



# New Britain Township Board of Supervisors

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## *Business Meeting*

Monday, March 4, 2024  
7:00 PM – Business Meeting

### Agenda

1. Call to Order
2. Pledge of Allegiance
3. Chair Comments
4. Presentation
  - A. Chalfont Fire Company
5. Public Hearing
  - A. Proposed Amendment to Zoning Ordinance establishing the number of members to the Zoning Hearing Board.
6. Motion to Consider Consent Agenda
  - A. Motion to consider meeting minutes of the January 22, 2024 Board of Supervisors Meeting.
  - B. Motion to consider meeting minutes of the February 5, 2024 Board of Supervisors Meeting.
  - C. Motion to adopt Resolution 2024-05 to authorize the administration to investigate the feasibility of forming the Neshaminy Watershed Consortium.
  - D. Motion to engage the Pennsylvania Environmental Council to undertake an Ordinance review with a goal to eliminate policy barriers to Green Stormwater Infrastructure. This is at no cost to the Township.
  - E. Motion to adopt Resolution 2024-06 granting Revised Final Plan Approval for 123 Creek Road.
  - F. Motion to adopt Resolution 2024-07 granting Revised Final Plan Approval for 324 Schoolhouse Road.
7. Action Items

- A. Motion to consider the schedule of prepaid bills as follows:
  - in the amount of \$455,375.07 dated February 8, 2024.
  - in the amount of \$22,090.76 dated February 15, 2024.
  - in the amount of \$91,981.26 dated February 22, 2024.
  - in the amount of \$64,260.16 dated February 27, 2024.
- B. Motion to consider the schedule of regular bills as follows:
  - in the amount of \$121,721.48 dated February 22, 2024.
  - in the amount of \$151,062.19 dated February 27, 2024.
- C. Motion to consider appointment of Brian Dutil to the New Britain Township Veteran's Committee.
- D. Motion to consider Ordinance 2024-01 amending the Zoning Ordinance establishing the number of members on the Zoning Hearing Board.
- E. Motion to consider adopting Resolution 2024-08 granting a waiver from the land development process for the Shrine of Czestochowa.
- F. Motion to set interviews for Parks and Recreation Committee applicants.
- G. Motion to advertise for sale on Municibid surplus township equipment:
  - Code Vehicles:
    - 2010 Ford Escape
  - Public Works:
    - 2009 GMC Sierra 3500 Pickup Truck
    - 2007 John Deere 410G Backhoe
    - 2004 GMC Sierra 3500 Pickup Truck
  - Police:
    - 2014 Dodge Charger RWD
    - 2017 Dodge Charger Pursuit AWD
    - 2008 Ford Crown Victoria
- H. Motion to appoint Susan Gelb as Event Coordinator.
- I. A motion to authorize use of North Branch Park for a Fundraising Tournament for the Lenape Valley Baseball Organization on March 23rd and 24th and April 6th and 7th.

## 8. Information Items

- A. Departmental Reports
- B. Engineer's Reports
- 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, March 18, 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](http://www.newbritaintownship.org).*

**BOARD OF SUPERVISORS  
MEETING MINUTES  
January 22, 2024**

The Board of Supervisors of New Britain Township meeting was held on Monday, January 22, 2024 at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia M. Jones, MaryBeth McCabe, William B. Jones, III, Bridget Kunakorn and Stephanie Shortall. Also present were John A. Granger, Interim Township Manager, Scott C. Holbert, Township Solicitor, Chief Richard Clowser and Craig Kennard, Township Engineer.

1. **Call to Order:** Mrs. Jones called the Meeting to order at 7:00pm.
2. **Pledge of Allegiance:** Mrs. Jones led the Board and audience in the Pledge of Allegiance.
3. **Chair Comments:**
  - A. Cynthia M. Jones stated that the Board of Supervisors met in an Executive Session before this meeting to discuss personnel and litigation matter. Cynthia M. Jones stated that the Board will entertain public comment on each item on the agenda prior to the Board taking action on an item.

**4. Motion to Consider Consent Agenda**

- A. Cynthia M. Jones stated that the Board has received a request from Children's Hospital of Pennsylvania (CHOP), 500 West Butler Avenue, Target Building Construction completed the roof replacement and Children's Hospital of Pennsylvania (CHOP) is requesting the release of its \$10,000 escrow.

There were no Board comments.

There were no public comments.

**MOTION: William B. Jones, III motioned, seconded by MaryBeth McCabe, Children's Hospital of Pennsylvania (CHOP), 500 West Butler Avenue, Target Building Construction completed the roof replacement and Children's Hospital of Pennsylvania (CHOP) is requesting the release of its \$10,000 escrow. The Board unanimously approved the motion.**

**5. Action items**

- A. Motion to authorize advertisement of an Ordinance amending New Britain Township Zoning Ordinance establishing the number of members on the New Britain Township Zoning Hearing Board.

Cynthia M. Jones stated that the intent of the proposed ordinance was to expand the Zoning Hearing Board to five members.

Cynthia M. Jones asked for comments from the public.

Chuck Coxhead, 109 Krista Court, asked why the Board felt it necessary to make this change.

Cynthia M. Jones stated that it was appropriate to expand the membership to have more residents participate in matters that come before the Zoning Hearing Board. Many

other communities have five (5) members. With the additional members the likelihood of a postponement due to lack of a quorum will be reduced.

MaryBeth McCabe stated that with the larger Board there would be different points of view.

Mr. Coxhead stated that he found reasons for the change to be unacceptable. He inquired about the process that would be used to adopt the ordinance.

Scott C. Holbert stated that the Township and County Planning Commission each would have thirty (30) days to review and comment on the proposed amendment. The Board would hold a public hearing. Upon completion of the public hearing the Board could consider the ordinance.

There was a general discussion concerning the reasons for the proposed change.

Cathy Basilli, Williamson Court, stated there was no need to expand the membership.

The Board has functioned well with three (3) members.

Scott Fischer, 671 New Galena Road, opposed the expansion of the membership. He surveyed nine (9) local townships, six (6) of which have three (3) members, three (3) have five (5) members. He felt that this change was an example of poor leadership by the Board. He asked why the terms were five (5) years.

Scott C. Holbert stated that the length of the terms were governed by the Municipalities Planning Code which stated that the Zoning Hearing Board is a five (5) member Board, then the terms are for five (5) years such that one (1) members position becomes vacant each year.

There were no additional public comments.

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**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn, the Board authorized the advertisement of the ordinance. Voting yes: Cynthia M. Jones, MaryBeth McCabe, Bridget Kunakorn, voting no: William B. Jones, III and Stephanie Shortall. The motion carries 3-2.**

B. Motion to consider meeting minutes of the November 20, 2023 and December 4, 2023 Board of Supervisors meetings.

There were no Board comments.

There were no public comments.

**MOTION: Marybeth McCabe motioned, seconded by William B. Jones, III to approve meeting minutes of the November 20, 2023 and December 4, 2023 Board of Supervisors meetings. The Board unanimously approved the motion.**

C. Motion to consider the schedule of prepaid bills in the amount of \$51,925.26 dated January 19, 2024.

There were no Board comments.

There were no public comments.

**MOTION: William B. Jones, III motioned, seconded by MaryBeth McCabe, to approve the schedule of prepaid bills in the amount of \$51,925.26 dated January 19, 2024. The Board unanimously approved the motion.**

D. Motion to consider the schedule of regular bills in the amount of \$68,933.05 dated January 19, 2024.

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

**MOTION: William B. Jones, III motioned, seconded by Stephanie Shortall to approve the schedule of regular bills in the amount of \$68,933.05 dated January 19, 2024. The Board unanimously approved the motion.**

E. Motion to approve the Interim Manager Employment agreement.

Cynthia M. Jones stated that the agreement was to extend Mr. Granger's employment from the end of February until a new manager was hired.

Mr. Granger thanked the township for the extension.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III to approve the Interim Manager Employment Agreement. The Board unanimously approved the motion.**

F. Motion to approve HVAC maintenance agreement with Tustin Mechanical Services, Inc. in the amount of \$6,496.00 annually.

Cynthia M. Jones asked Mr. Granger to explain the change.

Mr. Granger stated that the prior contractors had not adequately serviced the townships HVAC systems. Tustin Mechanical Services, Inc. was contacted to service the system the last time that there was a malfunction. Their service has been acceptable with no mechanical failures since their initial work.

There were no public comments.

**MOTION: William B. Jones, III motioned, seconded by Stephanie Shortall to approve the HVAC maintenance agreement with Tustin Mechanical Services, Inc. The Board unanimously approved the motion.**

G. Motion to approve the purchase of two (2) 2023 police vehicles from Chapman Ford in the amount of \$93,460.00. This is a budgeted item.

MaryBeth McCabe stated that this was part of the township's capital plan to replace police cars and asked Chief Clowser which cars were to be replaced.

The Chief stated that three (3) cars were to be replaced which included the last of the Dodge vehicles.

There were no public comments.

**MOTION: William B. Jones, III motioned, seconded by MaryBeth McCabe to approve the purchase of two (2) 2023 police vehicles from Chapman Ford. The Board unanimously approved the motion.**

H. Motion to approve the purchase of two (2) computers for new police cars from Advanced Electronic Design, Inc. in the amount of \$9,085.02. This is a budgeted item.

Marybeth McCabe asked if this was for the new police vehicles, Chief Clowser responded yes.

There were no public comments.

**MOTION: Marybeth McCabe motioned, seconded by Stephanie Shortall to approve the purchase of the two (2) computers for the new police cars from Advanced Electronic Design, Inc. The Board unanimously approved the motion.**

- I. Motion to approve the upfitting of the two (2) police cars from Block Communication, Doylestown in the amount of \$37,077.12.

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

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III to approve the upfitting of the two (2) police cars by Block Communication, Doylestown. The Board unanimously approved the motion.**

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- J. Motion to approve a CAT backhoe from Foley, Inc. Bensalem, PA in the amount of \$192,700.00. This is a budgeted item at \$200,000.

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

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III to approve the purchase of a CAT backhoe from Foley, Inc., Bensalem, PA. The Board unanimously approved the motion.**

- K. Motion to approve the purchase of the fuel services system at the Public Works Department and Police Department, from Boyko's Petroleum Service, Inc, Whitehall, PA, in the amount of \$148,158.00. This is a budgeted item.

Cynthia M. Jones asked Mr. Granger to provide some background.  
Mr. Granger stated that the entire system is reaching the end of its useful life and needs to be replaced. The new fueling system will be digital rather than analog.  
There were no public comments.

**MOTION: William B. Jones, III motioned, seconded by MaryBeth McCabe to approve the purchase of the fuel systems at the Public Works and Police Department from Boyko's Petroleum Service, Inc., Whitehall, PA. The Board unanimously approved the motion.**

- L. Motion to approve the purchase of a pickup truck for the Public Works Department from Chapman Auto in the amount of \$60,834.00. This is a budgeted item.

Cynthia M. Jones asked Mr. Granger to provide some background.  
Mr. Granger said that this was a replacement vehicle.  
Kathleen Davis, Clearview Ave., Chalfont, Pa asked if it was a hybrid.  
Mr. Granger said that it was not due to hybrids not being available.

**MOTION: MaryBeth McCabe motioned, seconded Bridget Kunakorn to approve the purchase of a pickup truck for Public Works Department from Chapman Auto. The Board unanimously approved the motion.**

M. Motion to approve the upfitting of the 2024 Ford pickup truck by Levan Machine and Truck Equipment in an amount not to exceed \$18,000.00.

Cynthia M. Jones asked Mr. Granger to provide background.  
Mr. Granger stated that this was for the liftgate, plow, salt spreader and lights.  
There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn to approve the upfitting of the 2024 Ford pickup truck by Levan Machine and Truck Equipment. The Board unanimously approved the motion.**

N. Motion to approve the purchase of a replacement vehicle for the Code Enforcement Department from Chapman Auto in the amount of \$59,602.00. This is not a budgeted item. Sufficient funds have been budgeted.

Mr. Granger requested that this be tabled as the listing in the agenda was incorrect.  
There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III to table this matter. The Board unanimously approved the motion.**

O. Motion to approve purchase of five (5) Windows Laptops for use by the Board of Supervisors from Dell Technologies in the amount of \$7,436.20.

Cynthia M. Jones asked Mr. Granger to provide background.  
Mr. Granger stated that the purchase was to enable the Board to have access to the township server. The iPads that the Board has are not 100% compatible with the Windows operating system. The iPads will be assigned to the Code and Public Works Departments.  
There were no public comments.

**MOTION: Bridget Kunakorn motioned, seconded by Stephanie Shortall to approve the purchase of five (5) Windows Laptops for use by the Board of Supervisors from Dell Technologies. The Board unanimously approved the motion.**

P. Motion to direct the Township Planning Commission to survey the township to determine the number of vacant commercial and industrial buildings.

Cynthia M. Jones asked Mr. Granger for background.  
Mr. Granger stated that the administration is preparing a report on the finances of the township. This data would provide information on the strength of the township's workforce.  
There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III to direct the Township Planning Commission to survey the township to determine the number of vacant commercial and industrial buildings. The Board unanimously approved the motion.**

Q. Motion to authorize Payment No.1 to AH Cornell in the amount of \$223,269.26 for

the Neshaminy Greenway Trail.

Craig Kennard stated that this was the first payment and that there would be one or two additional payments. He stated that there is the potential for additional funding to support the project from PennDOT. He will follow up and keep the Board informed.

Kathleen Davis, Clearview Ave., Chalfont, PA asked if the project was awarded grant funding.

Craig Kennard stated that the project has received two grants for the projects. There were no additional public comments.

**MOTION: William B. Jones, III motioned, seconded by MaryBeth McCabe to authorize payment No.1 to AH Cornell for the Neshaminy Greenway trail. The Board unanimously approved the motion.**

R. Motion to set the Public Meeting of the Environmental Advisory Council to the Fourth Thursday of each month commencing on January 25, 2024.

Mr. Granger stated that the Environmental Advisory Council would need to establish meeting dates for November and December.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn to set the Public Meeting of the Environmental Advisory Council to the Fourth Thursday of each month. The Board unanimously approved the motion.**

S. Motion to approve the Boards and Commissions Volunteer Handbook.

Stephanie Shortall stated that there was not enough time to review the document. She stated on page 3, number 4 needed to be stated more clearly; access to township staff should be clearly stated. She stated that on page 3, section 6 and on page 5 section 1 needed to be more clearly stated.

Cathy Basilli, Williamson Court, stated that this was new and asked why this was done. Cynthia M. Jones stated that there had been occasions in the past where issues arose because there was no document to provide guidance.

MaryBeth McCabe said that the document sets the rules of all involved.

Cynthia M. Jones requested that this be tabled and directed the administration update the document based on the conversations.

There were no additional public comments.

**MOTION: William B. Jones, III motioned, seconded by Bridget Kunakorn to table the matter. The Board unanimously approved the motion.**

## 6. Information Items

### A. Township Manager's Report

Mr. Granger stated that the Public Works Department did an excellent job on the recent snow storms.

### B. Departmental Reports



Mr. Granger stated that the Board has approved all of the reports and asked if there were any questions.

#### C. Solicitor's Reports

Mr. Holbert stated that his office has been working with the former solicitor transferring the township's records. The work has been completed.

