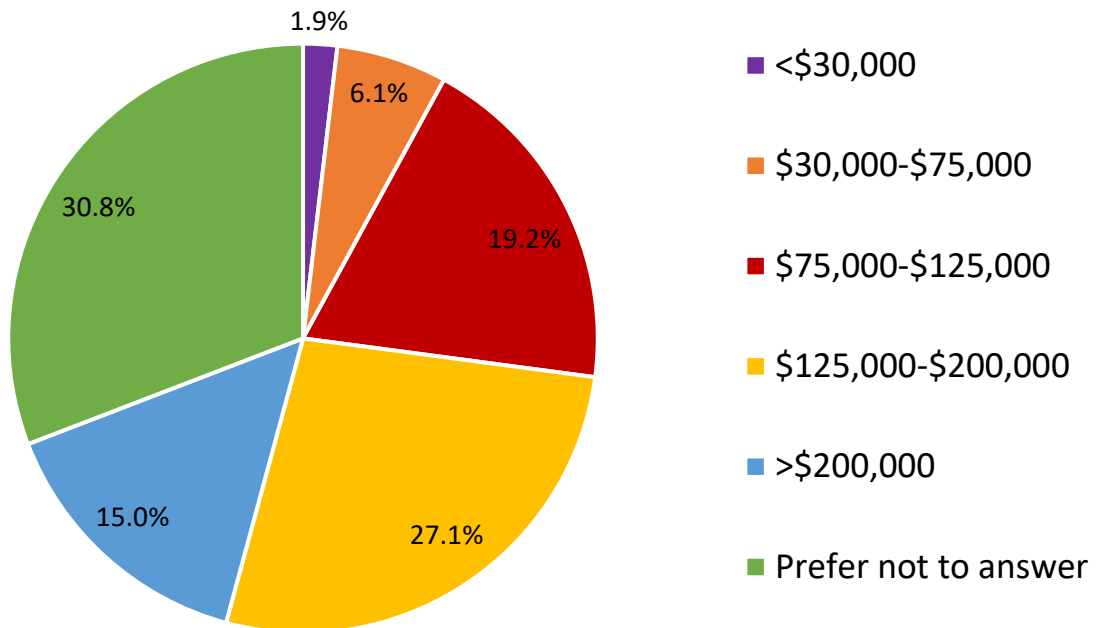
Ages varied among respondents, but **more than half** of the respondents were over **45 years old**

Who took the survey?

Education Level

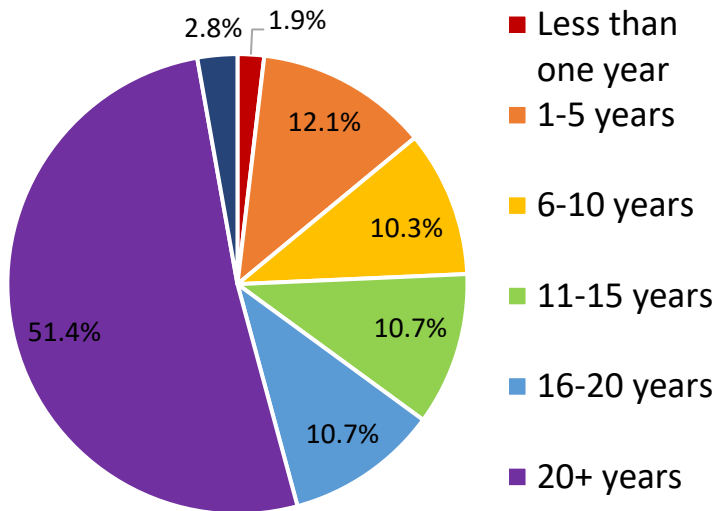


Household Income



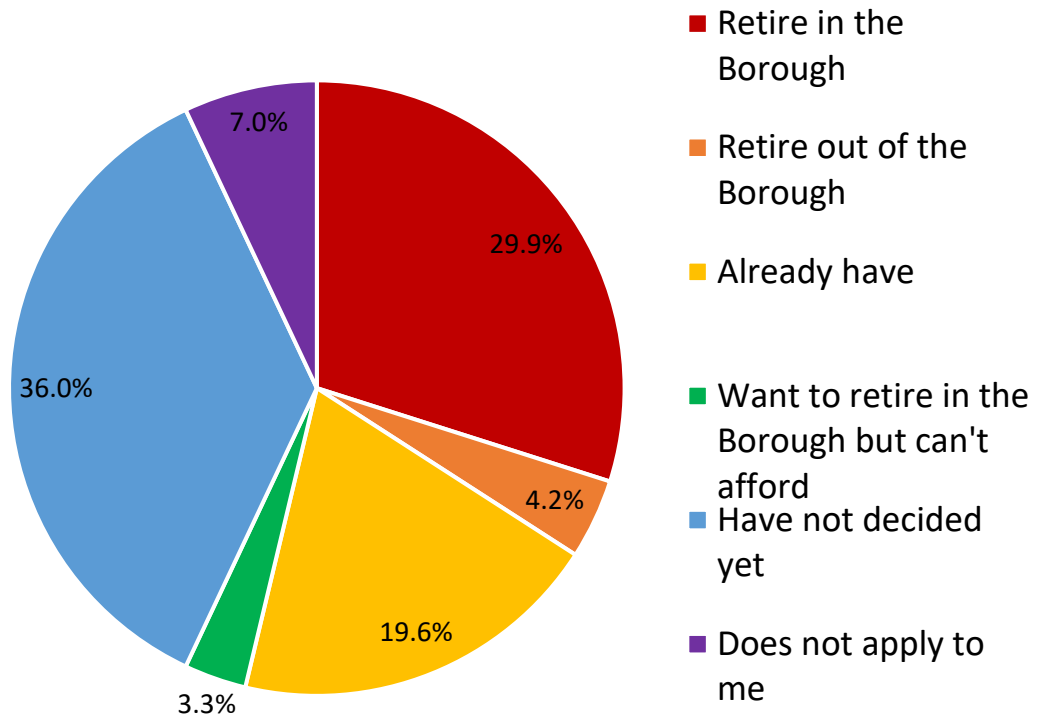
We asked how long respondents have lived in the Borough, and if they plan to retire in Chalfont

Length of time in Chalfont



More than half of the respondents have lived in Chalfont for over **20 years**

Plans for Retirement

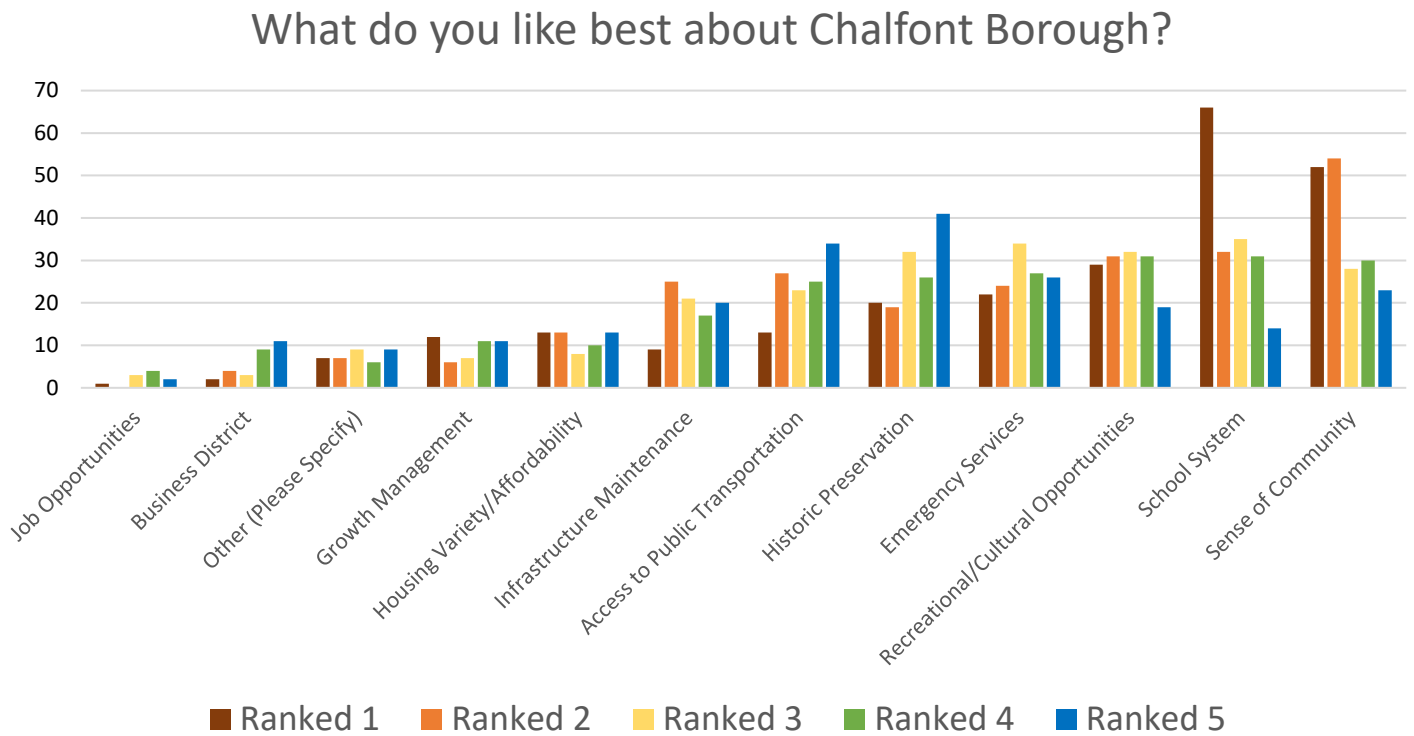


Approximately half of the respondents already have, or plan to, retire in Chalfont