#### D. Engineer's Reports

- Stormwater MS4 Permit Renewal Application due February 29, 2024

Craig Kennard said that the report will be filed by February 29, 2024. An executive summary will be provided to the Board.

- Brittany Farms Streambank Restoration Grant Application Update

Craig Kennard stated that the township did not receive grant funding and that a decision will need to be made on the next steps.

MaryBeth McCabe suggested that the Environmental Advisory Council review this project.

- PennDOT Green Light-Go Scoping Grant Applications Update

Craig Kennard stated that his office completed the required scoping review for two projects. They are awaiting PennDOT's review to determine if the township's project is eligible for funding.

Craig Kennard stated that he will present an update to the township's parking and traffic regulations at the February Board meeting.

Kathleen Davis, Clearview Ave., Chalfont, Pa asked when the amendment would come before the Board. The Environmental Advisory Council would like to review the Natural Resources amendments.

Craig Kennard stated that the Board would hold a public hearing in the spring. He welcomed their comments at any time.

### 7. Board of Supervisors Comments

- Stephanie Shortall thanked the Public Works Department on their fine work.
- William B. Jones, III concurred with her comments as did MaryBeth McCabe, Bridget Kunakorn and Cynthia M. Jones.

### 8. Public Comments

- Margaret Briggs, Forest Park Drive, Chalfont, PA asked about a damage matter in her neighborhood.
- Craig Kennard stated that the matter was a private issue and the township would not get involved.
- Chuck Coxhead supported the township purchasing hybrid vehicles.

9. Announcements:

A. Cynthia M. Jones stated that there was no Planning Committee meeting.

9. Adjournment:

MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III, the Board of Supervisors adjourned the meeting at 8:20pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

170233

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

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

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

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

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

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

**BOARD OF SUPERVISORS  
MEETING MINUTES  
February 5, 2024**

The Board of Supervisors Meeting of New Britain Township was held on Monday, February 5, 2024 at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia M. Jones, MaryBeth McCabe, William B. Jones, III, Bridget Kunakorn, Stephanie Shortall. Also present were John A. Granger, Interim-Township Manager, Craig Kennard, Township Engineer, Chief Richard Clowser, Scott Holbert, Township Solicitor.

1. **Call to Order:** The meeting was called to order by Cynthia M. Jones at 7:00pm.
2. **Pledge of Allegiance:** Mrs. Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments:**

Cynthia M. Jones stated that the Board of Supervisors met in an Executive Session on February 1, 2024 and prior to the February 5, 2024 meeting to discuss personnel matters.

The Board will entertain public comments on each topic prior to the Board taking action.

The Board has suspended live streaming of the township meetings until technology improves to reduce the potential of hacking the meetings.

**4. Motion to Consider Consent Agenda**

- A. Motion to consider meeting minutes of the January 2, 2024 Board of Supervisors Reorganization Meeting.

MaryBeth McCabe stated that the January 2, 2024 minutes should reflect the attendance of Cynthia B. Jones and Bridget Kunakorn. Stephanie Shortall stated the notary public in attendance was Brooke Newborn.

**Motion: William B. Jones, III motioned, seconded by MaryBeth McCabe, the Board unanimously approved the consent agenda with the minutes amended as noted.**

- B. Resolution 2024-03, Deed of Dedication for Schoolhouse Estates-Schoolhouse Road ROW Deed of Dedication.

**Motion: William B. Jones III motioned, seconded by MaryBeth McCabe, the Board unanimously approved Resolution 2024-03, Deed of Dedication for Schoolhouse Estates-Schoolhouse Road ROW Deed of Dedication.**

## 5. Presentation

- A. Neshaminy Watershed Association, Ken Jones, President, Karen Ogden, Bucks County Conservation District.

Mr. Jones and Ms. Ogden gave a presentation recommending that the Board consider joining with other communities to consider establishing a Consortium to protect the Neshaminy Watershed.

MaryBeth McCabe stated that the Environmental Advisory Council would hold their first meeting on February 13, 2024. She stated that the Environmental Advisory Council will evaluate the matter and provide the Board with a recommendation.

Ms. Ogden requested that the Board make a decision by April 1, 2024 so that the association could develop an action plan for 2025.

- B. Chalfont New Britain Joint Sewer Authority, John Larson, Executive Director, Preston Campbell, Member.

Mr. Larson introduced himself and stated that Mr. Campbell was out of town on business. He welcomed the opportunity to meet with the Board to discuss mutual issues. He stated that the transition with the new Executive Director was going well. Cynthia M. Jones asked how much capacity the treatment plant has.

Mr. Larson stated that the plant is rated for 4.6 MGD and has about .75 to 1.0 MGD available. He also stated the plant could be rerated if necessary.

Bridget Kunakorn asked about the availability of maps of the sewer system. She was interested in knowing where public sewer service was available and where on lot systems were.

Mr. Larson stated that the authority is approximately 50% complete with updating the position of the Act 532 plan that focuses on the sewer areas. He placed that work on pause until he becomes familiar with the plan.

Craig Kennard said that the Board is interested in reviewing an updated map.

MaryBeth McCabe asked the status of the work the Authority was doing at Veteran's Park.

Mr. Larson said that the pump station recently went online and that the older pump station is now out of service permanently.

The Board thanked Mr. Larson for attending the meeting.

- C. 545 West Butler Ave., Chalfont, Dunkin Donuts proposed land development.

David Shafkowitz, Esq. represented the developer. He stated that Dunkin Donuts would be the only use on the property in order to manage the needed zoning relief. The applicant will meet all of the overlay zoning requirements. They are requesting ideas for the gateway sign.

Craig Kennard stated that the applicant worked with him and staff on their recommendations. They have addressed the access and circulation issues that were of concern by the Board. The Board had stated their opposition to the prior plan that had been submitted to the Zoning Hearing Board.

Bridget Kunakorn asked if bollards were to be installed. The planner for the applicant stated that the curbing would be installed, not bollards.

Chief Clowser stated that this was the most accident-prone area in the Township and that the development could compound this issue.

The planner reviewed the access and circulation plan and stated that the plan has sufficient space for stacking of vehicles to use the drive through.

Anne Marie Henshaw, Iverness Circle, asked if left turns onto the site could be made from County Line Road.

Mr. Shafkowitz replied that left turns are permitted. The applicant will meet with representatives of Toll Bothers to address several matters.

Questions were raised about land and storm water management. Craig Kennard said that those issues would be presented during the land development process.

MaryBeth McCabe stated that these issues will be reviewed by the Environmental Advisory Council.

Scott Holbert stated that the Board previously opposed the plan that was submitted to the Zoning Hearing Board. He asked what the Boards position was with the current plans.

It was the consensus of the Board that there was no need to oppose the revised plans at the Zoning Hearing Board.

D. Proposed Amendment Number 2 to Zoning Ordinance and Subdivision Ordinance pertaining to parking and traffic.

Craig Kennard stated that the proposal modifications mostly dealt with removing sections from the Zoning Ordinance to the Subdivision Ordinance. Several areas were updated using updated data for parking standards. He said that the next update would be provided in two or three months. He asked that comments on the proposal modifications be sent to his office prior to the public hearing.

## 6. Action items

- A. Motion to consider the schedule of prepaid bills in the amount of \$245,974.11 dated January 2, 2024.

There were no Board comments.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn, to approve the schedule of prepaid bills in the amount of \$245,974.11 dated January 2, 2024. The Board unanimously approved the motion.**

- B. Motion to consider the schedule of prepaid bills in the amount of \$93,882.12 dated January 25, 2024.

There were no Board comments.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn, to approve the schedule of prepaid bills in the amount of \$93,882.12 dated January 25, 2024. The Board unanimously approved the motion.**

- C. Motion to consider the schedule of prepaid bills in the amount of \$268,268.42 dated February 1, 2024.

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

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III, to approve the schedule of prepaid bills in the amount of \$268,268.42 dated February 1, 2024. The Board unanimously approved the motion.**

D. Motion to consider the schedule of regular bills in the amount of \$80,332.23 dated February 1, 2024.

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

**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn, to approve the schedule of regular bills in the amount of \$80,332.23 dated February 1, 2024. The Board unanimously approved the motion.**

E. Motion to approve the purchase of two (2) replacement vehicles for the Code Enforcement Department from Chapman Auto in the amount of \$59,602.00. The Budget provided \$75,000 for one vehicle. The second code vehicle is also in need of replacement. The administration recommends that the Board purchase two (2) replacement vehicles at a cost less than the budgeted cost.

MaryBeth McCabe asked about the availability of hybrids.  
Mr. Granger stated that the hybrids were not available at this time.

There were no public comments.

**MOTION: Bridget Kunakorn motioned, seconded by Stephanie Shortall, to approve the purchase of two (2) replacement vehicles for the Code Enforcement Department from Chapman Auto in the amount of \$59,602.00. The Board unanimously approved the motion.**

F. Motion to approve the Boards and Commissions Volunteer Handbook.

Kathleen Davis, Clearview Ave., Chalfont, PA stated that the Handbook was helpful.  
There were no Board comments.

**MOTION: William B. Jones, III motioned, seconded by MaryBeth McCabe, to approve the Boards and Commissions Volunteer Handbook. The Board unanimously approved the motion.**

G. Motion to approve Resolution 2024-04 to remove Mike Walsh, John Bates and Matt West as authorized signatures and appointing Kristen Carpenter, William B. Jones, III and Cynthia M. Jones as authorized signatures for the two (2) township pension plans.

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

**MOTION: MaryBeth McCabe motioned, seconded by Bridget Kunakorn, to approve Resolution 2024-04 to remove Mike Walsh, John Bates and Matt West as authorized signatures and appointing Kristen Carpenter, William B. Jones, III and Cynthia M. Jones as authorized signatures for the two (2) township pension plans. The Board unanimously approved the motion.**

H. Motion to authorize advertisement for bids for the Brittany Farms Stream Restoration.

Craig Kennard stated there will be several alternatives in the bid so that the Board can consider what work can be done within the budget.

Cynthia M. Jones asked if volunteers could perform some of the work.

Craig Kennard stated that they will review the that.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III, to authorize advertisement for bids for the Brittany Farms Stream Restoration. The Board unanimously approved the motion.**

I. Motion to approve payment #2 in the amount of \$23,458.50 to AH Cornell for the Neshaminy Greenway Trail.

Craig Kennard stated final paving would be done in March, weather permitting. His office will coordinate with the Public Works Department on that part of the project that they are responsible for.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by William B. Jones, III, to approve payment #2 in the amount of \$23,458.50 to AH Cornell for the Neshaminy Greenway Trail. The Board unanimously approved the motion.**

J. Motion to cancel the February 26, 2024 Board of Supervisors meeting.

There were no Board comments.

There were no public comments.

**MOTION: MaryBeth McCabe motioned, seconded by Stephanie Shortall, to cancel the February 26, 2024 Board of Supervisors meeting. The Board unanimously approved the motion.**

## 8. Board of Supervisors Comments

Bridget Kunakorn stated that she was encouraged about the Neshaminy Watershed Consortium.

MaryBeth McCabe had no comments.

William B. Jones, III had no comments.

Stephanie Shortall had no comments.

Cynthia M. Jones stated that there is a vacancy on the Parks and Recreation Committee.

**9. Public Comments**

There were no public comments.

**10. Announcements:**

The next meeting of the Board of Supervisors will be Monday, March 4, 2024, 3:00 p.m. at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

**11. Adjournment:**

**MOTION: William B. Jones, III motioned, seconded by Stephanie Shortall, the Board of Supervisors adjourned the meeting at 8:20pm.**

170233

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

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

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

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

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

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



**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 the New Britain Township Environmental Advisory Council 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 4<sup>TH</sup> 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



# New Britain Township

## *Environmental Advisory Council*

To: New Britain Township Board of Supervisors

From: Environmental Advisory Council

Date: February 14, 2024

Subject: Recommendation of PA Environmental Council Ordinance Review

Cc: John Granger

The New Britain Township Environmental Advisory Council (EAC) recommends that the Board of Supervisors pursue the opportunity for Ordinance Review by the Pennsylvania Environmental Council (PEC) and engage PEC for that purpose. The goal of the review is “Eliminating Municipal Policy Barriers to GSI (Green Stormwater Infrastructure) Implementation in Delaware River Watershed Communities.” PEC’s description of its process, timeline, proposed tasks, and expectations is attached.

The EAC recommends this opportunity for many reasons, including the following:

- This review, which is free of charge, would save the Township considerable staff time;
- PEC’s project is grant-supported and would thus allow the Township to benefit from grant funding;
- The work achieved by this review would facilitate the Township’s efforts to meet its MS4 requirements;
- PEC will, free of charge:
  - o participate in up to 2 outreach activities
  - o provide a completed audit report
  - o provide a prioritized set of recommendations



## Proposed Tasks

### 1. Data Collection & Community Scoping

- Convene Introductory Meeting #1 with municipal representatives to outline project and process.
- Gather copies of applicable codes/policies including Zoning, Subdivision and Land Development, Stormwater, Open Space Plan, & Comprehensive Plan
- Review Scoping Form completed by municipal representatives.

### 2. Conduct Audit

- Conduct audit of land use and development codes, ordinances and policies using PEC streamlined audit tool based on Tackling Barriers to Green Infrastructure Workbook (Wisconsin Sea Grant)
- Generate Report Card illustrating existing barriers to GSI and provisions that encourage or incentivize use of GSI practices.

### 3. Generate Recommended Actions Report

- Convene meeting #2 with municipal representatives to review initial findings and develop prioritized recommendations based on report card results.
- Generate recommendations report.

### 4. Follow-Through

- Convene meeting #3 with municipal representatives to review recommendations report.
- Participate in up to 2 outreach activities for community elected officials, development community and public to build awareness and support of updating ordinances to better enable GSI projects.
- Conduct post project survey to inform future work.

## Project outcomes/deliverables

For each participating municipality:

- Community Scoping Survey
- Completed audit report card for top 12 issues - illustrating existing barriers to GSI and provisions that encourage or incentivize use of GSI practices.
- Prioritized set of recommendations



## Eliminating Municipal Policy Barriers to GSI implementation In Delaware River Watershed Communities – Streamlined Audit – Proposed Tasks

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- Support education and adoption via participation in internal municipal meetings with staff and elected and/or appointed officials.
- Post-Survey evaluation results

### **Municipal Commitment Requested**– (Meetings virtual or in person)

- Designation of community and/or staff liaison
- Completion of Scoping Form
- Attendance at 3 working meetings with PEC staff to help inform project, evaluate results, and shape outreach strategy.

Task 1 – Complete Scoping Form (2 hours)

Project Introduction -Working Meeting #1 – Initial Scoping – (1 hr. meeting)

Task 2 – Support of audit – Review Report Card Findings (internal staff – 4 hours)

Task 3 - Working Meeting #2 - Review of Initial Audit Report Card with PEC staff. (1.5 hr. meeting)

Task 4 – Review final recommendations report (4-6 hrs.) – internal review

Working Meeting #3 - Review final recommendations report with PEC staff. (1.5 hr. meeting)

**Estimated municipal staff time: 16 hours over 4-6 months.**

**RESOLUTION NO. 2024-06**  
(Duly Adopted: 11/20/2023)

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL TO DAVID M. AND MELANIE D. LABROZZI FOR THE MINOR SUBDIVISION OF TAX PARCEL #26-011-005 LOCATED AT 123 CREEK ROAD, WHICH SAID PLANS WERE PREPARED BY NAVE NEWELL, INC., WERE DATED JUNE 23, 2021, AND LAST REVISED OCTOBER 2, 2023, CONSISTING OF 7 SHEETS, WHICH PROPOSE THE ESTABLISHMENT OF TWO SINGLE-FAMILY RESIDENTIAL LOTS, ONE OF WHICH IS CURRENTLY IMPROVED BY A SINGLE-FAMILY DWELLING.

**WHEREAS**, David M. and Melanie D. Labrozzi ("*Applicant* ") have submitted an application for preliminary/final plan approval of a minor subdivision which proposes the subdivision of Tax Map Parcel #26-011-005 into two (2) separate lots and the construction of a single-family dwelling on Lot 2, as there is already a single-family dwelling on Lot 1 ("*Project*'). Lot 1 will consist of 14.52 acres and Lot 2 will consist of 2.38 acres ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled Minor Subdivision Plans for 123 Creek Road, prepared by Nave Newell, Inc., dated June 23, 2021, last revised October 2, 2023, consisting of seven (7) sheets ("*Plan*"); and

**WHEREAS**, the New Britain Township Planning Commission reviewed the Plan at its October 24, 2023 meeting, and having found it to be in substantial compliance with the requirements of the Township Zoning Ordinance, the Township Subdivision and Land Development Ordinance, and other applicable Township regulations, recommended that preliminary/final approval be granted subject to conditions.

**NOW THEREFORE, BE IT ADOPTED AND RESOLVED**, that the Board of Supervisors of New Britain Township hereby grants preliminary/final approval to the Project subject to Applicant's compliance with the following conditions:

1. Applicant shall grant unto the Township conservation easements over the required natural resources to be preserved and further, Applicant shall grant to the Township an additional conservation easement limiting the impervious surface area on Lot 2 to 6,332 SF.
2. If the Lots are to be formally deed-restricted from further subdivision, a note to that effect shall be added to the Subdivision Plan.

3. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter of October 18, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit "A"**. (Township Code §22-403, §22-502)
4. Applicant shall comply with all requirements and recommendations of the Bucks County Planning Commission Review Letter of September 20, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as **Exhibit "B"**. (Township Code §22-403, §22-502)
5. Applicant has requested, and the Board of Supervisors does hereby Grant waivers from the following provisions of the Subdivision and Land Development Ordinance as noted in correspondence received from the Applicant dated October 2, 2023 and October 23, 2023:
  - a. §21-205.10 -From providing a minimum 24 foot, fifteen-inch RCP culvert for the driveway, conditioned upon a gutter being provided in the driveway to prevent stormwater from collecting above the driveway.
  - b. §22-705.3.C – From the requirement to provide roadway widening along the property frontages, conditioned upon the following:
    1. Existing vegetation along the right-of-way of East Peace Valley Road shall be cleared along the entire frontage.
    2. Widening of the driveway at the point that intersects with East Peace Valley Road.
    3. The condition of East Peace Valley Road shall be documented prior to construction and repaired if damaged during construction.
  - c. §22-705.3.G – From the requirement to mill and overlay the roadway abutting an existing street to a depth of 1 1/2 inches.
  - d. §22-706.1 & 2 – From the requirement to provide curb and sidewalk along the property frontage.
  - e. §22-713.4.A – From the requirement to provide street trees every 30 feet along the existing streets abutting the proposed subdivision, conditioned upon the Applicant using the existing vegetation along the property frontage to meet this requirement and conditioned upon the protection of the remaining shade trees along the frontage and the clear sight lines being cleared for the new driveway.
  - f. In the event the required improvements are waived by the Township,

the Applicant is required to pay a fee-in-lieu of the improvements in accordance with Township Resolution No. 2007-12.

6. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay; or else, install partial improvements as approved by the Township; and/or contribute a fee-in-lieu of these improvements. No fee-in-lieu shall be required of the Applicant in accordance with Resolution 2007-12 as Applicant is in agreement to provide a deed restriction over Lot 1 which said restriction shall preclude further subdivision. (Township Code §22-700, §22-701.8, §22-903, §22-904; Township Resolution 2007-12).
7. Applicant shall contribute to the Township \$3,000.00 (\$3,000.00/dwelling unit) as a fee-in-lieu of the required park and recreation improvements contemporaneously with execution and funding of Township Development Agreements. (Township Code §22-715)
8. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay a required stormwater fee to be based on \$0.25 per every square foot of net increase of impervious area proposed, paid at the time that the plot plan is submitted for approval. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2023-08)
9. Confirmation that a fire truck will be able to enter the driveways to both lots adequately.
10. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)
11. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements. (Township Code §22-406.1, §22-903, §22-904)
12. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form

and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township. (Township Code §22-406.1)

13. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes. (Township Code §22-406.1)
14. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants. (Township Code §22-406.1)
15. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
16. Applicant and its professionals shall execute, notarize and seal the Final Record Plan. (Township Code §22-406.2)
17. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes. (Township Code §22-905)
18. The plans shall be ADA compliant, if applicable.

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

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NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA  
**RESOLUTION NO. 2024-06**

**DULY ADOPTED**, this 20th day of November, 2023, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

\_\_\_\_\_  
John Granger, Interim Township Manager

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

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

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

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

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

**RESOLUTION NO. 2024-07**

**NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING AMENDED FINAL LAND DEVELOPMENT APPROVAL TO HOLY PROPERTIES, LLC FOR THE AMENDED LAND DEVELOPMENT OF TAX PARCEL #26-001-103-001 LOCATED AT 324 SCHOOLHOUSE ROAD, WHICH SAID PLANS WERE PREPARED BY ARNA ENGINEERING, INC., WERE DATED SEPTEMBER 22, 2023, AND LAST REVISED JANUARY 12, 2024, CONSISTING OF 12 SHEETS, WHICH PROPOSE THE CREATION OF AN OUTDOOR STORAGE AREA AND 23 ADDITIONAL PARKING SPACES

**WHEREAS**, Holy Properties, LLC ("*Applicant*") have submitted an application for Amended Final Land Development Approval which proposes the construction of an Outdoor Storage Area along with 23 additional parking spaces ("*Project*") on a parcel located at or near 324 Schoolhouse Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-001-103-001 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled Amended Land Development Plans for Clauser Facility Expansion, prepared by ARNA Engineering, Inc., dated September 22, 2023, last revised January 12, 2024, consisting of twelve (12) sheets ("*Plan*"); and

**WHEREAS**, the New Britain Township Board of Supervisors previously granted Final Land Development Approval to the Application for this Property on January 3, 2017 as evidenced by a January 11, 2017 Letter from Peter Nelson, Esquire to Steve Clauser;

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

1. Applicant shall continue to comply with all conditions and requirements of the January 2017 Land Development Approval, except as modified herein.
2. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter of February 21, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
3. Applicant shall comply with all requirements and recommendations of the

Bucks County Planning Commission Review Letter dated November 6, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "B".

4. Applicant has requested, and the Board of Supervisors does hereby Grant waivers from the following provisions of the Subdivision and Land Development Ordinance:
  - a. Section 22-713.5.B.(1) – A waiver is granted to allow a reduction in the quantity of plantings around the parking area to 21 shrubs because the parking area is screened from the public road by an existing 6-foot chain-link fence with privacy slats and a row of green giant arborvitae evergreen trees.
5. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay.
6. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay a required stormwater fee to be based on \$0.25 per every square foot of net increase of impervious area proposed.
9. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit.
10. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
11. Applicant shall execute Amended Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township.
12. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by

title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes.

13. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
14. All documentation shall be executed prior to recording of Record Plans.
15. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
16. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
17. The plans shall be ADA compliant, if applicable.

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

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NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA  
**RESOLUTION NO. 2024-07**

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

ATTEST:

\_\_\_\_\_  
John Granger, Interim Township Manager

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

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

\_\_\_\_\_  
Stephanie Shortall, Esquire, Supervisor

\_\_\_\_\_  
William Jones, III, Supervisor

\_\_\_\_\_  
Bridget Kunakorn, Supervisor

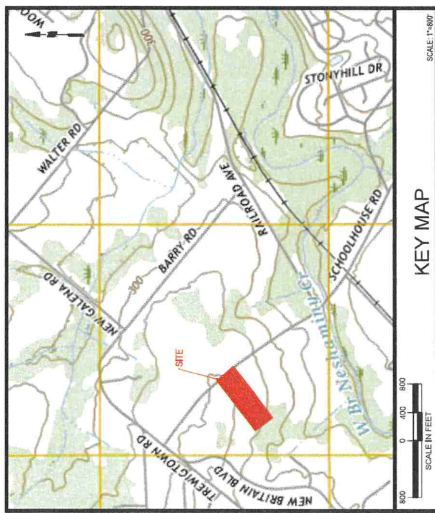
**APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS**

Applicant agrees to the above terms and conditions contained in Resolution 2024-07  
this the \_\_\_\_ day of \_\_\_\_\_, 2024.

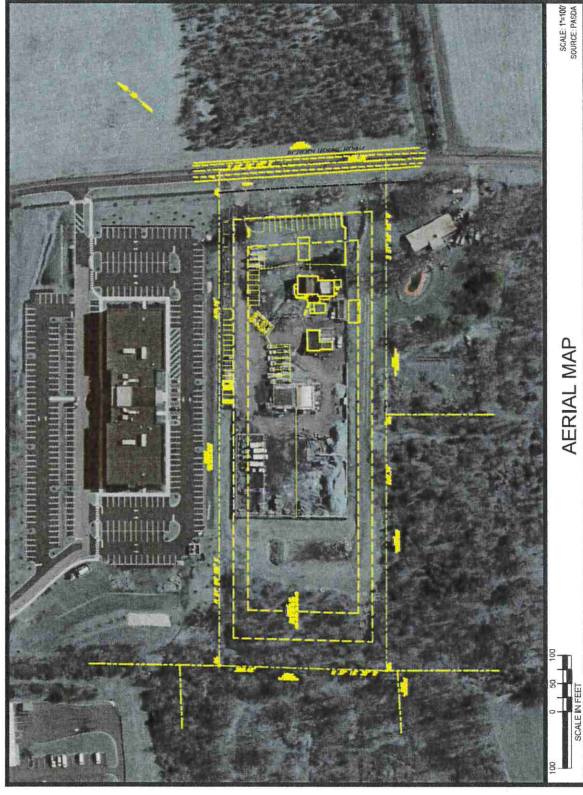
APPLICANT:  
HOLY PROPERTIES, LLC

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# CLAUSER FACILITY EXPANSION AMENDED LAND DEVELOPMENT PLANS TMP # 26-001-103-001 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



<b>CONTACT LIST</b>	
<b>NEW BRITAIN TOWNSHIP</b>	<b>SEWER AUTHORITY</b>
Michael Walsh Assistant Manager 207 Park Avenue Chalfont, PA 19014 215-822-1381	Chalfont-New Britain Township Joint Sewer Authority 118 East Main Road Dover Township, PA 19021 215-345-1225
<b>POLICE SERVICE</b>	<b>NORTH PENN WATER AUTHORITY</b>
Mr. Richard Clומר - Chief of Police 207 Park Avenue Chalfont, PA 19014 215-822-1910	300 FORTY FOOT ROAD MIDDLETOWN, PA 19802 215-852-3817
<b>NEW BRITAIN TOWNSHIP PLANNING COMMISSION</b>	<b>THERPINE &amp; GABLE</b>
Stephaine Shortall - Supervisor 207 Park Avenue Chalfont, PA 19014 215-822-1391	114 RIDGE ROAD SELLERSVILLE, PA 19380 215-257-6974
<b>ELECTRIC</b>	<b>VERIZON</b>
REC'D 400 PARK AVENUE CHALFONT, PA 19014 800-484-1100	STEELES, 980 FLOOR PHILADELPHIA PA 19103 215-382-1900
<b>BUCKS COUNTY CONSERVATION DISTRICT</b>	<b>BUCKS COUNTY SHATSKNEIDER, DISTRICT MANAGER</b>
1400 FERRY ROAD SUITE 704 DOVER TOWNSHIP, PA 19021	



**CIVIL ENGINEER:**  
**atitia Engineering Inc.**  
 1456 E. Iron Road, Suite 603  
 Doylestown, PA 18001  
 Phone: 215.766.8280  
 Fax: 215.434.5280  
 ATTN: Chirag V. Thakkar, P.E.

**SURVEYOR:**  
 Kelly Engineers  
 30 LaCue Avenue, Suite 201  
 Glen Mills, Pennsylvania 19342  
 Phone: 610.356.9393  
 ATTN: Robert Snyder, P.L.S.

**RECORD OWNER & APPLICANT:**  
 Holy Properties, LLC  
 324 Schoolhouse Road  
 Chalfont, Pennsylvania 18914  
 ATTN: Steve Clauser

ACT 167  
 PROFESSIONAL ENGINEER  
 CHIRAG V. THAKKAR, P.E.  
 No. 0001875  
 The Professional Engineer Seal is a required element of all engineering documents.  
 The Seal is the property of the Board of Professional Engineering and Architecture of the Commonwealth of Pennsylvania.  
 It shall be used only for the work for which it was issued and shall not be used in connection with the work of any other person.  
 It shall be used only for the work for which it was issued and shall not be used in connection with the work of any other person.

PHILADELPHIA COUNTY REGISTERED PROFESSIONAL ENGINEER

Drawing No.	Drawing No.	Drawing Title	Last Revised
1	GI-001	Cover Sheet	1/12/2024
2	GI-101	Aerial Photograph Plan	1/12/2024
3	GS-101	Site (Record) Plan	1/12/2024
4	CS-101	Site (Record) Plan	1/12/2024
5	CS-201	Site (Record) Plan	1/12/2024
6	CS-301	Site (Record) Plan	1/12/2024
7	CS-401	Site (Record) Plan	1/12/2024
8	CG-201	Post-Construction Stormwater Management (PCSM) Plan	1/12/2024
9	CE-101	Soil Erosion and Sediment Control Plan	1/12/2024
10	LP-101	Landscaping Plan	1/12/2024
11	LP-201	Landscaping Plan	1/12/2024
12	LP-301	Landscaping Plan	1/12/2024

**Supplemental Drawings:**  
 1. Boundary and Topographic survey for Clauser Tree Services, prepared by Kelly Engineers, dated June 22, 2023.  
 2. Monument Plan for Schoolhouse Road - New Britain Township, prepared by Kelly Engineers, dated January 3, 2024.

**arna**  
ENGINEERING  
CIVIL ENGINEERS

Arna Engineering Inc.  
1400 W. 15th Street  
Davenport, IA 52801  
P: 319.468.2300



PROJECT  
**CLAUSER  
FACILITY  
EXPANSION**

PROJECT LOCATION  
1400 W. 15th Street  
Davenport, IA 52801

DRAWN BY  
**ARNA ENGINEERING**



NO.	DATE	COMMENTS	NO.