We asked respondents what they like best about Chalfont Borough.

In order to get this information, we provided a list of 12 different categories, and asked them to rank their Top 5 favorite aspects of the Borough.

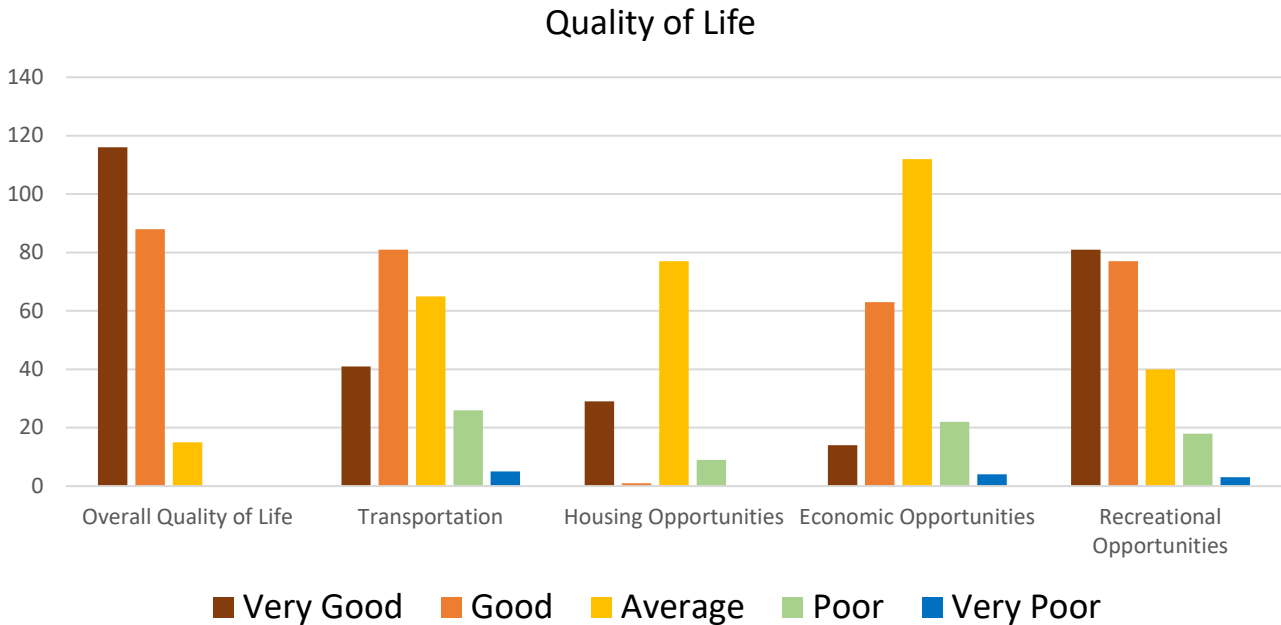
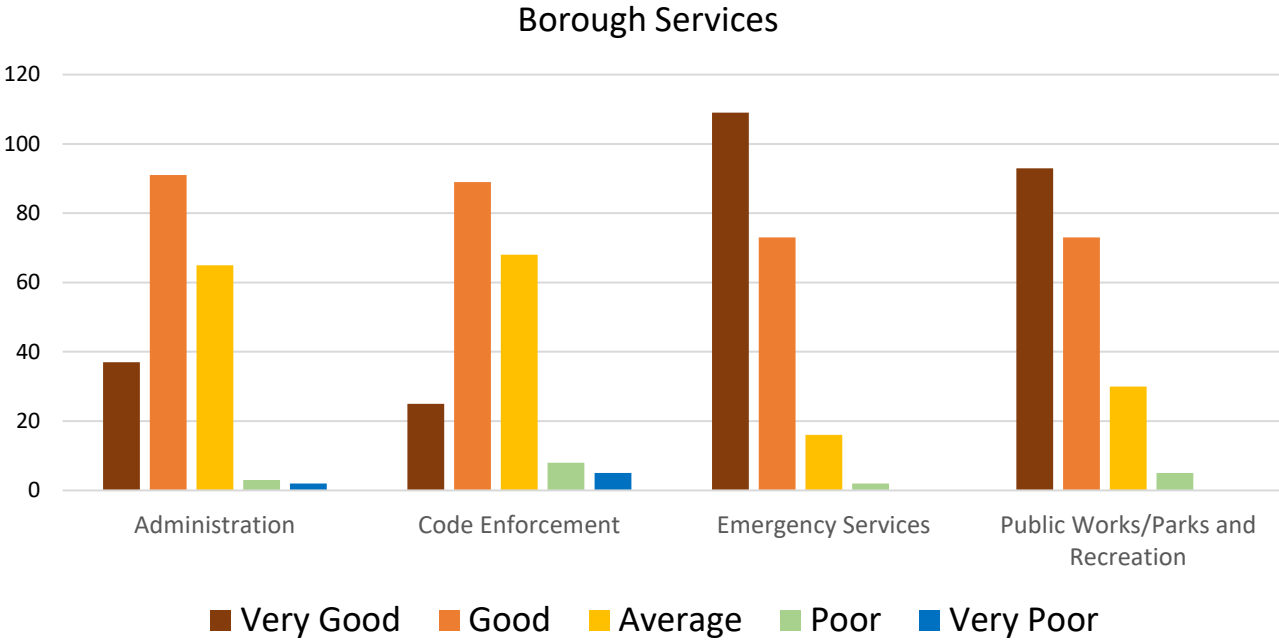
The following chart shows how each category was ranked:



Chalfont's **School System**, **Sense of Community**, and **Recreational/Cultural Opportunities** were the categories that most respondents ranked as the best thing about the Borough.

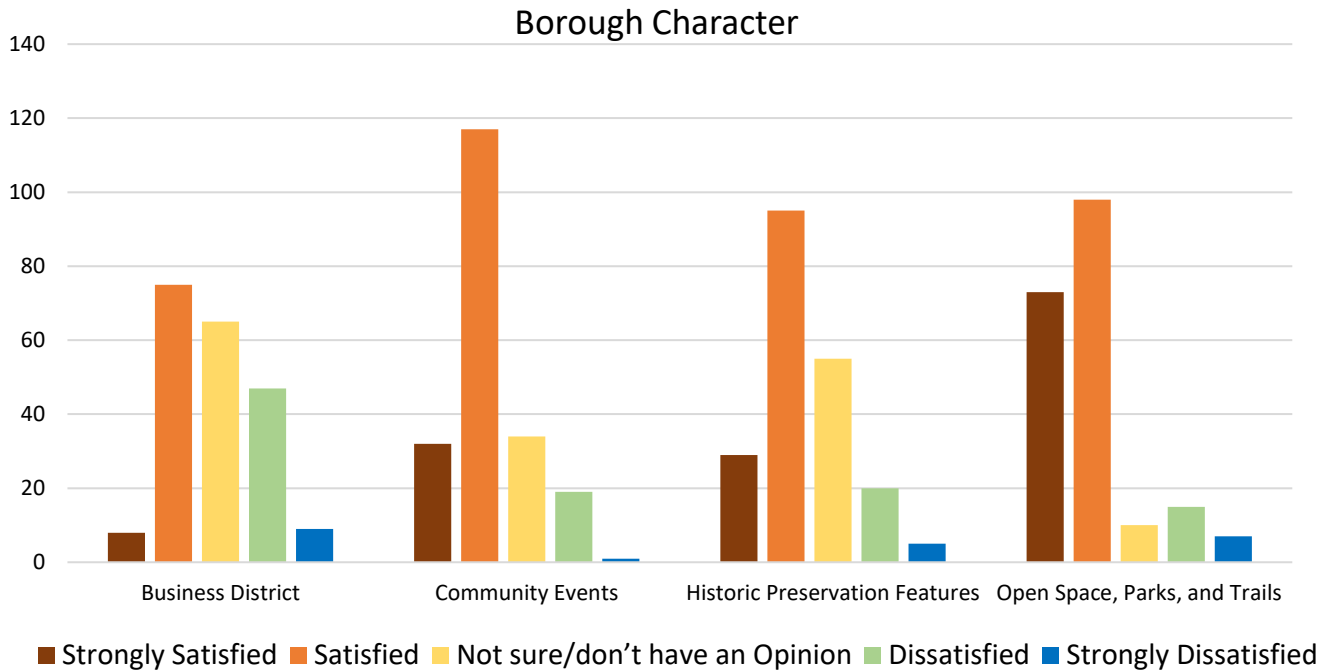
We asked respondents to determine the quality of Borough Services and the overall Quality of Life in the Borough