Project No. 2002020201  
Date 08-22-2023  
Scale 1" = 200'  
Drawn By RSP  
Checked By AB  
Drawing No. GI-101

- NOTES:**
1. BOUNDARY AND TOPOGRAHY INFORMATION SHOWN IS BASED ON A SURVEY PERFORMED BY KELLY ENGINEERS ON JUNE 17, 2022.
  2. AERIAL PHOTO SOURCE: FLYBIA, 2021.





**anna**  
ENGINEERING  
CIVIL ENGINEERS

HTBE Engineering Inc. 6633  
Doyleslane, VA 23071  
P 215.484.5200

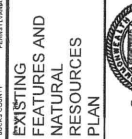
PROJECT  
CLAUSER  
FACILITY  
EXPANSION

STATE OF VIRGINIA  
PROFESSIONAL  
ENGINEERING BOARD

RECEIVED  
06/21/2001

EXISTING  
FEATURES AND  
NATURAL  
RESOURCES  
PLAN

PROJECT NO. 20002001  
DATE 06-21-2001  
SCALE 1" = 40'  
DRAWN BY KCP  
CHECKED BY JAB  
DRAWING NO. EX-101

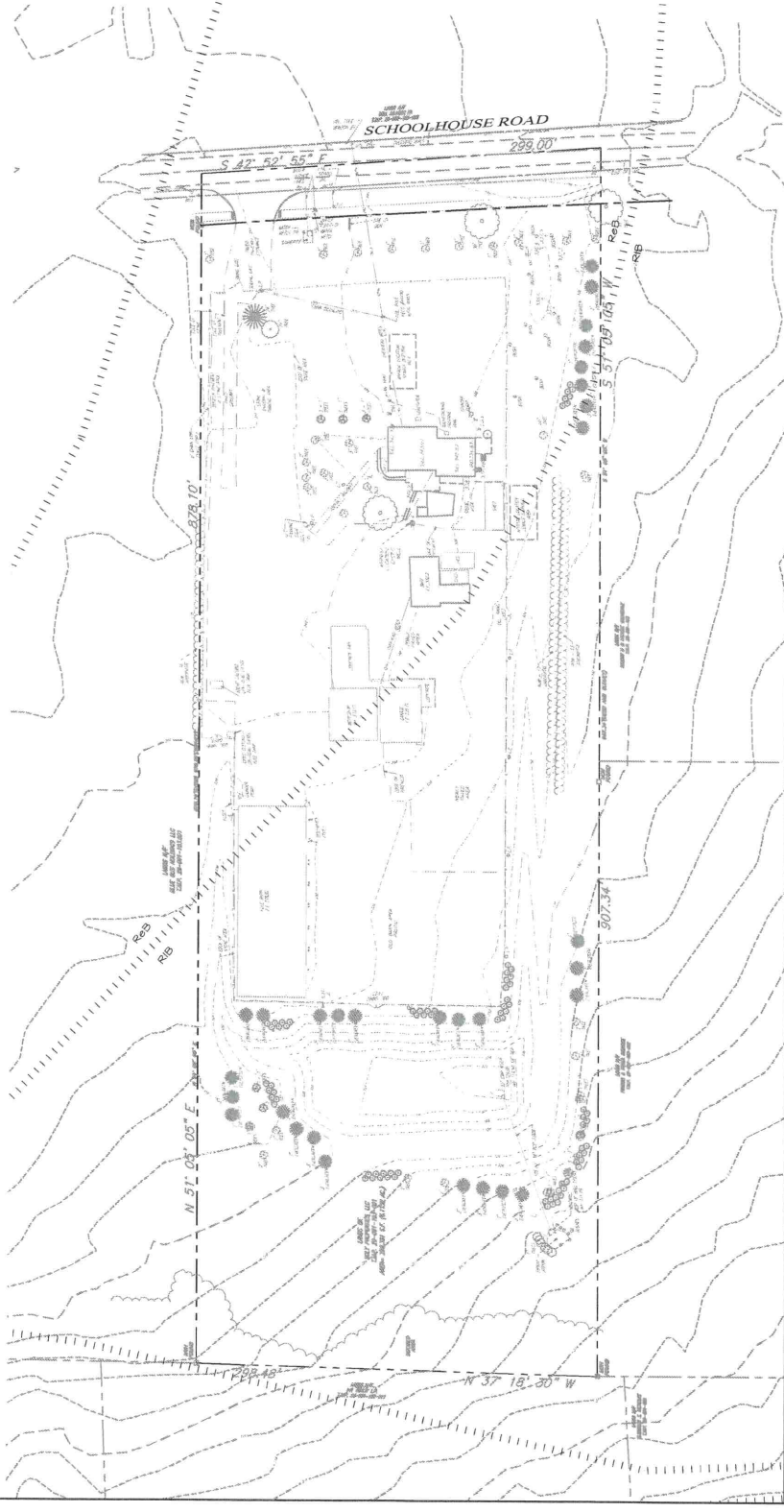
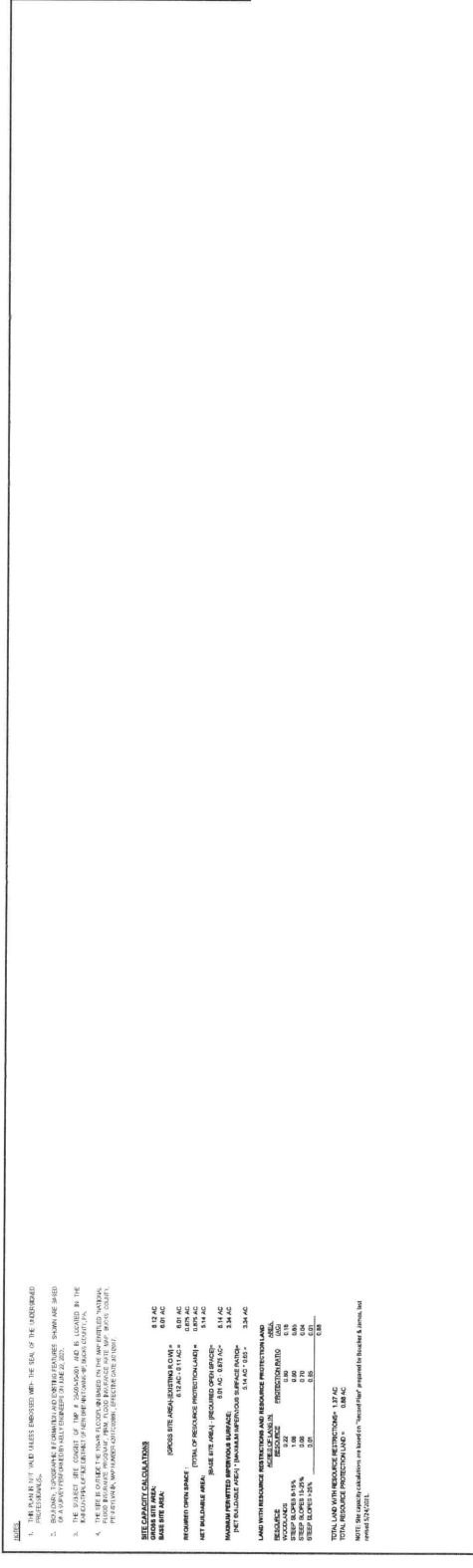


REVISIONS	NO.	DATE	DESCRIPTION
	1		
	2		
	3		
	4		



**LEGEND**  
EXISTING LINES & LINES

PROPOSED LINE	--- (Dashed)
EXISTING LINE	— (Solid)
BOUNDARY LINE	— (Solid)
RIGHT-OF-WAY	— (Dashed)
UTILITY LINE	— (Solid)
POLE	⊙ (Circle)
WATER	Wavy Line
WOODLAND	Stippled
OPEN SPACE	Blank
ROCK	Stippled
ROCK OUTCROPPING	Stippled
UNDERGROUND	— (Dashed)
UNDERGROUND	— (Dashed)
UNDERGROUND	— (Dashed)
UNDERGROUND	— (Dashed)
UNDERGROUND	— (Dashed)
UNDERGROUND	— (Dashed)
UNDERGROUND	— (Dashed)



1. THE BOUNDARY LINE HAS BEEN ESTABLISHED BY THE SLOPE OF THE TERRAIN.
2. BOUNDARY LINE POINTS ARE SHOWN AT THE CORNERS OF THE LOTS.
3. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS IS 200.00 FEET.
4. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS IS 200.00 FEET.
5. THE DISTANCE BETWEEN THE CORNERS OF THE LOTS IS 200.00 FEET.

ITEM	AREA (AC)
TOTAL SITE AREA	6.12 AC
TOTAL BUILDING AREA	0.80 AC
TOTAL DRIVEWAY AREA	0.15 AC
TOTAL DRIVEWAY PROTECTION AREA	0.85 AC
TOTAL DRIVEWAY PROTECTION AREA	0.85 AC
TOTAL DRIVEWAY PROTECTION AREA	0.85 AC
TOTAL DRIVEWAY PROTECTION AREA	0.85 AC
TOTAL DRIVEWAY PROTECTION AREA	0.85 AC

ITEM	AREA (AC)
TOTAL DRIVEWAY PROTECTION AREA	0.85 AC
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TOTAL DRIVEWAY PROTECTION AREA	0.85 AC

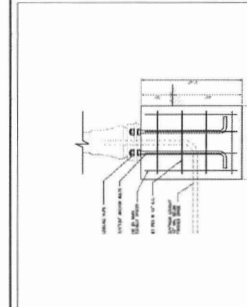
NOTE: ALL DISTANCES ARE BASED ON A HORIZONTAL PLANE.

NOTES: THE BOUNDARY LINE HAS BEEN ESTABLISHED BY THE SLOPE OF THE TERRAIN.

SCALE: 1" = 40'

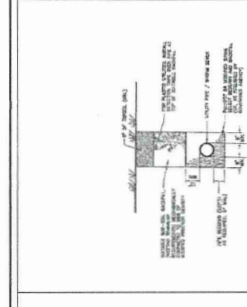
DATE: 06-21-2001





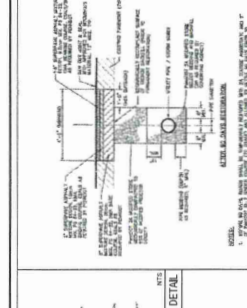
NOTE: 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED AND SHOWN OTHERWISE.  
2. LIGHT POLE SHALL BE TRANSPARENT POLYCARBONATE.  
3. LIGHT POLE SHALL BE 1.5" MIN. WALL THICKNESS.  
4. LIGHT POLE SHALL BE 1.5" MIN. WALL THICKNESS.  
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED AND SHOWN OTHERWISE.  
6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED AND SHOWN OTHERWISE.  
7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED AND SHOWN OTHERWISE.  
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED AND SHOWN OTHERWISE.

LIGHT POLE BASE DETAIL



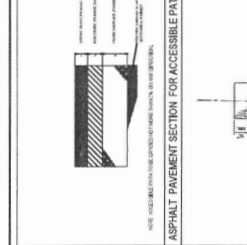
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STORM SEWER & UTILITY TRENCH RESTORATION DETAIL (PERVIOUS AREA)



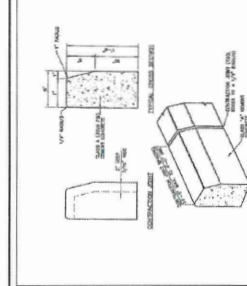
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STORM SEWER & UTILITY TRENCH RESTORATION DETAIL (PAVED AREA)



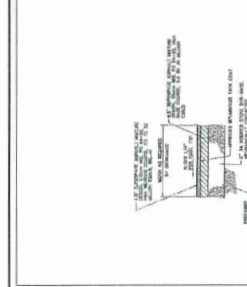
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PIPE BEDDING DETAIL



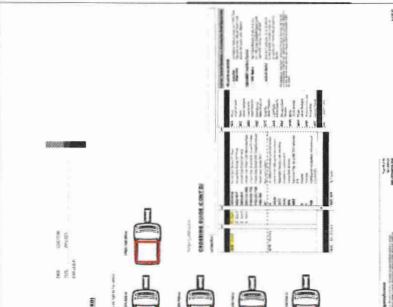
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CONCRETE CURB DETAIL

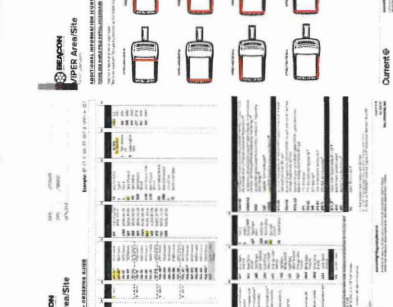


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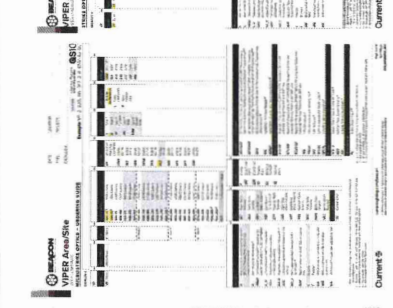
PAVING SECTION DETAIL



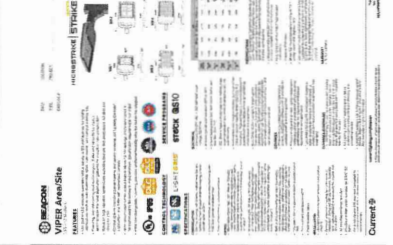
LIGHT FIXTURE DETAIL



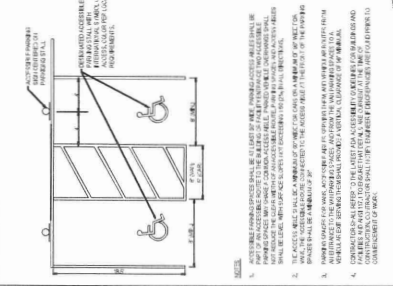
TRUCK TURN MOVEMENT



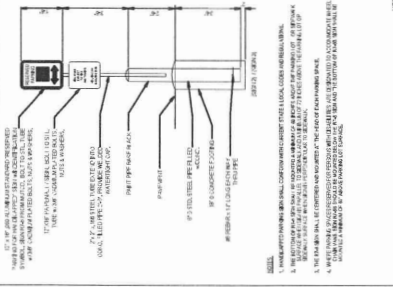
TRUCK TURN MOVEMENT



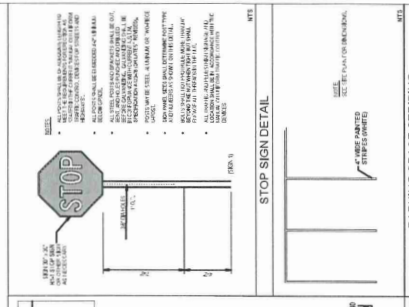
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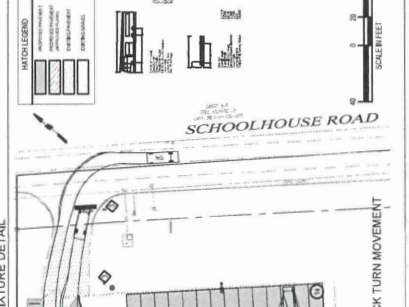
TRUCK TURN MOVEMENT



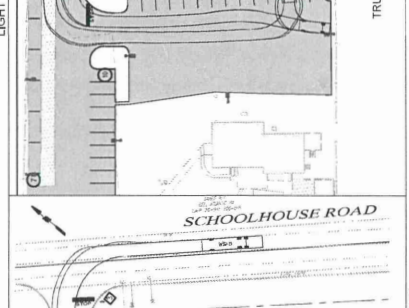
TRUCK TURN MOVEMENT



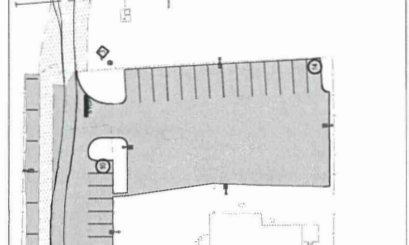
TRUCK TURNS AND PAVEMENT INSET



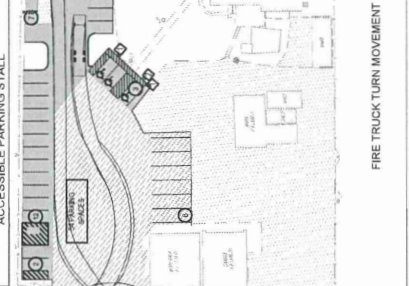
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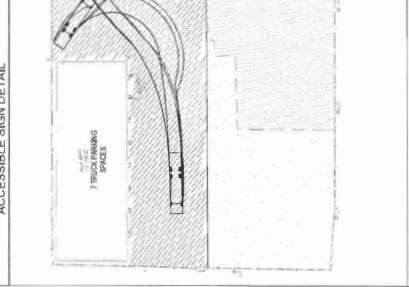
TRUCK TURNS AND PAVEMENT INSET



TRUCK TURNS AND PAVEMENT INSET



TRUCK TURNS AND PAVEMENT INSET



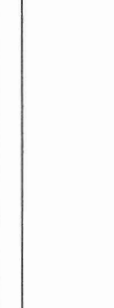
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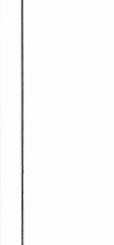
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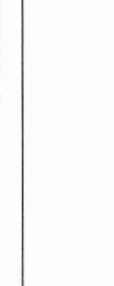
TRUCK TURNS AND PAVEMENT INSET



TRUCK TURNS AND PAVEMENT INSET



TRUCK TURNS AND PAVEMENT INSET



TRUCK TURNS AND PAVEMENT INSET



TRUCK TURNS AND PAVEMENT INSET



2100 Engineering Inc.
1465 Ferry Road, Suite 403
Columbus, OH 43260
T: 214.766.6290
F: 214.654.5200



NEW BRUNSWICK TOWNSHIP
MOORE COUNTY
Drawing Title
CLAUUSER FACILITY EXPANSION
GRADING, DRAINAGE AND UTILITY PLAN

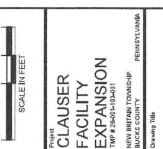


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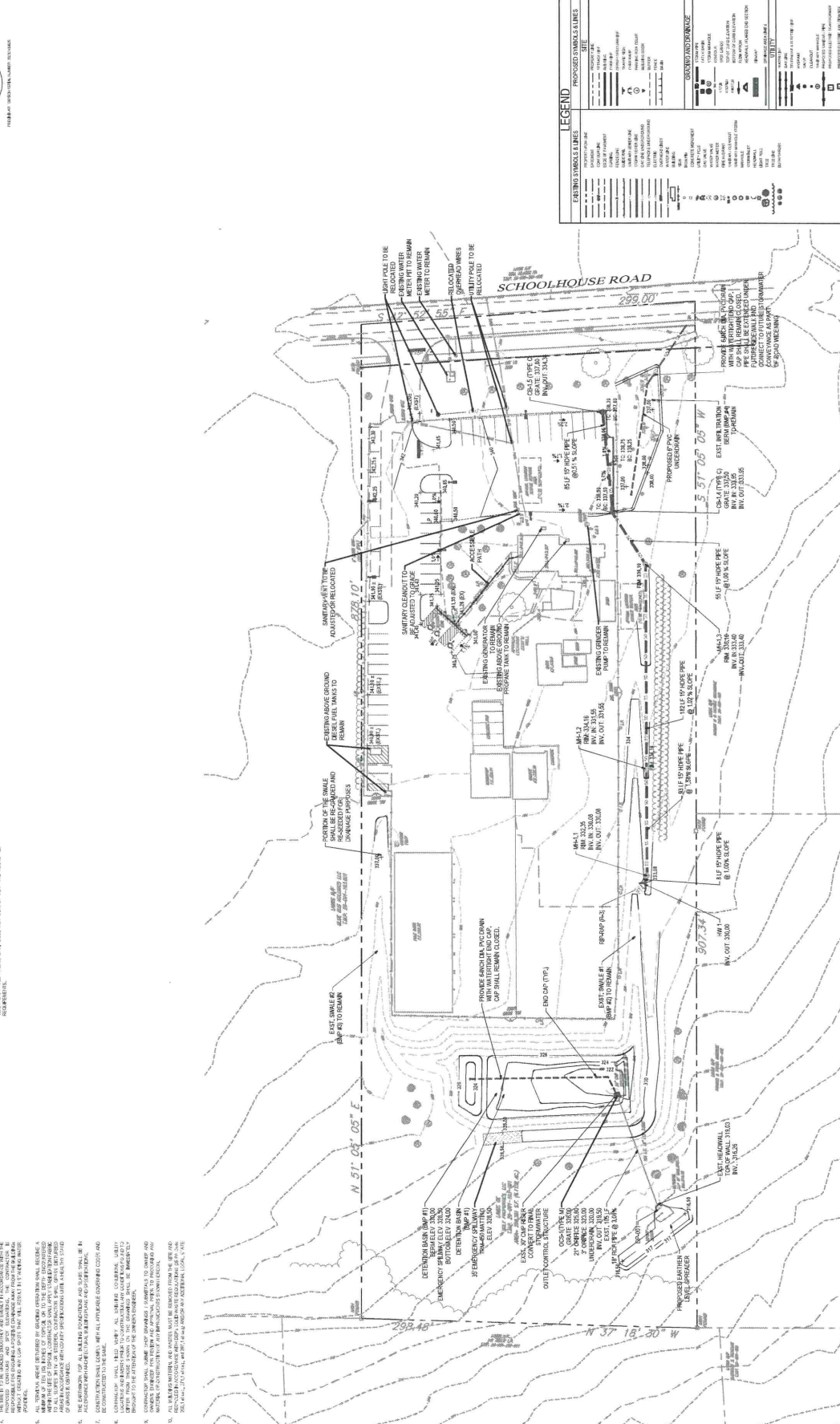
Project No. 20002051
Date 08-23-2023
Scale 1" = 40'
Checked By KJP
Drawing No. CG-101
Sheet 6 of 12

ACT 167
THE STATE OF NEW BRUNSWICK
COUNTY OF MOORE
OFFICE OF THE COUNTY ENGINEER



ACCESSIBLE PAI NOTES
1. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND ELEVATIONS...
2. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND ELEVATIONS...
3. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND ELEVATIONS...

GRADING AND DRAINAGE NOTES
1. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND ELEVATIONS...
2. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND ELEVATIONS...
3. CONTRACTOR SHALL VERIFY THE EXISTING GRADE AND ELEVATIONS...



LEGEND
EXISTING SYMBOLS LINES
PROPOSED SYMBOLS LINES
PROPOSED SYMBOLS LINES



anna  
ENGINEERING  
CIVIL ENGINEERS

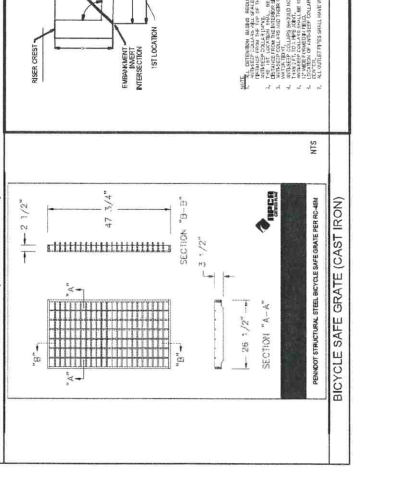
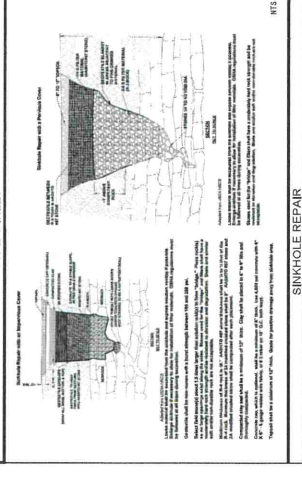
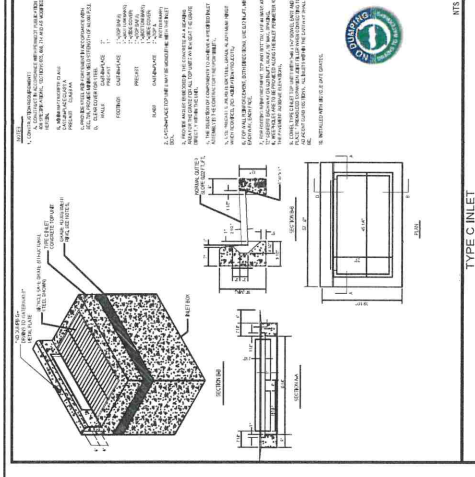
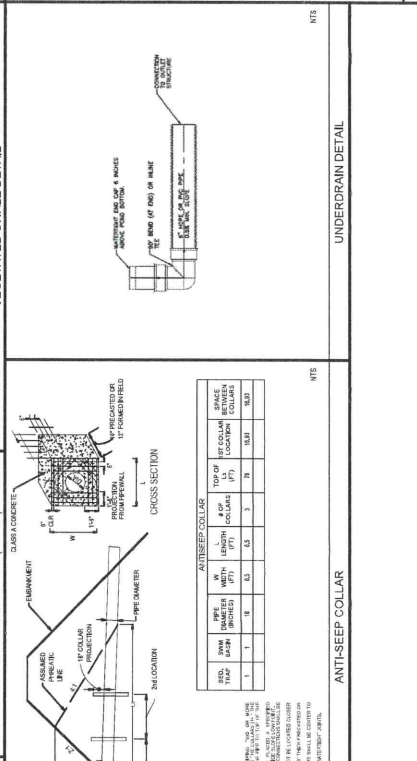
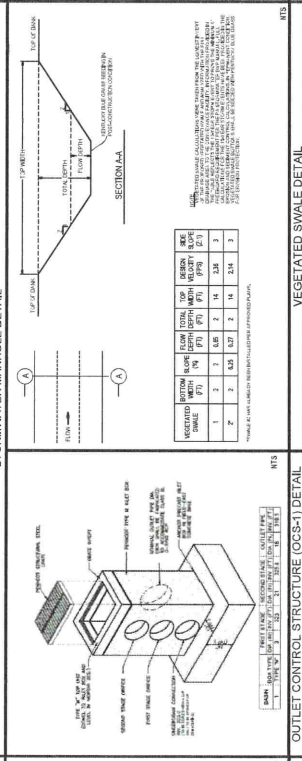
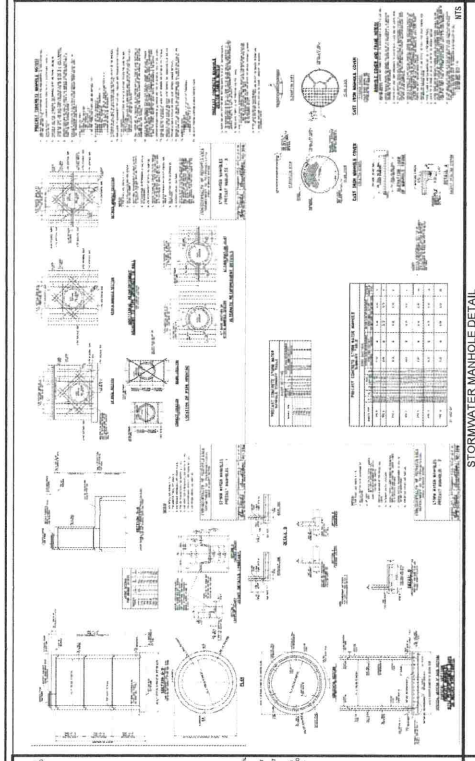
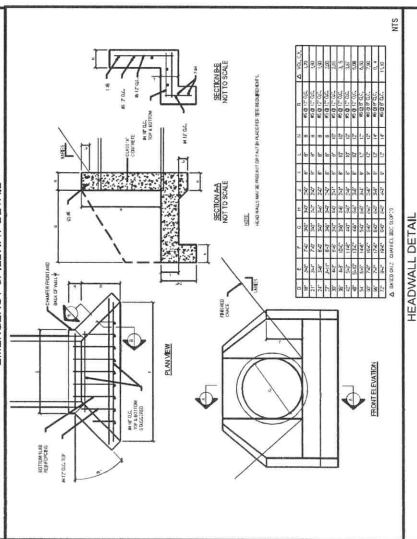
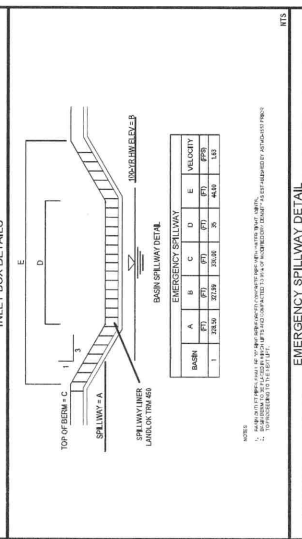
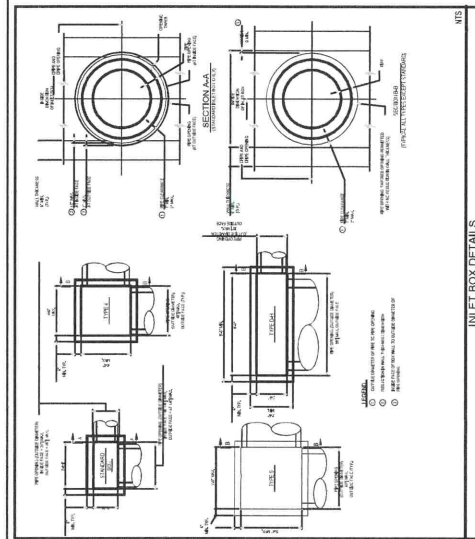
11411 Deckerwood Ln.  
1452 Ferry Road, Suite 603  
Dorchester, PA 19091  
P: 717-634-2300  
No. of sheets of drawings: 10/10/2023

**CLAUSER FACILITY EXPANSION**  
WASTEWATER TREATMENT PLANT  
BOULEVARD COUNTY  
PENNSYLVANIA  
DESIGNED BY:  
**POST - CONSTRUCTION STORMWATER MANAGEMENT DETAILS**

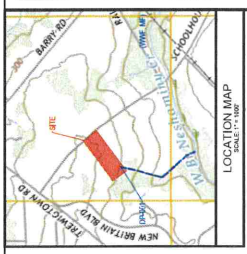


NO.	DATE	REVISIONS
1	09-22-2023	ISSUED FOR PERMITS AND L. COMMENTS
2	09-22-2023	NOT TO SCALE

Drawn By: KOP  
Checked By: AB  
Drawing No: **CG-501**

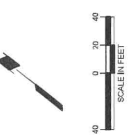


**arna ENGINEERING CIVIL ENGINEERS**  
 8700 Engineering Inc.  
 1450 Ferry Road, Suite 803  
 Erie, PA 16511-3159  
 T: 716.766.0200  
 F: 716.634.5200



**CLAUSER FACILITY EXPANSION**  
 NEW SHARON TOWNSHIP  
 STURGE COUNTY

**SOIL EROSION AND SEDIMENT CONTROL PLAN**



**REVISIONS**

NO.	DATE	COMMENTS
1		REVISED PER TOWNSHIP AND BOARD COMMENTS

**SOIL EROSION LEGEND**

- EXISTING EROSION CONTROL MEASURES
- PROPOSED EROSION CONTROL MEASURES
- PROPOSED CONSTRUCTION
- PROPOSED ROAD
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED BARRIER
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING

**PROJECT INFORMATION**

Project No. 20052001  
 Date: 09-27-2003  
 Scale: 1" = 40'  
 Drawn By: KOP  
 Checked By: AB  
 Drawing No.: CE-101

**ACT 167**

SECTION 101.01. THE BOARD OF ZONING AND PLANNING SHALL BE BODILY AND NEARLY REPRESENTATIVE OF THE COMMUNITY. IT SHALL BE COMPOSED OF SEVEN (7) MEMBERS. THE BOARD SHALL BE Elected For A Term Of Three (3) Years, With One-Third (1/3) Of The Members Being Elected Each Year.