The following charts show how respondents answered:



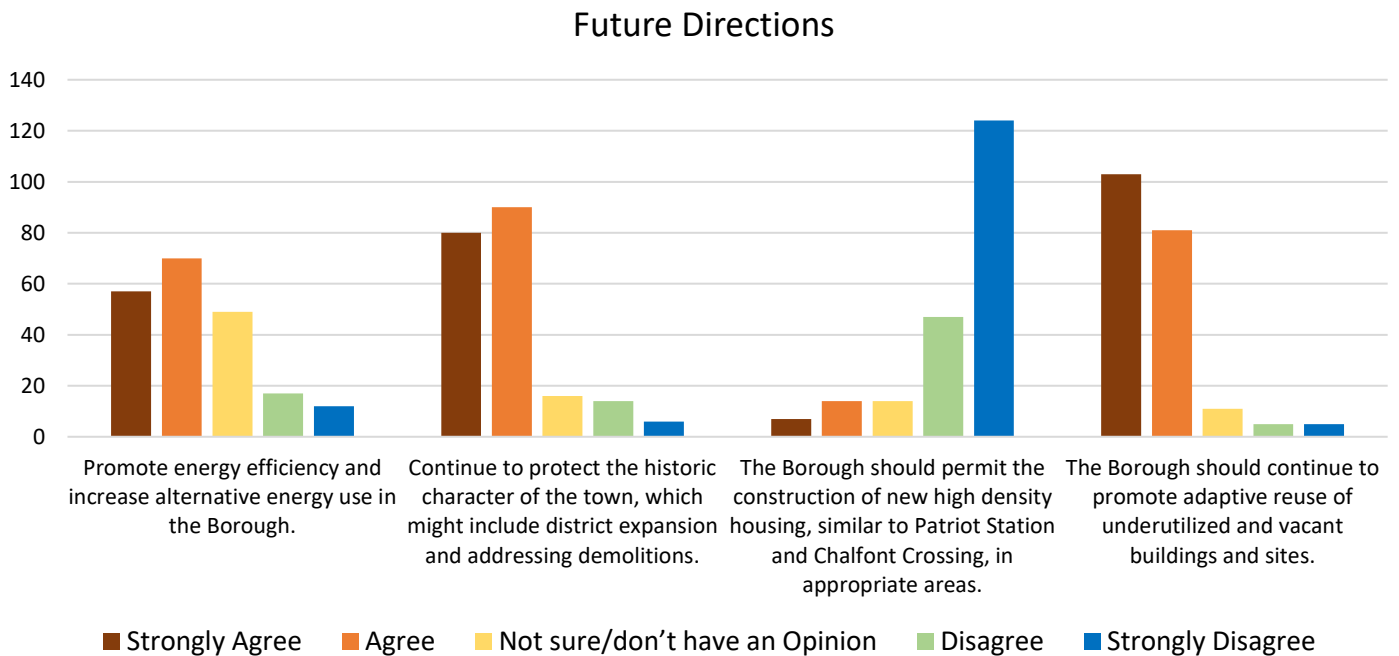
We asked respondents how satisfied they are with various aspects of life in Chalfont that make up the Borough's character.

Respondents were asked to determine if they were satisfied or dissatisfied with the following:



We provided respondents with four potential future directions for the Borough and asked them to choose if they agree or disagree with each.

The following shows respondents' responses to future directions in the Borough regarding energy efficiency, historic preservation, construction of high-density housing, and adaptive reuse of sites:



Overall, respondents tended to agree that the Borough should promote energy efficiency, protect the historic character of the town, and promote adaptive reuse of vacant buildings and sites.

Most respondents strongly disagreed with the Borough permitting the construction of new high-density housing in the future.

Chalfont Borough 2024 Comprehensive Plan Business Survey Results - Summarized

Chalfont Borough surveyed business owners to find out what issues are most important to them.

Business owners were asked to name the most important **challenges facing their business** and the most popular answers were **attracting new customers, traffic congestion, increasing expenses associated with doing business, and lack of parking.**

Business owners were asked to list issues of importance to them in **improving their ability to operate** successfully in Chalfont and the most popular responses were **improving traffic flow and traffic calming, beautify the Borough with street-plantings, marketing coordination, and parking.**

Business owners were asked how they would **allocate spending on physical improvements** and the most popular responses were **roads and traffic, streetlights borough-wide, and parking.**

Overall business owners felt the current climate for doing business in Chalfont was **mostly positive.**

APPENDIX B

SUSTAINABILITY TECHNIQUES

APPENDIX B

SUSTAINABILITY TECHNIQUES

Sustainability planning is broad in nature and encompasses not only natural resources planning but also focuses on energy production and use, food production, building techniques and landscaping, economic development, transportation, and hazard mitigation.

The Borough envisions a healthy, thriving community powered by affordable, community-based and 100% clean, renewable sources of energy.

The Borough should make certain that it develops policy and adopts ordinances to promote sustainable practices but to also regulate some of the new methods and technologies emerging. Expanding the use of clean, renewable energy sources, such as solar power generated by solar panels, reduces greenhouse gas emissions, reduces air pollution, and promotes community resilience to extreme weather events. Prior planning efforts have effectively promoted the use of energy conservation. As we look toward the future for our community, this plan update moves to the next step: promoting renewable energy.

The Borough may also encourage households and businesses to act more sustainably by providing information and serving as a model. Looking at new or different ways to do things provides a way to conserve resources and save money, thereby lessening our impact on the earth.

Communities in Bucks County have been establishing policies to conserve energy, reduce greenhouse gases and carbon emissions, and manage development to create “greener” communities.

The Borough may consider several actions that work toward establishing a green community. These include: the development area concept; accommodating non-vehicle forms of transportation; protection of tree cover; production of food locally; recycling; promotion of EV charging stations; and smart transportation planning.

With respect to recycling, plastic and Styrofoam take hundreds to thousands of years to decompose and can cause significant damage to the health of wildlife and waterways, near and far. Dedicated measures to mitigate the environmental impacts of these materials are warranted.

Other steps that can be taken are authorized by the Municipalities Planning Code and include subdivision ordinance requirements to encourage energy efficiency and zoning ordinance

standards to protect solar access. The Borough may also encourage households and businesses to act more sustainably by providing information and serving as a model.

The Borough has and continues to take action in regards to sustainability. Since the last Comprehensive Plan, the Borough has done the following:

- Updated the Borough streetlights to more efficient LED bulbs.
- Updated the lighting in the Borough's Administration building and Public Works building from fluorescent to LED bulbs.
- Stormwater upgrades in various locations within the Borough.
- Partners with New Britain Township to provide a shredding and Electronics Recycling event each year for residents.
- Adopted the 2021 Bucks County Hazard Mitigation Plan and was an active member of the countywide Hazard Mitigation Planning process.

There are many local and national resources available for Borough administration and residents to continue enhancing their efforts in becoming a more sustainable community. Below are some local resources available to Borough residents to learn about sustainability and get involved with local sustainability efforts:

www.buckscounty.gov/sustainability - The Bucks County website has information and resources for both municipalities and residents regarding sustainability.

<https://greenbuildingunited.org/> - Green Building United is an organization that seeks a sustainable, healthy, and resilient built environment for all by fostering transformative impacts in our communities through green building education and advocacy.

<https://beecityusa.org/> - Bee City USA is an organization that works to galvanize communities to sustain pollinators, in particular the more than 3,600 species of native bees in this country, by increasing the abundance of native plants, providing nest sites, and reducing the use of pesticides. Bee City USA and Bee Campus USA are initiatives of the Xerces Society for Invertebrate Conservation.

<https://www.arborday.org/programs/treecityusa/> - The Arbor Day Foundation created the Tree City USA program to provide communities with a four-step framework to maintain and grow their tree cover. It also gives them an avenue to celebrate their work, showing residents, visitors, and the entire country that they're committed to the mission of environmental change.

<https://betterbuildingsolutioncenter.energy.gov/financing-navigator/option/cpace> - CPACE stands for Commercial Property Assessed Clean Energy. This is a financial loan tool which grants low-interest loans for energy efficiency and resiliency upgrades to commercial, industrial, agricultural, and residential properties that are five or more units.



ESTIMATE

Monday, February 5, 2024

Redi-Rock of SE Pennsylvania

451 E. Reliance Rd, Telford, PA 18969
 Cell: (215) 778-7347, Office: (215) 723-9801
 Email: redirocksales@jdm-inc.com

Public Works Shop Project Estimate

Bill To: New Britain Business
 Address: 207 Park Ave.
 Address: CHALFONT, PA, 18914
 Fax:

Ship To: 615 N Limekiln Pike, Chalfont, PA, 18914
 Contact: Ryan Cressman
 Telephone: (215) 822-3698
 Cellular:

Product	Texture	Color	Highlights	Weight (lbs.)	Qty.	Total
Bottom 28"	Limestone	Natural		1743	23	
Cap (2 Sided)	Limestone	Natural		632	27	
Cap (3 Sided)	Limestone	Natural		648	2	
Cap 1/2 (3 Sided)	Limestone	Natural		323	2	
F.S. Bottom	Limestone	Natural		1523	5	
F.S. Corner Middle 90 Degree	Limestone	Natural		1330	4	
F.S. Corner Top	Limestone	Natural		1344	4	
F.S. Corner Top 1/2	Limestone	Natural		644	1	
F.S. Top	Limestone	Natural		1374	27	
Middle 28"	Limestone	Natural		1613	28	
TOTAL MATERIALS:					123	\$15,884.00

Note: *Estimate for budgetary purposes only. Contractor is responsible for unloading the trailer on site. Contractor is responsible for all shop drawings, if needed. Delivery is charged at the rate of \$140.00 per hour PLUS any applicable tolls. Time is calculated portal to portal. Trucking rate and Redi-Rock pricing is valid for 30 days.

Valid payment options are an account or credit card

Please note if paying with a credit card you will be charged a 3.5% convenience fee

Material Cost:	\$15,884.00	Terms:
No. of Deliveries:	4	T.B.D.
Rate per Hour:	\$140.00	
Estimated Hours Per Delivery:	1	
Estimated Total Delivery Cost:	\$560.00	
Color Charge:	\$0.00	
Tolls Per Load:	\$0.00	
Sub Total:	\$16,444.00	
Exempt 0.000%	\$0.00	
Estimated Project Total:	\$16,444.00	
Required Deposit: 0%	\$0.00	

Thank you for the opportunity to estimate your retaining wall needs. I look forward to fulfilling this order. If you have any questions, feel free to contact me directly.

Thank you,

Craig Herrmann
 Sale Representative
 Cell: (215) 778-7347
 Office: (215) 723-9801

**Bucks Consortium Road Materials Bid
February 23, 2024 Materials Bid Opening**

Material	Unit	Quantity	Asphalt Maintenance Solutions LLC		Eureka Sone Quarry, Inc		M&W Precast & Construction Supply		Miller Materials		Plumstead Materials	
			Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered
Screening/Quary Grit	tons	3,085	\$ -	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.00	\$ -
1/4" Stone Chips (AS1)	tons	2,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B-3/4" Stone	tons	2,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B-3/8" Stone	tons	750	\$ -	\$ -	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B-1/2" Stone	tons	650	\$ -	\$ -	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.95	\$ -
No.2 3/4" Stone	tons	5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 2B 3/4" Stone	tons	7,470	\$ -	\$ -	\$ 22.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21.75	\$ -
No. 3A 1 1/2" Stone	tons	1,800	\$ -	\$ -	\$ 23.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 4 Ballast Stone	tons	3,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22.45	\$ -
No. 5 Stone/Anti-Skid	tons	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 6S Stone/Anti-Skid (AS2 or AS4)	tons	50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 2A stone Mix	tons	14,095	\$ -	\$ -	\$ 14.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.00	\$ -
3/4" stone mix	tons	2,190	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5-8" mix gabion stone	tons	1,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rip-Rap mixed stone	tons	2,285	\$ -	\$ -	\$ 21.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R-4 Stone	tons	2,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22.00	\$ -
R-5 Stone	tons	320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25.45	\$ -
R-6 Stone	tons	200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	\$ -
R-7/R-8 Stone	tons	200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38.00	\$ -
ID2 1/4" asphalt (Top)	tons	200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ID-2 3/4" asphalt (Base)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FB3 Blacktop (Base)	tons	700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BCBC Blacktop (Base)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ID-3 Airport Mix	tons	700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PSP Cold Patch Mix	tons	1,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sup. Pave 9.5 mm Wearing	tons	27,475	\$ -	\$ -	\$ 61.74	\$ -	\$ -	\$ -	\$ 62.65	\$ -	\$ -	\$ -
Sup. Pave 12.5 mm Wearing	tons	2,500	\$ -	\$ -	\$ 66.74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sup. Pave 19.0 mm Wearing	tons	2,355	\$ -	\$ -	\$ 55.93	\$ -	\$ -	\$ -	\$ 56.84	\$ -	\$ -	\$ -
Sup. Pave 19.0 mm Binder	tons	5,530	\$ -	\$ -	\$ 55.93	\$ -	\$ -	\$ -	\$ 56.84	\$ -	\$ -	\$ -
Sup. Pave 25.0 mm Binder	tons	1,450	\$ -	\$ -	\$ 50.93	\$ -	\$ -	\$ -	\$ 51.75	\$ -	\$ -	\$ -
Sup. Pave 25.0 mm Base	tons	2,400	\$ -	\$ -	\$ 50.93	\$ -	\$ -	\$ -	\$ 51.75	\$ -	\$ -	\$ -
Bar Sand	tons	36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AC-20 Asphalt Crack Sealer/AC-20/PG64-22	gallons/ 35 lbs. block	50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Koch 9005 Crack Sealer/Elastoflex 61	pounds/block	2,035	\$ 1.25	\$ 1.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Koch 9075-r Flex-a-fill/Elastoflex-650	pounds/block	2,000	\$ 1.15	\$ 1.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Screened Topsoil	tons	310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
486 Cold Patch mix w/fiber/Zero VOC Bulk Cold Patch	tons	2,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HEC-Concrete 3500 Mix	yards	2,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crafco Poliflex II Crack Seal/Elastoflex-650	pounds/block	18,000	\$ 0.85	\$ 0.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Detack	gallons	25	\$ 30.00	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tack Coat/CSS-1 Water Based Tack Coat	gallons	1,675	\$ 5.00	\$ 8.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QPR Cold Patch	tons	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crackmaster Rubberized Crack Sealer	pounds	7,000	\$ 0.85	\$ 0.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crackmaster 3405	lbs	4,000	\$ 0.85	\$ 0.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DSA (Driving Superior Aggregate)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Performance Patch	tons	80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C-top inlet top (RC34) w/o grate	inlet	30	\$ -	\$ -	\$ -	\$ -	\$ 297.00	\$ -	\$ -	\$ -	\$ -	\$ -
M-top inlet top (RC34) w/o grate	inlet	5	\$ -	\$ -	\$ -	\$ -	\$ 227.00	\$ -	\$ -	\$ -	\$ -	\$ -
C-top 6' inlet top (RC34) w/o grate	inlet	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
M-top 6' inlet top (RC34) w/o grate	inlet	5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2x6 bicycle safe grate	each	2	\$ -	\$ -	\$ -	\$ -	\$ 397.00	\$ -	\$ -	\$ -	\$ -	\$ -
2x4 bicycle safe grate	each	4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Epoxy Resin 4" long lines	linear feet	7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Waterbourne 4" long lines	linear feet	1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thermoplastic 24" White (Stop Bars/Crosswalks)	linear feet	200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thermoplastic Curve Arrows	each	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thermoplastic "Slow"	each	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Thermoplastic "AHEAD"	each	2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6" White Edgeline (Crosswalk Border)	linear feet	400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NOTE(S) ABOUT BIDS			SEE SCHEDULE OF PRICES FOR REMARKS FROM BIDDER		ALL HAULING RATES ATTACHED & SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER		SEE SCHEDULE OF PRICES FOR REMARKS FROM BIDDER		ALL HAULING RATES ATTACHED & SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER		ALL HAULING RATES ATTACHED & SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER	



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

March 19, 2024

Eureka Stone Quarry Inc
Attn: James D. Morrissey, Jr.
PO Box 249
Chalfont, PA 18914

RE: 2024-2025 Consortium Stone & Blacktop Material Bid

Dear Mr. Morrissey:

Please be advised that at the meeting of Monday, March 18, 2024, the New Britain Township Board of Supervisors conditionally awarded Eureka Stone Quarry, Inc, the 2024 – 2025 Blacktop and Stone Bid for materials in Exhibit A (attached). Please submit a Performance Bond in the amount of \$147,847.00, within twenty days of receipt of this letter to finalize and fulfill the requirements in the acceptance of your bid.