**CRITICAL STAGES OF CONSTRUCTION**

1. EXCAVATION OF EXISTING FOUNDATION  
 2. CONSTRUCTION OF FOUNDATION WALLS AND FOOTINGS  
 3. CONSTRUCTION OF CONCRETE SLABS AND BEAMS  
 4. CONSTRUCTION OF ROOF STRUCTURE  
 5. CONSTRUCTION OF EXTERIOR WALLS AND WINDOWS  
 6. CONSTRUCTION OF INTERIOR WALLS AND PARTITIONS  
 7. CONSTRUCTION OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS  
 8. CONSTRUCTION OF FINISH FLOORS  
 9. CONSTRUCTION OF EXTERIOR LANDSCAPING  
 10. CONSTRUCTION OF FINAL PAINT AND FINISHES

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

THE PURPOSE OF THIS PLAN IS TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE DURING CONSTRUCTION. THE PLAN DESCRIBES THE MEASURES TO BE TAKEN TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE DURING CONSTRUCTION.

**GENERAL NOTES**

1. THE PROJECT SITE IS LOCATED IN THE UNINCORPORATED AREA OF NEW SHARON TOWNSHIP, STURGE COUNTY, PENNSYLVANIA.  
 2. THE PROJECT SITE IS SURROUND BY SCHOOLHOUSE ROAD TO THE NORTH AND NEW BRITAIN ROAD TO THE WEST.  
 3. THE PROJECT SITE IS SURROUND BY BARBY ROAD TO THE EAST AND NEW BRITAIN ROAD TO THE SOUTH.

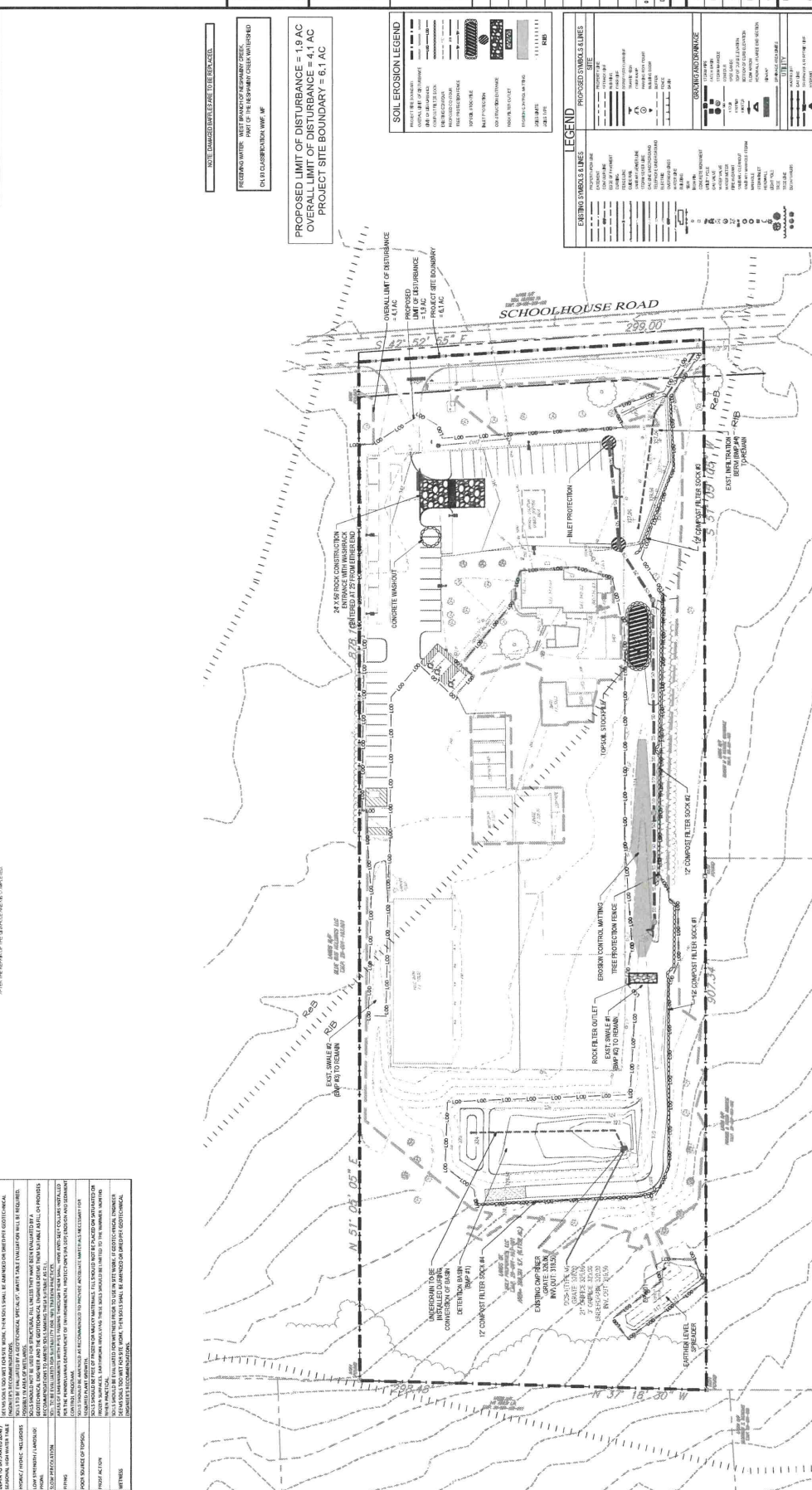
**PROPOSED LIMIT OF DISTURBANCE = 1.9 AC**  
**OVERALL LIMIT OF DISTURBANCE = 4.1 AC**  
**PROJECT SITE BOUNDARY = 6.1 AC**

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

THIS PLAN IS TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE DURING CONSTRUCTION. THE PLAN DESCRIBES THE MEASURES TO BE TAKEN TO PREVENT SOIL EROSION AND SEDIMENTATION FROM THE PROJECT SITE DURING CONSTRUCTION.

**SOIL LIMITATIONS**

Soil	Restrictions on Soil	Restrictions on Construction
R10	2% TO 3% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R2	3% TO 4% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R3	4% TO 5% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R4	5% TO 6% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R5	6% TO 7% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R6	7% TO 8% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R7	8% TO 9% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R8	9% TO 10% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R9	10% TO 12% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R10	12% TO 15% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R11	15% TO 20% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R12	20% TO 25% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R13	25% TO 30% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R14	30% TO 35% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R15	35% TO 40% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R16	40% TO 45% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R17	45% TO 50% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R18	50% TO 55% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R19	55% TO 60% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R20	60% TO 65% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R21	65% TO 70% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R22	70% TO 75% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R23	75% TO 80% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R24	80% TO 85% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R25	85% TO 90% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R26	90% TO 95% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS
R27	95% TO 100% SLOPE	CONCRETE FOUNDATION WALLS AND FOOTINGS



**LEGEND**

**EXISTING CONDITIONS**

- EXISTING EROSION CONTROL MEASURES
- EXISTING ROAD
- EXISTING UTILITY
- EXISTING FENCE
- EXISTING BARRIER
- EXISTING SIGN
- EXISTING LIGHTING
- EXISTING LANDSCAPING

**PROPOSED CONDITIONS**

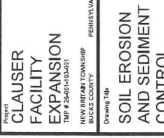
- PROPOSED EROSION CONTROL MEASURES
- PROPOSED ROAD
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED BARRIER
- PROPOSED SIGN
- PROPOSED LIGHTING
- PROPOSED LANDSCAPING



17118 E. University Blvd.  
Davenport, IA 52801  
P: 715-264-2280  
NO CONTRACTS FOR RESIDENTIAL PROJECTS

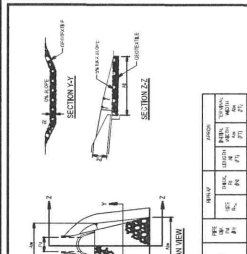
### CLAUSER FACILITY EXPANSION

Soil Erosion and Sediment Control Details  
Sheet 10 of 12

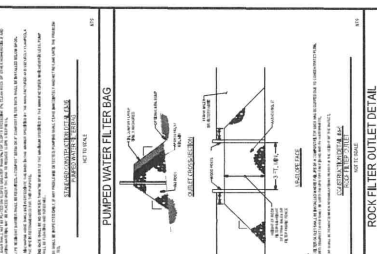
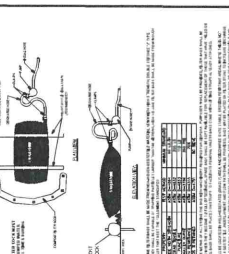


NO.	REVISIONS	DATE	COMMENTS

Project No. 230020201  
Date 09-22-2023  
Scale NOT TO SCALE  
Drawn By KGP  
Checked By AB  
Drawing No. CE-501



NO.	REVISIONS	DATE	COMMENTS



VEGETATED	TOPSOIL	NON-VEGETATED
1	2	3

#### SEQUENCE OF CONSTRUCTION

1. THE CONSTRUCTION SEQUENCE SHALL BE AS FOLLOWS: a. SITE PREPARATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. b. EXCAVATION AND INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITY. c. CONSTRUCTION ACTIVITY SHALL BE COMPLETED PRIOR TO THE REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES. d. THE REMOVAL OF SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE FINAL SITE GRADING AND PAVING.

#### EROSION & SEDIMENT CONTROL PLAN STANDARD NOTES

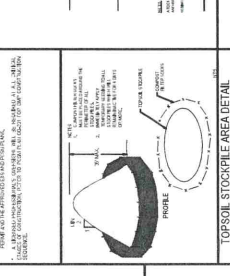
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. 2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD. 3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS NEEDED AT THE END OF CONSTRUCTION.

#### REVISIONS

1. REVISED SECTION AND DETAIL. 2. REVISED SECTION AND DETAIL. 3. REVISED SECTION AND DETAIL.

#### SEEDING NOTES

1. SEEDING SHALL BE COMPLETED IMMEDIATELY AFTER SOIL EXPOSURE. 2. SEEDING SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITY.



#### MAINTENANCE PROGRAM

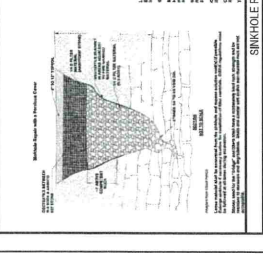
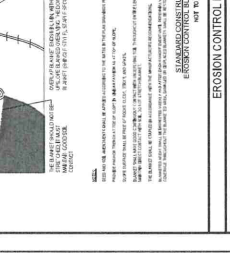
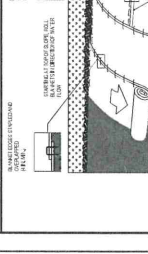
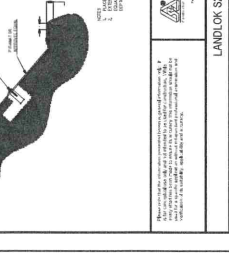
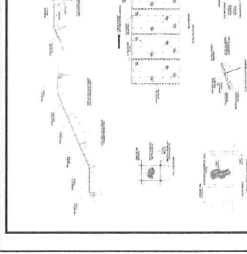
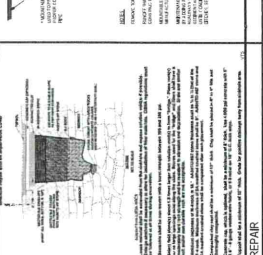
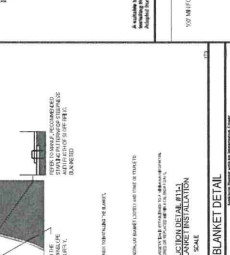
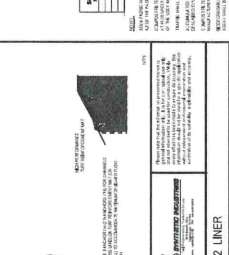
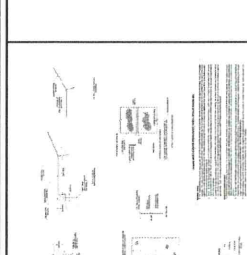
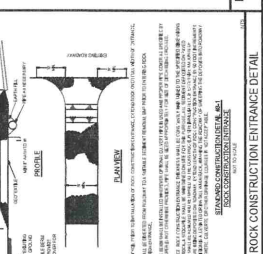
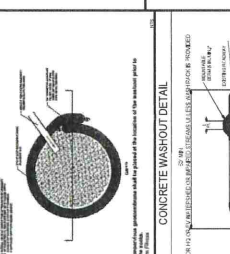
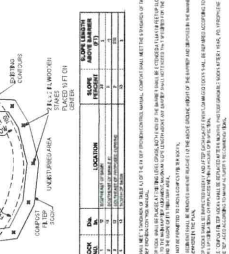
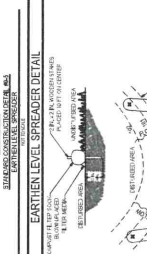
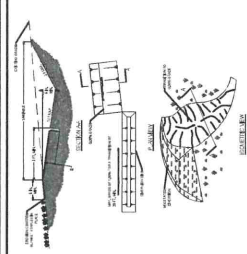
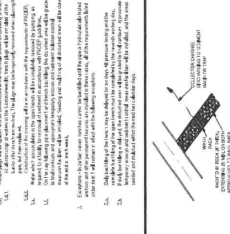
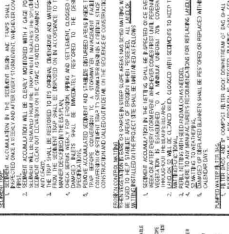
1. THE MAINTENANCE PROGRAM SHALL BE AS FOLLOWS: a. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD. b. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED OR MODIFIED AS NEEDED AT THE END OF CONSTRUCTION.