Enclosed with this letter you will find a copy of the executed contract for the bid. The bid bond submitted with your original quotation will be returned upon receipt of your performance bond.

Your contact with the Township for coordination of orders will be our **Public Works Superintendent, Ryan Cressman at #215-822-3698.**

Sincerely,

Ryan Cressman
Public Works Superintendent

CC: Alexandria Mullin, Executive Administration Assistant
Kristin Carpenter, Finance Director
John Granger, Interim Township Manager



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Bucks County, Pennsylvania

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William B. Jones, III
Stephanie Shortall
Bridget Kunakorn

March 19, 2024

Plumstead/Chalfont Quarry Division of Naceville Materials
Attn: Joe McGinnis
350 S. Main Street
Doylestown, PA 18901

RE: 2024-2025 Consortium Stone & Blacktop Material Bid

Dear Mr. McGinnis:

Please be advised that at the meeting of Monday, March 18, 2024, the New Britain Township Board of Supervisors conditionally awarded Chalfont Quarry Division of Naceville Materials, the 2024 – 2025 Blacktop and Stone Bid for materials in Exhibit A (attached). Please submit a Performance Bond in the amount of \$57,985.00, within twenty days of receipt of this letter to finalize and fulfill the requirements in the acceptance of your bid.

Enclosed with this letter you will find a copy of the executed contract for the bid. The bid bond submitted with your original quotation will be returned upon receipt of your performance bond.

Your contact with the Township for coordination of orders will be our **Public Works Superintendent, Ryan Cressman at #215-822-3698.**

Sincerely,

Ryan Cressman

Public Works Superintendent

CC: Alexandria Mullin, Executive Administrative Assistant
Kristin Carpenter, Finance Director
John Granger, Interim Township Manager



New Britain Township

Public Works

Departmental Report

Year: 2024

Month: February

Drainage: 342 Hrs.

- Public Works checked drainage (pipes, inlets, and culverts) on several occasions after heavy rainfalls.
- Re-graded ditch lines on Keller Rd., Chapman Rd., and Creek Rd.
- Re-set a concrete pipe on New Galena Rd. that was separated and created a sinkhole.
- Installed a 2'x2' inlet box and 120' of pipe in Marshall Circle to eliminate a drainage issue and hazardous conditions in the winter months.

Road Maintenance: 80 Hrs.

- Public Works cold patched Township roadways as needed. We continue to experience road issues (potholes) due to rainfall and freezing/ thawing temperatures.

Snow/ Ice: 192.5 Hrs.

- Public works dealt with 2 winter weather events in February. Both storms were relatively minor but required salting and plowing to clear roadways.
- Public works used approximately 350 Tons of Salt for the month of February.

Township Property Maintenance: 36 Hrs.

- Cleaned up PW facility: hauled ditching's to Edison Quarry and hauled waste tires to Emanuel Tire in Conshohocken.

Equipment Maintenance: 212 Hrs.

- All vehicles and equipment are cleaned, serviced, and inspected as needed.
- All Trucks and equipment used for snow removal operations were cleaned and repaired as needed.
- All Park & Recreation equipment were serviced before the start of 2024 spring/summer seasons.

Other: 27 Hrs.

- Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.
- Public Works chipped Christmas Trees at the drop-off locations (North and West Branch Parks).



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2024

MONTH: February

Township Property Maintenance:

The Parks and Recreation Department performed 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, along with biweekly inspections of the Greenway Trail behind the Coleman property.

The Parks and Recreation Department has begun necessary preparations for the North Branch Park walking trail prior to its scheduled upgrade this year. Cracks that are too large to be filled properly with rubberized crack sealers were marked, and saw cut, all debris was removed, all existing stone was compacted, and the area was refilled with concrete.



Saw cut around entire crack Debris Removed and Stone Compacted Filled with Concrete

The above pictures are an example of just one of twenty-seven cracks that have been prepped and repaired in this manner, these will then be sealed along with all other cracks on the trail prior to being repaved. This does not include areas that are problematic due to tree roots.



New Britain Township

Parks & Recreation

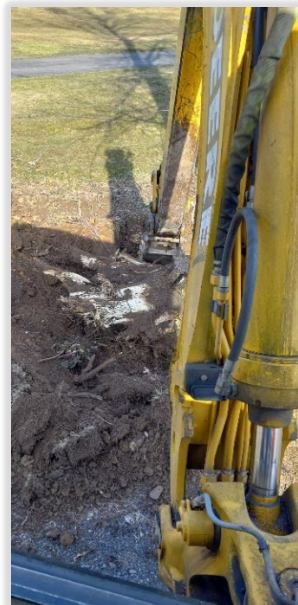
The Pnr Department removed several dead stumps along with excessive sticker bush over growth in the section of North Branch where the end of the drive meets the lower end of the walking trail just beyond the right outfield of baseball field # 4. This area will be leveled to a finish grade and grass seed will be added. The pictures below illustrate the process.



September of 2023



February 2024



Stump removal



Both above pictures are two different angles of the rough graded area



New Britain Township

Parks & Recreation

Special Projects / Other:

The month of February brought two separate snowstorms with it. The Parks and Recreation crew assisted Public Works with all snow removal and salting of township roadways as well as plow repairs, cleaning of trucks, and the cleaning of the Public Works garage area.

The Parks and Recreation Foreman / Coordinator is categorizing all administrative duties as other. This also includes the update of the Revenue and Expenses Statement.

Ballfield Maintenance:

The Parks and Recreation department used the leftover red stone from the baseball field #4 bleacher area from January and added it to the baseball field # 5 warning track and raked level.

Parks and Recreation Daily Hours:

Township Property Maintenance:	325	Hrs.
Ballfield Maintenance:	4	Hrs.
Other/ Special Projects:	88.5	Hrs.



New Britain Township

Planning & Zoning

February 2024 Monthly Report

Permits Issued	80 (Total)
Building	11
Electrical	15
Plumbing	8
Road Occupancy	2
Sign	1
Accessory Structure	0
Use & Occupancy	22
Well	0
Zoning	6
Fire	5
Mechanical	8
Accessibility	2
Inspections Conducted	144 (Total)
Building Inspection	108
United Electrical	8
Commercial Fire Inspections	0
Use & Occupancy	28
Fire Calls	14 (Total)
Chalfont	11 (Plus 1 w/Hilltown)
Doylestown	1 (Plus 1 w/Dublin)
Dublin	1
Hilltown	1 (No Report)
Zoning Hearing Board Applications Submitted	0



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>
2023-13538-B1	02/05/2024	4275 COUNTY LINE ROAD	Building	Commercial	Approved
2023-13539-B2	02/26/2024	108 HAINES COURT	Building		Approved
2024-13597-B1	02/28/2024	1100 HORIZON CIRCLE	Building	Commercial	Approved
2024-13599-B2	02/23/2024	101 CATHERINE COURT	Building	Residential	Approved
2024-13600-B2	02/23/2024	103 CATHERINE COURT	Building	Residential	Approved
2024-13612-B1	02/13/2024	513 AIRY AVENUE	Building	Residential	Approved
2024-13623-B1	02/13/2024	9 FARBER DRIVE	Building	Residential	Approved
2024-13634-B1	02/23/2024	218 HOLLY DRIVE	Building	Residential	Approved
2024-13645-B1	02/28/2024	149 KING ROAD	Building	Residential	Approved
2024-13649-B1	02/26/2024	15 BROOK LANE	Building	Residential	Approved
2024-13650-B1	02/26/2024	314 HAMLET DRIVE	Building	Residential	Approved
2023-12982-E3	02/05/2024	1500 MANOR DRIVE	Electrical	Commercial	Approved
2023-13538-E2	02/05/2024	4275 COUNTY LINE ROAD	Electrical	Commercial	Approved
2024-13597-E2	02/28/2024	1100 HORIZON CIRCLE	Electrical	Commercial	Approved
2024-13599-E3	02/23/2024	101 CATHERINE COURT	Electrical	Residential	Approved
2024-13600-E3	02/23/2024	103 CATHERINE COURT	Electrical	Residential	Approved
2024-13623-E2	02/13/2024	9 FARBER DRIVE	Electrical	Residential	Approved
2024-13631-E1	02/22/2024	1 HIGHPOINT DRIVE	Electrical	Commercial	Approved
2024-13634-E2	02/23/2024	218 HOLLY DRIVE	Electrical	Residential	Approved
2024-13642-E1	02/23/2024	301 DOROTHY LANE	Electrical	Residential	Approved
2024-13643-E1	02/22/2024	308 DOROTHY LANE	Electrical	Residential	Approved



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2024-13646-E1	02/23/2024	124 DOLLY CIRCLE	Electrical	Residential	Approved
2024-13649-E2	02/26/2024	15 BROOK LANE	Electrical	Residential	Approved
2024-13650-E2	02/26/2024	314 HAMLET DRIVE	Electrical	Residential	Approved
2024-13652-E1	02/26/2024	513 WINDSOR COURT	Electrical	Residential	Approved
2024-13654-E1	02/26/2024	112 BRITTANY DRIVE	Electrical	Residential	Approved
2023-13538-P3	02/05/2024	4275 COUNTY LINE ROAD	Plumbing	Commercial	Approved
2024-13597-P4	02/28/2024	1100 HORIZON CIRCLE	Plumbing	Commercial	Approved
2024-13599-P5	02/23/2024	101 CATHERINE COURT	Plumbing	Residential	Approved
2024-13600-P5	02/23/2024	103 CATHERINE COURT	Plumbing	Residential	Approved
2024-13612-P2	02/13/2024	513 AIRY AVENUE	Plumbing	Residential	Approved
2024-13623-P3	02/13/2024	9 FARBER DRIVE	Plumbing	Residential	Approved
2024-13626-P1	02/13/2024	238 FOREST PARK DRIVE	Plumbing	Residential	Approved
2024-13649-P3	02/26/2024	15 BROOK LANE	Plumbing	Residential	Approved
2024-13627-RO1	02/14/2024	128 BRITTANY DRIVE	Road Occupancy	Commercial	Approved
2024-13630-RO1	02/22/2024	1737 UPPER STUMP ROAD	Road Occupancy	Residential	Approved
2024-13633-S1	02/23/2024	4275 COUNTY LINE ROAD	Sign	Commercial	Approved
2022-12729-UO1	02/26/2024	136 HAMPSHIRE DRIVE	Use & Occupancy	Residential	Closed
2023-13053-UO1	02/27/2024	120 PEGGY LANE	Use & Occupancy	Residential	Closed
2023-13318-UO7	02/02/2024	102 STEWART LANE	Use & Occupancy	Commercial	Closed
2024-13592-UO1	02/27/2024	208 VILLAGE WAY	Use & Occupancy	Residential	Closed
2024-13593-UO1	02/27/2024	206 VILLAGE WAY	Use & Occupancy	Residential	Closed



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2024-13601-UO1	02/01/2024	108 KELSO COURT	Use & Occupancy	Residential	Closed
2024-13606-UO1	02/06/2024	107 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13607-UO1	02/06/2024	802 ANTHEM WAY	Use & Occupancy	Residential	Approved
2024-13615-UO1	02/12/2024	214 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13616-UO1	02/12/2024	515 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13617-UO1	02/12/2024	713 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13618-UO1	02/12/2024	722 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13619-UO1	02/12/2024	815 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13620-UO1	02/12/2024	1124 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13622-UO1	02/20/2024	201 PEBBLE COURT	Use & Occupancy	Residential	Closed
2024-13625-UO1	02/28/2024	112 BRITTANY DRIVE	Use & Occupancy	Residential	Closed
2024-13628-UO1	02/28/2024	119 VILLAGE WAY	Use & Occupancy	Residential	Closed
2024-13635-UO1	02/12/2024	1211 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13636-UO1	02/27/2024	117 CIRCLE DRIVE	Use & Occupancy	Residential	Approved
2024-13638-UO1	02/26/2024	233 INVERNESS CIRCLE	Use & Occupancy	Residential	Closed
2024-13640-UO1	02/23/2024	228 VILLAGE WAY	Use & Occupancy	Residential	Closed
2024-13653-UO1	02/28/2024	108 PIPERS PLACE	Use & Occupancy	Residential	Approved
2024-13605-Z1	02/02/2024	4275 COUNTY LINE ROAD	Zoning		Approved
2024-13609-Z1	02/05/2024	377 TOWNSHIP LINE ROAD	Zoning		Approved
2024-13621-Z1	02/12/2024	281 SELLERSVILLE ROAD	Zoning	Residential	Approved
2024-13624-Z1	02/12/2024	186 NEW GALENA ROAD	Zoning	Commercial	Approved



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2024-13629-Z1	02/14/2024	207 PARK AVENUE	Zoning	Commercial	Approved
2024-13659-Z1	02/29/2024	24 CURLEY MILL ROAD	Zoning	Residential	Approved
2024-13597-F5	02/28/2024	1100 HORIZON CIRCLE	Fire	Commercial	Approved
2024-13597-F6	02/28/2024	1100 HORIZON CIRCLE	Fire	Commercial	Approved
2024-13599-F6	02/23/2024	101 CATHERINE COURT	Fire	Residential	Approved
2024-13600-F6	02/23/2024	103 CATHERINE COURT	Fire	Residential	Approved
2024-13650-F3	02/26/2024	314 HAMLET DRIVE	Fire	Residential	Approved
2024-13597-M3	02/28/2024	1100 HORIZON CIRCLE	Mechanical	Commercial	Approved
2024-13599-M4	02/23/2024	101 CATHERINE COURT	Mechanical	Residential	Approved
2024-13600-M4	02/23/2024	103 CATHERINE COURT	Mechanical	Residential	Approved
2024-13602-M1	02/06/2024	216 PUEBLO ROAD	Mechanical	Residential	Approved
2024-13632-M1	02/15/2024	108 CORNWALL DRIVE	Mechanical	Residential	Approved
2024-13644-M1	02/22/2024	101 DOLLY LANE	Mechanical	Residential	Approved
2024-13646-M2	02/23/2024	124 DOLLY CIRCLE	Mechanical	Residential	Approved
2024-13655-M1	02/26/2024	107 BRITTANY DRIVE	Mechanical	Residential	Approved
2023-13538-4	02/05/2024	4275 COUNTY LINE ROAD	Accessibility Permit	Commercial	Approved
2024-13597-7	02/28/2024	1100 HORIZON CIRCLE	Accessibility Permit	Commercial	Approved