#### UTILITY TRENCH EXCAVATION GUIDELINES

1. ALL UTILITY TRENCH EXCAVATIONS SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITY. 2. ALL UTILITY TRENCH EXCAVATIONS SHALL BE MAINTAINED AND REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD.

#### ROCK CONSTRUCTION ENTRANCE W/ WASHRACK DETAIL

1. ALL ROCK CONSTRUCTION ENTRANCES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION ACTIVITY. 2. ALL ROCK CONSTRUCTION ENTRANCES SHALL BE MAINTAINED AND REPAIRED AS NEEDED THROUGHOUT THE CONSTRUCTION PERIOD.





14185 Enterprises Inc.  
14550 Ferry Road, Suite 603  
Dover, PA 17814  
P: 717.676.0000  
F: 717.676.2200

SCALE IN FEET  
0 20 40

**CLAUZER FACILITY EXPANSION**  
LANDSCAPE PLAN

NEW BERKAMP TOWNSHIP  
BERKAMP COUNTY, PENNSYLVANIA  
Drawing Title:

**PLANT MATERIAL SCHEDULE**

QTY.	SIZE	COMMON NAME
1	12"	Red maple
1	12"	Black locust
1	12"	Black locust
1	12"	Black locust
1	12"	Black locust
1	12"	Black locust

**EXISTING TREES TO REMAIN**

QTY.	SIZE	COMMON NAME	STATUS
1	12"	Red maple	Red maple
1	12"	Black locust	Black locust
1	12"	Black locust	Black locust
1	12"	Black locust	Black locust
1	12"	Black locust	Black locust

**REMOVED TREES**

QTY.	SIZE	COMMON NAME	STATUS
1	12"	Red maple	Red maple
1	12"	Black locust	Black locust
1	12"	Black locust	Black locust
1	12"	Black locust	Black locust
1	12"	Black locust	Black locust

**PLANTING NOTES**

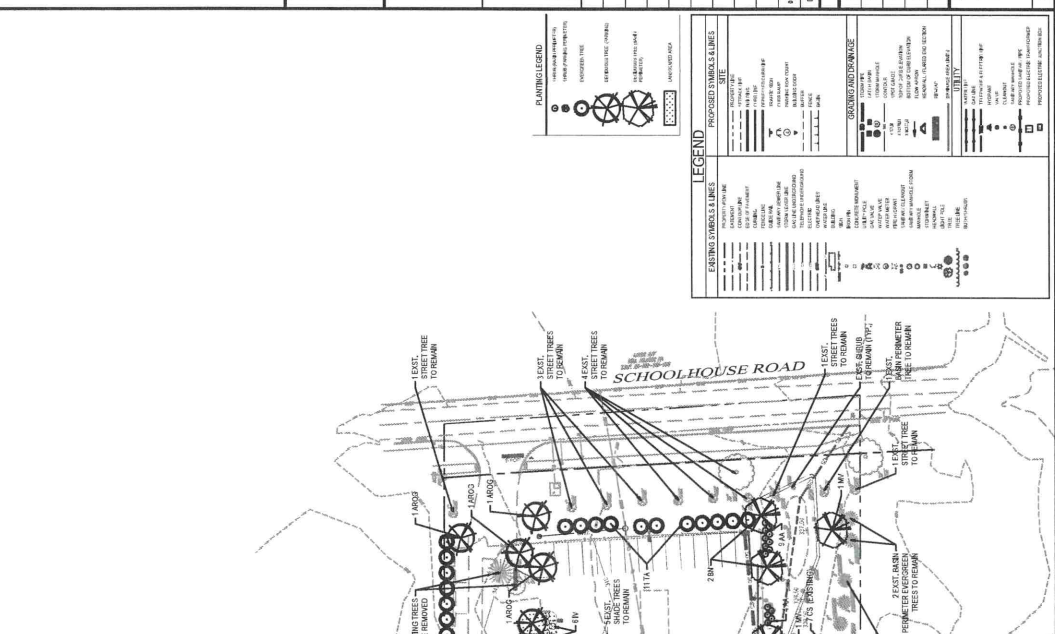
1. All trees to be planted in accordance with the specifications of the American Nursery & Arboretum Association (ANAA) and the Pennsylvania Department of Agriculture (PA Dept. of Ag.).

2. All trees to be planted in accordance with the specifications of the American Nursery & Arboretum Association (ANAA) and the Pennsylvania Department of Agriculture (PA Dept. of Ag.).

3. All trees to be planted in accordance with the specifications of the American Nursery & Arboretum Association (ANAA) and the Pennsylvania Department of Agriculture (PA Dept. of Ag.).

**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/22/2023	Initial design
2	08/22/2023	Revised design



**PLANTING LEGEND**

- RED MAPLE (A)
- BLACK LOCUST (B)
- RED BUDGED DOGWOOD (C)
- SHARP SHINING OAK (D)
- THORNAPPLE (E)
- ASH (F)

**LEGEND**

**EXISTING SYMBOLS & LINES**

- EXISTING PAVED DRIVE
- EXISTING DRIVE
- EXISTING DRIVE (UNDER CONSTRUCTION)
- EXISTING DRIVE (PROPOSED)
- EXISTING DRIVE (PAVED)
- EXISTING DRIVE (GRAVEL)
- EXISTING DRIVE (DIRT)
- EXISTING DRIVE (GRAVEL/DIRT)
- EXISTING DRIVE (CONCRETE)
- EXISTING DRIVE (ASPHALT)
- EXISTING DRIVE (BITUMEN)
- EXISTING DRIVE (GRAVEL/CONCRETE)
- EXISTING DRIVE (GRAVEL/ASPHALT)
- EXISTING DRIVE (GRAVEL/DIRT/CONCRETE)
- EXISTING DRIVE (GRAVEL/DIRT/ASPHALT)
- EXISTING DRIVE (GRAVEL/DIRT/CONCRETE/ASPHALT)

**PROPOSED SYMBOLS & LINES**

- PROPOSED DRIVE
- PROPOSED DRIVE (UNDER CONSTRUCTION)
- PROPOSED DRIVE (PROPOSED)
- PROPOSED DRIVE (GRAVEL)
- PROPOSED DRIVE (DIRT)
- PROPOSED DRIVE (GRAVEL/DIRT)
- PROPOSED DRIVE (GRAVEL/CONCRETE)
- PROPOSED DRIVE (GRAVEL/ASPHALT)
- PROPOSED DRIVE (GRAVEL/DIRT/CONCRETE)
- PROPOSED DRIVE (GRAVEL/DIRT/ASPHALT)
- PROPOSED DRIVE (GRAVEL/DIRT/CONCRETE/ASPHALT)

**REVISIONS**

NO.	DATE	COMMENTS
1	08/22/2023	Initial design
2	08/22/2023	Revised design

**DATE** / **COMMENTS**

DATE	COMMENTS
08/22/2023	Initial design
08/22/2023	Revised design

**PROJECT NO.** 230607021  
**DATE** 08-22-2023  
**SCALE** 1" = 40'  
**DRAWN BY** KSP  
**CHECKED BY** AB  
**DRAWING NO.** LP-101

Sheet 11 of 12





**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

February 21, 2024

File No. 15-12097

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

Reference: 324 Schoolhouse Road, Holy Properties, LLC – Amended Final LD Plan Review 2  
TMP # 26-001-103-001

Dear Dave:

Pursuant to your request, we have reviewed the revised Amended Land Development Plans for the above-referenced project. Upon review by our office, we offer the following comments for consideration:

I. Submission

- A. Amended Land Development Plans for Clauser Facility Expansion, as prepared by ARNA Engineering, Inc., consisting of Sheets 1 through 12 of 12, dated September 22, 2023, last revised January 12, 2024.
- B. Photometric Plan for School House Road, as prepared by Current Lighting, consisting of one (1) sheet, dated October 11, 2023, last revised January 3, 2024.
- C. Post Construction Stormwater Management Report for Clauser Facility Expansion, as prepared by ARNA Engineering, Inc., dated September 29, 2023, last revised January 12, 2024.

II. General Information

At its meeting on January 3, 2017, the Board of Supervisors granted Preliminary/Final Land Development Plan approval for 324 Schoolhouse Road, prepared by Boucher & James, Inc., consisting of sheets 1 through 9 of 9, dated December 23, 2015, last revised November 16, 2016, subject to conditions.

The Applicant is proposing to amend the land development plans to include a "Proposed Storage Area" between the building and Schoolhouse Road, as well as twenty-three (23) additional parking spaces. The property is within the Industrial Office Zoning District. The increase in impervious coverage of approximately 15,564 SF is proposed to be addressed through modifications to the existing stormwater basin. The Applicant previously received a variance to increase the area of outdoor storage and a conditional use approval for the outdoor storage area.

III. Reference Documentation

- A. Zoning Hearing Decision dated September 15, 2016
- B. Conditional Plan Approval dated January 11, 2017
- C. Conditional Use Adjudication dated January 24, 2017

---

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

#### IV. Review Comments

##### A. Zoning Ordinance

1. §27-305.L2.b.2 – Outdoor storage areas is required to occupy an area of less than 0.5 of the existing building coverage. The Applicant previously obtained a variance to provide an outdoor storage area of 40,390 SF from the New Britain Township Zoning Hearing Board (ZHB) on September 15, 2016. The amended plan shows an existing outdoor storage area of 26,294 SF and proposes an additional 5,626 SF for a total outdoor storage area of 31,920 SF. We note that the overall area is less than what was approved on the plan approved by the Zoning Hearing Board. We defer to the Zoning Officer to verify the proposal complies with the Zoning Hearing Board Decision.
2. §27-2901.K5. – The plan notes 14 required parking spaces for business vehicles and 16 proposed spaces. However, the plan shows 7 existing trucks spaces within the pole barn and 6 existing spaces adjacent to the workshop. At least one additional space shall be designated for business vehicles.
3. §27-2902.f. – Any parking area construction, installation, expansion, and/or improvement involving any new or additional impervious area shall require submission of a site plan to the Township for approval. We note that it was observed during a site visit that the Applicant has previously started construction and usage of the front yard area for parking and storage. If the improvements are not approved, the site shall be restored to lawn with at least 6 inches of topsoil.

##### B. Subdivision and Land Development Ordinance Waiver

The Applicant has formally requested the following waiver:

1. §22-713.5.B.(1) – From the requirement that off-street parking areas be landscaped with 1 deciduous or evergreen shrub planted every 5 feet along the perimeter of the parking area. The Applicant is requesting a waiver to allow a reduction in the quantity to 21 shrubs since the proposed parking area is screened from the public road by an existing 6-ft-high chain-link fence with privacy slats and row of green giant arborvitae evergreen trees.

##### C. Subdivision and Land Development Ordinance

1. §22-502. – The Site Plan, Note 15 should be revised to state that “*The original Preliminary/ Final Plan approval was granted on January 3, 2017. This plan represents an amendment to the originally approved plan.*”
2. §22-710.3 & 4 – The outdoor storage area and Fire Truck Turning Movement Inset were revised. We note that the plans do not depict the existing material storage areas within the outdoor storage areas which could prevent emergency access to the structures. The Township Fire Marshal shall review the amended plan for fire lanes and emergency access.
3. §22-711.3 – A site inspection found that the existing basin baffle is in poor condition and shall be repaired. The plans shall be updated to note this and any associated details provided.
4. §22-713 – The following comments regarding the Landscape Plan should be addressed:
  - a. Several trees are labeled as AROG which is not included on the Plant Material Schedule and appear to be AR trees. The tree labels or schedule should be revised for consistency.
  - b. The plan proposes an AR tree along the northwestern property line in an area of existing pavement. The tree should be relocated, or this area of pavement converted to grass.
5. §22-714.4.B – Light standards shall be a maximum of 20 feet in height, and have a concrete base raised 30 inches above finished grade. The height of the pole mounted fixtures should be noted on the Lighting Plan and/or construction detail.

D. Stormwater Management Ordinance Comments

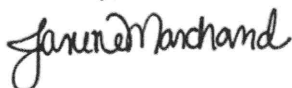
1. §22-712.13.C – When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. Based on a recent site visit, the retentive grading area in the front yard is holding water. In addition, cat tails were observed in this area indicating extended periods of water retention. The plan specifies the installation of a sealed underdrain, however, this will not address the standing water issue until it is connected to the stormwater conveyance system in the future. The system shall be modified to drain within 3 days §26-123.2.C.(5)(c).
2. §26-122 – The Applicant obtained an NPDES permit for the approved plans. The amended plans propose an increase in impervious coverage and 0.35 acres of disturbance in areas designated as “Areas of Minimum Disturbance”. The amended plans shall be resubmitted to PADEP to determine if the amended plans are considered a minor or major revision to the NPDES permit.
3. 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 Fee Resolution)

E. General Comments

1. We recommend that the current Developer and Financial agreements be modified to reflect the amended final plans, if approved. We note that two (2) separate escrows are currently held for this project based on our records including a Zoning escrow with a balance of \$14,291.38 for work mainly related to the conversion of the sediment basin to a permanent facility and a Land Development escrow with a balance of \$87,702.00 for paving, landscaping, and as-built plans.
2. The utility work for the previous phases shall be completed. There appear to be trenches that haven't been fully backfilled and restored and other related work that needs to be completed.

If you have any questions regarding this project, please do not hesitate to contact us.