Use & Occupancy Inspections Count 2024 FEBRUARY

<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>
2/5/2024	2024-13606-UO1	Residential	1	Initial	Final U & O	1:00 PM		107 ANTHEM WAY	1
2/1/2024	2024-13601-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	ANN ROCCHI	108 KELSO COURT	1
2/28/2024	2024-13653-UO1	Residential	1	Initial	Final U & O	10:30 AM	WILLIAM STEINHAUSER	108 PIPERS PLACE	1
2/7/2024	2024-13603-UO1	Residential	1	Initial	Final U & O	10:00 AM	RUSSELL & LARRAINE MYERS	109 NORTH LANE	1
2/20/2024	2024-13625-UO1	Residential	1	Initial	Final U & O	11:00 AM	GIANCARLO & KATHLEEN PUNIS	112 BRITTANY DRIVE	1
2/28/2024	2024-13625-UO1	Residential	2	Re-Inspection	Final U & O	11:00 AM	GIANCARLO & KATHLEEN PUNIS	112 BRITTANY DRIVE	1
2/12/2024	2024-13620-UO1	Residential	1	Initial	Final U & O	2:15 PM		1124 ANTHEM WAY	1
2/20/2024	2024-13636-UO1	Residential	1	Initial	Final U & O	10:30 AM	W. SCOTT & SUSAN CRYDER	117 CIRCLE DRIVE	1
2/27/2024	2024-13636-UO1	Residential	2	Re-Inspection	Final U & O		W. SCOTT & SUSAN CRYDER	117 CIRCLE DRIVE	1
2/20/2024	2024-13628-UO1	Residential	1	Initial	Final U & O	9:30 AM		119 VILLAGE WAY	1
2/28/2024	2024-13628-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM		119 VILLAGE WAY	1
2/27/2024	2023-13053-UO1	Residential	2	Initial	Final U & O	10:00 AM	JOHN & KATHLEEN NICKELS	120 PEGGY LANE	1
2/12/2024	2024-13635-UO1	Residential	1	Initial	Final U & O	2:15 PM		1211 ANTHEM WAY	1
2/26/2024	2022-12729-UO1	Residential	2	Re-Inspection	Final U & O	1:00 PM	DAVID M. & KIMBERLY BEHRIG	136 HAMPSHIRE DRIVE	1
2/20/2024	2024-13622-UO1	Residential	1	Initial	Final U & O	10:00 AM	NANCY BATCHO	201 PEBBLE COURT	1
2/27/2024	2024-13593-UO1	Residential	1	Initial	Final U & O	11:00 AM		206 VILLAGE WAY	1
2/27/2024	2024-13592-UO1	Residential	1	Initial	Final U & O	11:30 AM		208 VILLAGE WAY	1
2/12/2024	2024-13615-UO1	Residential	1	Initial	Final U & O	1:00 PM		214 ANTHEM WAY	1
2/23/2024	2024-13640-UO1	Residential	1	Initial	Final U & O	10:30 AM		228 VILLAGE WAY	1
2/26/2024	2024-13638-UO1	Residential	1	Initial	Final U & O	1:30 PM	STEPHEN & JOAN SHAPIRO	233 INVERNESS CIRCLE	1
2/7/2024	2023-13522-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	JOSE & NORMA GALAGARZA	237 HOLLY DRIVE	1
2/21/2024	2024-13610-UO1	Residential	1	Initial	Final U & O	9:30 AM	CONSTANCE HOGUE	308 ROCKY COURT WEST	1
2/26/2024	2024-13639-UO1	Residential	1	Initial	Final U & O	2:00 PM	JOSEPH & MARY ELLEN SIVEL	41 CHAPMAN ROAD	1
2/12/2024	2024-13616-UO1	Residential	1	Initial	Final U & O	1:15 PM		515 ANTHEM WAY	1
2/9/2024	2024-13617-UO1	Residential	1	Initial	Final U & O			713 ANTHEM WAY	1
2/12/2024	2024-13618-UO1	Residential	1	Initial	Final U & O	1:30 PM		722 ANTHEM WAY	1
2/5/2024	2024-13607-UO1	Residential	1	Initial	Final U & O			802 ANTHEM WAY	1
2/12/2024	2024-13619-UO1	Residential	1	Initial	Final U & O	1:45 PM		815 ANTHEM WAY	1
TOTAL INSPECTION COUNT									28

Chalfont Fire Company
Chiefs Report - February 2024

Total # of incidents: 23

Types of Calls

1. Fire	3
2. Rescue and Medical assist	4
3. Good Intent	3
4. Alarm Systems	12
5. Hazardous Condition	1

Total Staff Hours for calls: 135:20:00

Alarms per municipality

Chalfont Boro	4
Doylestown Twp	3
Hilltown Twp	1
Montgomery Twp	1
New Britain Boro	1
New Britain Twp	12
Warrington Twp	1

Training-Maintenance and Drills 4

Total training hours 304:00:00

Total Available Points: 27

TOTAL STAFF HRS FIRES AND TRAINING 439:20:00

Chalfont Chemical Fire Company



Chalfont, PA

This report was generated on 3/5/2024 11:30:19 AM

Incidents per Zone for Date Range

Start Date: 02/01/2024 | End Date: 02/29/2024

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 27 - Chalfont Boro				
2024-3156	733 - Smoke detector activation due to malfunction	02/03/2024	4 N Main St	34/74
2024-3669	745 - Alarm system activation, no fire - unintentional	02/12/2024	4 N Main St	34/74
2024-4138	740 - Unintentional transmission of alarm, other	02/20/2024	50 Hamilton St	34/74
2024-4192	611 - Dispatched & cancelled en route	02/21/2024	50 Hamilton St	34/74
Total # Incidents for 27:				4

ZONE: 29 - Doylestown Twp.				
2024-3716	611 - Dispatched & cancelled en route	02/13/2024	329 Sandy Knoll Dr	34/74
2024-4039	111 - Building fire	02/18/2024	119 Willow Ln	34/74
2024-4649	745 - Alarm system activation, no fire - unintentional	02/28/2024	902 Ferry Rd	34/74
Total # Incidents for 29:				3

ZONE: 36 - Hilltown Twp.				
2024-3678	352 - Extrication of victim(s) from vehicle	02/13/2024	320 Hilltown Pk	34/74
Total # Incidents for 36:				1

ZONE: 47 - New Britian Boro				
2024-3590	745 - Alarm system activation, no fire - unintentional	02/11/2024	89 Sand Rd	34/74
Total # Incidents for 47:				1

ZONE: 47-MT - Montgomery Twp.				
2024-4459	611 - Dispatched & cancelled en route	02/26/2024	119 Chatham Pl	34/74
Total # Incidents for 47-MT:				1

ZONE: 48 - New Britian Twp.				
2024-3137	746 - Carbon monoxide detector activation, no CO	02/02/2024	118 Galway Cir	34/74
2024-3239	745 - Alarm system activation, no fire - unintentional	02/05/2024	140 New Britain Blvd	34/74
2024-3256	746 - Carbon monoxide detector activation, no CO	02/05/2024	14 Edinboro Cir	34/74
2024-3397	745 - Alarm system activation, no fire - unintentional	02/07/2024	4379 County Line Rd	34/74
2024-3405	142 - Brush or brush-and-grass mixture fire	02/07/2024	126 Cedar Hill Rd	34/74
2024-3677	444 - Power line down	02/13/2024	795 N Limekiln Pk	34/74
2024-3681	324 - Motor vehicle accident with no injuries.	02/13/2024	Upper State Rd	34/74
2024-3698	311 - Medical assist, assist EMS crew	02/13/2024	800 Manor Dr	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2024-3884	745 - Alarm system activation, no fire - unintentional	02/15/2024	4275 County Line Rd	34/74
2024-4049	745 - Alarm system activation, no fire - unintentional	02/19/2024	4355 County Line Rd	34/74
2024-4474	311 - Medical assist, assist EMS crew	02/26/2024	1102 Grey Friars Ter	34/74
2024-4650	736 - CO detector activation due to malfunction	02/28/2024	78 Cheese Factory Rd	34/74

Total # Incidents for 48: 12

ZONE: 75 - Warrington Twp.				
2024-3818	111 - Building fire	02/14/2024	1243 Lower State Rd	34/74

Total # Incidents for 75: 1

TOTAL # INCIDENTS: 23

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



Doylestown Fire Company No. 1



Doylestown, PA

This report was generated on 3/4/2024 8:01:41 PM

Incidents for Zone for Date Range

Zone(s): 48 - New Britain Township | Start Date: 02/01/2024 | End Date: 02/29/2024

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2024 - 4215	743 - Smoke detector activation, no fire - unintentional	02/21/2024	1910 Swamp RD	TW79
2024 - 4574	735 - Alarm system sounded due to malfunction	02/27/2024	1456 Ferry RD	DC19,E19

Total # Incidents: 2

Only REVIEWED incidents included.



Dublin Volunteer Fire Company

Month: **February 2024**

FIRE CALLS ANSWERED			OTHER PERTINENT INFORMATION	
Accident with Fire				
Assists				
Engine			Time in Service	23 Hrs 4 Min
Field			Total Man Hours	125 Hrs 17 Min
Full Company			Average Call Length	1 Hr 12 Min
Ladder	1			
Rescue				
Squad	4			
Tanker	1		Total Personnel	113
Air Medical Evacuation			Average Personnel per Call	6
Alarm System	6			
Auto Extrication				
Auto Response	2		Borough/Township	
Barn				
Brush			Bedminister Township	6
Building			Dublin Borough	2
Chimney			East Rockhill Township	1
CO Alarm			Hilltown Township	5
Control Burn			New Britain Township	1
Cover/Up	1		Plumstead Township	2
Cover/Up Assist			Haycock Township	
Domestic Rescue			Perkasie Borough	
Dwelling	1		Sellersville Borough	1
Elevator			Tinicum Township	1
Fumes outside			Richland Township	
Fumes in a Dwelling				
Fuel Spill				
Hazardous Material				
Investigation	1			
Med-A-Vac				
Rubish				
Shed				
Stand by Accident	1			
Transformer				
Wires				
Wires in Dwelling	1			
Wrong Dispatch				
Total Number of Calls	19		Total Numbe of Calls	19

Signature of Chief

Seamus Nugent

MEMO

TOWNSHIP OF NEW BRITAIN



TO: John Granger, Township Manager
FROM: David Conroy, Director of Planning and Zoning/Zoning Officer
DATE: March 11, 2024
RE: February 2024 Land Development Report

UNDER REVIEW:

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

- Submitted Minor Subdivision application on 10/20. The applicant has currently placed the project on hold.

(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. Presented and approved at 2/27 PC. Scheduled for 3/18 BOS.

(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 1/24/23 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'

- Approved at 2/15 ZHB meeting. 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:

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

- Amended Final Land Development application was presented and approved at 3/4 BOS.

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

- Presented and approved at 10/24 PC & 11/20 BOS. Amended Resolution approved at 3/4 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. Development Agreements being prepared by Solicitor.

(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. Development/Easement Agreements currently being prepared and circulated for signature.

(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. Development/Easement Agreements currently being prepared and circulated for signature.

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

- Development/Easement Agreements and Plans currently in the process of being recorded. Pre-construction meeting held on 2/16.

(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.

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

February 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: Highway safety unit assessing areas where directed patrols may need to be implemented

Objective 2: Accreditation policies complete. Accreditation proofs being compiled.

Objective 3: In Car Camera systems scheduled to be installed April 30th.

Objective 4: Each member of leadership team to plan and execute a community engagement activity.

Significant Events:

Completed:

- Merck, Sharp, and Dohme annual crime prevention training
- Departmental meeting
-
-
-

Upcoming:

- Corporal Promotion Exam
- Corporal Karpovich Retirement - April 2024
- Drug Take Back April 27, 2024
- Accreditation On Site Assessment May 30 & 31
- Proposed Police Facility Plans



New Britain Township Police Department



Monthly Report

February 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	7	6	16.67%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	7	6	16.67%

Part 2 Crimes	28 Day		
	2024	2023	% of Change
Assault (Non-Aggravated) / Harassment	3	0	#DIV/0!
Fraud	1	3	-66.67%
Vandalism / Criminal Mischief	3	0	#DIV/0!
Disorderly Conduct	1	0	#DIV/0!
Drug Violations	2	1	100.00%
Driving Under the Influence	3	1	200.00%
Public Drunkenness	0	0	N/A
Weapons Offenses	0	0	N/A
All Other Offenses (Except Traffic Related)	4	0	#DIV/0!
Totals	17	5	240.00%

Motor Vehicle Accidents	28 Day		
	2024	2023	% of Change
Non-Reportable	12	10	20.00%
Reportable	5	6	-16.67%
Fatal	0	0	N/A
Totals	17	16	6.25%



New Britain Township Police Department



Monthly Report

February 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	0	0	N/A
Theft	12	11	9.09%
Auto Theft	0	1	-100.00%
Arson	0	0	N/A
Totals	12	12	N/A

Part 2 Crimes	Year to Date		
	2024	2023	% of Change
Assault (Non-Aggravated) / Harassment	5	2	150.00%
Fraud	4	6	-33.33%
Vandalism / Criminal Mischief	3	1	200.00%
Disorderly Conduct	1	0	#DIV/0!
Drug Violations	2	2	N/A
Driving Under the Influence	4	2	100.00%
Public Drunkenness	0	0	N/A
Weapons Offenses	0	0	N/A
All Other Offenses (Except Traffic Related)	5	3	66.67%
Totals	24	16	50.00%

Motor Vehicle Accidents	Year to Date		
	2024	2023	% of Change
Non-Reportable	22	22	N/A
Reportable	15	9	66.67%
Fatal	0	0	N/A
Totals	37	31	19.35%

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	Brittany Farms DEP Permit expected 2/2024; Bid docs being prepared; Easement from Mary Conklin sent; MS4 Annual Report submitted 9/29/23; Permit expires 8/24; NBT submitted Notice of Intent for 2024 MS4 Permit Renewal; Current Permit Year ends 6/30/24
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Survey 3/14/22; Construction started 11/28/23; Change Order #1 apprvd 11/20/23; Change Order #2 apprvd 12/4/23; Payment 3 under rvw; 70% completed; Trail to be opened Spring 2024 pending weather; G&A preparing reimbursement for DVRPC; Phase 2: G&A to work with BOS and Staff to discuss project scope, planning, and phasing.
Ordinance Amendments		G&A working with Township Staff on amendments to several sections of the ZO and SALDO related to woodlands, landscaping, traffic, parking, fences, stormwater, & misc. cleanup items. The first of several presentations to the BOS was on 12/4/23 (Tree Amendment). Parking and Traffic changes presented 2/5/24 and saved to NBT Engineering folder; Zoning changes to be presented at upcoming BOS meeting
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; CNBTJSA provided update to BOS on 2/5/24; CDK met with CNBTJSA on 2/12/24 to discuss reduced scope and updated map; DRAFT service/expansion area map update is under review by G&A
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. Received Scoping Application response from PennDOT
Pine Run Trail	Forrest Park Dr. to Cayuga Cir.	Coordinating with NBT Staff on potential grants for trail improvements and Pedestrian Bridge replacement. G&A preparing proposal for boundary/exist features/topo survey
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; Well Monitoring Agreement Review 1 issued 11/20/23. 7 Walters LLC/MarMar Builders executing agreements.
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 Rvw2 issued 10/18/23; PC recommended approval 10/24/23; BOS approved 11/20/23; Applicant requesting minor revision to Resolution to be considered at 3/4 BOS mtg.

Subdivision and Land Development Projects - Planning and Reviews (cont'd)		
Project Name	Location	Status
98 Railroad (JAMP)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Rec'd amended final approval 5/21/21; Applicant revised plans to propose public sewer. DEP Exemption received 6/30/23; Plan approval issued 8/16/23. Eng. confirming location of 30" water line. Record Plans being generated. Project being sold to Railroad3, LLC and agreements drafted
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 and Agreements drafted
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	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; Rev Prel Plan rvw issued 2/21/24; Attending 2/27/24 PC and 3/18/24 BOS; Rev architectural renderings submitted informally
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); Plans and Cost Estimate approved 2/1/24
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 appvd 9/23; Plans approved 8/15/23 conditioned on NWWA approval. Agreements being signed. 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; Attended BOS mtg 2/5/24 to discuss eliminating Papa Johns Use; ZHB variance granted 2/15/24.
Extra Space Storage	505 W. Butler Ave	24,198-SF Building Addition and Parking Lot Modifications; Sketch Rvw issued 12/07/22; Revised Sketch Plan Rvw issued 5/16/23; attended 5/23/23. PC recommended getting input from BOS and attending ZHB

Subdivision and Land Development Projects - Planning and Reviews (cont'd)		
Project Name	Location	Status
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; attended 5/23/23 PC; Prel/Final Eng Rvw issued 10/10/23; PC apprvd 10/24/23; BOS approved 11/20/23; Applying for HOP
Madison Apts - Patio Expansion	1500 Manor Drive	Waiver of LD approved at 8/21/23; Rev SWM Plan apprvd 12/5/23
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.
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 2/22/24; Amended Final on 3/4/24 BOS Agenda
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. Houses under construction
Sharpan Building Permit	52 N. Chapman Road	1 new SFD Under Construction; Conservation Easement Violation Notice Issued; 4/28/22 Mtg with Owner; As-built survey review issued 10/27/22, Engineer's meeting held 11/9/22. Cons Easement Lgl approved, need revised as-built plan
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 recorded. Pre-Con Mtg held 12/20/23; Tree clearing completed 2/7/24; Site work to start 2/26/24; Twp to acquire ROW along Byers Choice for offsite trail;
Highpoint Land Development	1 Highpoint Drive	CU apprvd for 137 units (twins/towns). Prelim/Final apprvl 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; Amended Record Plans being signed; 6 Townshomes and 1 twin being constructed.
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 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; NBT to add to Liquid Fuels
Mill Ridge Land Development	Mill Ridge Drive	8 new SFD's and new cul-de-sac rd. Dedication accepted at 01/23/23 BOS Mtg. Drainage being monitored, need Deed of Dedication Recorded; NBT to add to liquid fuels. Maintenance to end 7/1/24
NB Meadows Houelines (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