Sincerely,



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

JM/tw

cc: John Granger, Interim Township Manager  
Randy Teschner, Fire Marshall  
Scott Holbert, Flager & Associates, Township Solicitors  
Steve Clauser, Applicant  
Anand A. Bhatt, ARNA Engineering, Inc.  
Amanda Sandor, Bucks County Conservation District  
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



# MEMO

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

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Amount of Prepaid Bills: \$455,375.07  
Dated: February 8, 2024

Presented By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

P.O. Type: All  
 Range: First to Last  
 Format: Detail without Line Item Notes  
 Vendors: All  
 Rcvd Batch Id Range: KG0208PD to KG0208PD  
 Include Non-Budgeted: Y  
 Prior Year Only: N  
 Open: N  
 Rcvd: Y  
 Bid: Y  
 Paid: N  
 Held: Y  
 State: Y  
 Void: N  
 Aprv: N  
 Other: Y  
 Exempt: Y  
 \* Means Prior Year Line

Vendor # Name	PO # PO Date Description	Amount	Charge Account	Contract PO Type	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
CHASE005 CHASE	24000174 02/08/24 PRINCIPAL PAYMENT										
	1 PRINCIPAL PAYMENT	327,000.00	20-401-050		E BRIDGE LOAN PRINCIPAL	R	02/08/24	02/08/24		0000001456	N
	24000175 02/08/24 INTEREST PAYMENT										
	1 INTEREST PAYMENT	19,269.60	20-401-100		E BRIDGE LOAN INTEREST	R	02/08/24	02/08/24		0000001456	N
	Vendor Total:	346,269.60									

Total Purchase Orders: 2 Total P.O. Line Items: 2 Total List Amount: 346,269.60 Total Void Amount: 0.00

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
MUNICIPAL/P WRKS BUILDING FUND:	4-20	346,269.60	0.00	346,269.60	0.00	0.00	346,269.60
Total of All Funds:		<u>346,269.60</u>	<u>0.00</u>	<u>346,269.60</u>	<u>0.00</u>	<u>0.00</u>	<u>346,269.60</u>



Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
MUNICIPAL/P WRKS BUILDING FUND:	20	346,269.60	0.00	346,269.60	0.00	0.00	346,269.60
Total of All Funds:		<u>346,269.60</u>	<u>0.00</u>	<u>346,269.60</u>	<u>0.00</u>	<u>0.00</u>	<u>346,269.60</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
MUNICIPAL/P WRKS BUILDING FUND:	4-20	346,269.60	0.00	0.00	0.00	346,269.60
Total of All Funds:		<u>346,269.60</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>346,269.60</u>

P.O. Type: All  
 Range: First to Last  
 Format: Detail without Line Item Notes  
 Vendors: All  
 Rcvd Batch Id Range: KG0205PD to KG0205PD  
 Include Non-Budgeted: Y  
 Prior Year Only: N  
 Open: N  
 Paid: N  
 Void: N  
 Rcvd: Y  
 Held: Y  
 Aprv: N  
 Bid: Y  
 State: Y  
 Other: Y  
 Exempt: Y  
 \* Means Prior Year Line

Vendor #	PO #	PO Date	Description	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
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AHCOR010 A.H. CORNELL & SON INC.														
24000159		02/05/24	NGT APPLICATION PAYMENT #2			07-454-320	E	NESHAMINY GREENWAY TRAILS	R	02/05/24	02/05/24		020524	N
Vendor Total:														23,458.50

AQUAP010 AQUA PENNSYLVANIA														
24000139		02/01/24	FIRE HYDRANT RENTAL			01-411-380	E	FIRE HYDRANT RENTALS	R	02/01/24	02/01/24		1065967	020124 N
1			FIRE HYDRANT RENTAL			01-411-380	E	FIRE HYDRANT RENTALS	R	02/01/24	02/01/24		0408962	020124 N
2			FIRE HYDRANT RENTAL			01-411-380	E	FIRE HYDRANT RENTALS	R	02/01/24	02/01/24		0416695	020124 N
3			FIRE HYDRANT RENTAL			01-411-380	E	FIRE HYDRANT RENTALS	R	02/01/24	02/01/24			
Vendor Total:														1,336.85

BERGE010 BERGEY'S INC.														
24000157		01/31/24	PARTS/REPAIRS			01-437-300	E	VEHICLE REPAIRS	R	01/31/24	01/31/24		013124	N
1			PARTS/REPAIRS			01-437-300	E	VEHICLE REPAIRS	R	01/31/24	01/31/24		013124	N
2			PARTS/REPAIRS			01-437-300	E	VEHICLE REPAIRS	R	01/31/24	01/31/24			
Vendor Total:														948.46

BOYK005 BOYKO'S PETROLEUM SERVICE, INC														
24000153		01/10/24	STORAGE TANK SYSTEM INSTALL			30-437-740	E	CAPITAL EXPENSE/SURPLUS EQUIP	R	01/10/24	01/10/24		011024	N
1			STORAGE TANK SYSTEM INSTALL			30-437-740	E	CAPITAL EXPENSE/SURPLUS EQUIP	R	01/10/24	01/10/24			
3			STORAGE TANK SYSTEM INSTALL			30-437-740	E	CAPITAL EXPENSE/SURPLUS EQUIP	R	01/10/24	01/10/24			
Vendor Total:														74,079.00



Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>HILLTOWN FIRE COMPANY</b>												
	24000163	02/08/24 LST DISTRIBUTION - JAN 2024										
	1	LST DISTRIBUTION - JAN 2024	149.34		03-411-501	E LST CONTRIBUTION	R	02/08/24	02/08/24		020824	N
		Vendor Total:	149.34									
<b>ICWA0010 ICWA</b>												
	24000154	02/06/24 ADVERTISEMENT TWP MGR POSTION										
	1	ADVERTISEMENT TWP MGR POSTION	450.00		01-400-300	E GENERAL ADMIN EXPENSE	R	02/06/24	02/06/24		529887	N
		Vendor Total:	450.00									
<b>MCCAL005 MCCALLION TEMPS, INC</b>												
	24000140	02/02/24 STAFFING SERVICES										
	1	STAFFING SERVICES	951.11		01-400-300	E GENERAL ADMIN EXPENSE	R	02/02/24	02/02/24		11285	N
		Vendor Total:	951.11									
<b>MICHA110 MICHAEL SANDT</b>												
	23001663	02/05/23 2023 HEALTH CLUB REIMB										
	1	2023 HEALTH CLUB REIMB	250.00		01-486-158	E FITNESS REIMBURSEMENT	R	02/05/23	02/05/23		020523	N
		Vendor Total:	250.00									
<b>PENNS020 PA ONE CALL SYSTEM, INC.</b>												
	24000156	01/31/24 PA ONE CALLS										
	1	PA ONE CALLS	40.83		01-430-320	E COMMUNICATIONS/MAINT	R	01/31/24	01/31/24		0001039585	N
		Vendor Total:	40.83									
<b>PECOE020 PECO ENERGY-PAYMENT PROCESSING</b>												
	24000138	01/29/24 ELECTRIC										
	1	ELECTRIC	15.68		02-434-360	E UTILITY EXPENSE	R	01/29/24	01/29/24		01409 012924	N
	24000158	02/01/24 ELECTRIC										
	1	ELECTRIC	19.01		01-409-360	E UTILITIES	R	02/01/24	02/01/24		01801 020124	N
	2	ELECTRIC	21.90		02-434-360	E UTILITY EXPENSE	R	02/01/24	02/01/24		28178 020124	N
	3	ELECTRIC	99.23		02-434-360	E UTILITY EXPENSE	R	02/01/24	02/01/24		58308 020124	N





Totals by Year-Fund		Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description								
GENERAL FUND:		3-01	250.00	0.00	250.00	0.00	0.00	250.00
GENERAL FUND:		4-01	6,088.21	0.00	6,088.21	0.00	0.00	6,088.21
STREET LIGHTING FUND:		4-02	251.62	0.00	251.62	0.00	0.00	251.62
FIRE/AMBULANCE TAX FUND:		4-03	4,978.14	0.00	4,978.14	0.00	0.00	4,978.14
PARKS & RECREATION FUND:		4-07	23,458.50	0.00	23,458.50	0.00	0.00	23,458.50
HIGHWAY EQUIPMENT FUND:		4-30	74,079.00	0.00	74,079.00	0.00	0.00	74,079.00
	Year Total:		108,855.47	0.00	108,855.47	0.00	0.00	108,855.47
	Total of All Funds:		109,105.47	0.00	109,105.47	0.00	0.00	109,105.47



Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	6,338.21	0.00	6,338.21	0.00	0.00	6,338.21
STREET LIGHTING FUND:	02	251.62	0.00	251.62	0.00	0.00	251.62
FIRE/AMBULANCE TAX FUND:	03	4,978.14	0.00	4,978.14	0.00	0.00	4,978.14
PARKS & RECREATION FUND:	07	23,458.50	0.00	23,458.50	0.00	0.00	23,458.50
HIGHWAY EQUIPMENT FUND:	30	74,079.00	0.00	74,079.00	0.00	0.00	74,079.00
Total of All Funds:		109,105.47	0.00	109,105.47	0.00	0.00	109,105.47

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	3-01	250.00	0.00	0.00	0.00	250.00
GENERAL FUND:	4-01	6,088.21	0.00	0.00	0.00	6,088.21
STREET LIGHTING FUND:	4-02	251.62	0.00	0.00	0.00	251.62
FIRE/AMBULANCE TAX FUND:	4-03	4,978.14	0.00	0.00	0.00	4,978.14
PARKS & RECREATION FUND:	4-07	23,458.50	0.00	0.00	0.00	23,458.50
HIGHWAY EQUIPMENT FUND:	4-30	74,079.00	0.00	0.00	0.00	74,079.00
Year Total:		108,855.47	0.00	0.00	0.00	108,855.47
Total of All Funds:		109,105.47	0.00	0.00	0.00	109,105.47

# MEMO

TOWNSHIP OF NEW BRITAIN



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

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Amount of Prepaid Bills: \$22,090.76  
Dated: February 15, 2024

Presented By: \_\_\_\_\_

Seconded By: \_\_\_\_\_







Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Date	Invoice	1099	Excl	
RIGGT010 RIGGINS INC. Continued																			
24000184		1	02/08/24	PW DIESEL	1,467.48	01-437-330			E	FUEL & OIL EQUIP	R	02/08/24	02/08/24		75118955		N		
24000185		1	02/08/24	PW FUEL	833.35	01-437-330			E	FUEL & OIL EQUIP	R	02/08/24	02/08/24		75118948		N		
				Vendor Total:	3,584.04														
SANDRA SANDRA EZZO																			
24000180		1	02/08/24	2024 MEDICAL REIMBURSEMENT	58.01	01-486-157			E	HEALTH & VISION REIMBURSEMENTS	R	02/08/24	02/08/24		020824		N		
				Vendor Total:	58.01														
VERIZ010 VERIZON																			
24000190		1	02/05/24	POLICE INTERNET	159.59	01-410-320			E	COMMUNICATIONS	R	02/05/24	02/05/24		0001-17 020524		N		
				Vendor Total:	159.59														
WILL030 WILLIAM BLACK																			
24000177		1	02/09/24	2024 BOOT ALLOWANCE REIMB	146.97	01-430-241			E	UNIFORM EXPENSE	R	02/09/24	02/09/24		020924		N		
24000178		1	02/09/24	2024 MEDICAL REIMBURSEMENT	50.00	01-486-157			E	HEALTH & VISION REIMBURSEMENTS	R	02/09/24	02/09/24		020924		N		
				Vendor Total:	196.97														
WILLI030 WILLIE CLEMMER																			
24000212		1	02/13/24	SNOW REMOVAL	625.00	01-432-220			E	SNOW REMOVAL/CONTRACTORS	R	02/15/24	02/15/24		021524		N		
				Vendor Total:	625.00														

Total Purchase Orders:	26	Total P.O. Line Items:	31	Total List Amount:	22,090.76	Total Void Amount:	0.00
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Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Date	Invoice	1099	Excl
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Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	20,936.68	0.00	20,936.68	0.00	0.00	20,936.68
STREET LIGHTING FUND:	4-02	490.08	0.00	490.08	0.00	0.00	490.08
PARKS & RECREATION FUND:	4-07	664.00	0.00	664.00	0.00	0.00	664.00
Total of All Funds:		<u>22,090.76</u>	<u>0.00</u>	<u>22,090.76</u>	<u>0.00</u>	<u>0.00</u>	<u>22,090.76</u>

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	20,936.68	0.00	20,936.68	0.00	0.00	20,936.68
STREET LIGHTING FUND:	02	490.08	0.00	490.08	0.00	0.00	490.08
PARKS & RECREATION FUND:	07	664.00	0.00	664.00	0.00	0.00	664.00
Total of All Funds:		<u>22,090.76</u>	<u>0.00</u>	<u>22,090.76</u>	<u>0.00</u>	<u>0.00</u>	<u>22,090.76</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	20,936.68	0.00	0.00	0.00	20,936.68
STREET LIGHTING FUND:	4-02	490.08	0.00	0.00	0.00	490.08
PARKS & RECREATION FUND:	4-07	664.00	0.00	0.00	0.00	664.00
Total of All Funds:		<u>22,090.76</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>22,090.76</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



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

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Amount of Prepaid Bills: \$91,981.26  
Dated: February 22, 2024

Presented By: \_\_\_\_\_

Seconded By: \_\_\_\_\_

P.O. Type: All  
 Range: First to Last  
 Format: Detail without Line Item Notes  
 Vendors: All  
 Rcvd Batch Id Range: KG0220PD to KG0220PD  
 Include Non-Budgeted: Y  
 Prior Year Only: N  
 \* Means Prior Year Line

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	1099 Excl
<b>ADTC0005 ADT COMMERCIAL</b>										
	24000250 02/08/24 SECURITY SYSTEM		67.50	01-430-370	E BUILDING MAINTENANCE	R	02/08/24	02/08/24		153860657 N
	Vendor Total:		67.50							
<b>ARMOU010 ARMOUR &amp; SONS ELECTRIC I</b>										
	24000224 02/09/24 TRAFFIC SIGNAL REPAIR		260.00	01-433-310	E TRAFFIC SIGNAL MAINTENANCE	R	02/09/24	02/09/24		910037819 N
	Vendor Total:		260.00							
<b>COMCA010 COMCAST</b>										
	24000249 02/13/24 CABLE/INTERNET		149.15	01-430-320	E COMMUNICATIONS/MAINT	R	02/13/24	02/13/24		0037408 021324 N
	Vendor Total:		149.15							
<b>DANIE055 DANIEL SACKS</b>										
	24000235 02/20/24 2024 MEDICAL REIMBURSEMENT		772.35	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	02/20/24	02/20/24		022024 N
	Vendor Total:		772.35							
<b>DOYLEI20 DOYLESTOWN WEB DESIGN LLC</b>										
	24000222 02/15/24 WEB SITE UPDATES		494.00	01-400-741	E COMPUTER SOFTWARE/LICENSES	R	02/15/24	02/15/24		796 N
	Vendor Total:		494.00							



Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	1099 Excl
<b>MCCAL005 MCCALLION TEMPS, INC</b>											
	24000228 02/09/24 STAFFING SERVICES	1 STAFFING SERVICES	688.50	01-400-300		E GENERAL ADMIN EXPENSE	R	02/09/24 02/09/24		11301	N
	24000231 02/16/24 STAFFING SERVICES	1 STAFFING SERVICES	688.50	01-400-300		E GENERAL ADMIN EXPENSE	R	02/16/24 02/16/24		11320	N
		Vendor Total:	1,377.00								
<b>READY005 READY REFRESH BY NESTLE</b>											
	24000223 02/06/24 BOTTLED WATER	1 BOTTLED WATER	87.02	01-410-360		E UTILITIES	R	02/06/24 02/06/24		1480436449664	N
		Vendor Total:	87.02								
<b>REPUB005 REPUBLIC SERVICES #320</b>											
	24000248 02/15/24 TRASH SERVICES	1 TRASH SERVICES	204.37	01-437-360		E HEAT AND UTILITIES	R	02/15/24 02/15/24		0320-004371860	N
		2 TRASH SERVICES	186.49	01-409-360		E UTILITIES	R	02/15/24 02/15/24		0320-004371860	N
		3 TRASH SERVICES	186.49	01-410-360		E UTILITIES	R	02/15/24 02/15/24		0320-004371860	N
		4 TRASH SERVICES	204.37	07-454-360		E UTILITIES	R	02/15/24 02/15/24		0320-004371860	N
		Vendor Total:	781.72								
<b>RIGGT010 RIGGINS INC.</b>											
	24000230 02/15/24 POLICE FUEL	1 POLICE FUEL	1,008.92	01-410-224		E FUELS/OIL	R	02/15/24 02/15/24		75119544	N
		Vendor Total:	1,008.92								
<b>RYANC010 RYAN CRESSMAN</b>											
	24000218 02/20/24 2024 MEDICAL REIMBURSEMENT	1 2024 MEDICAL REIMBURSEMENT	20.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/20/24 02/20/24		022024	N
		Vendor Total:	20.00								

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Invoice	1099	Excl
<b>STAND010 STANDARD INSURANCE COMPANY</b>												
24000253	02/13/24 LIFE/DISABILITY INSURANCE											
1	LIFE/DISABILITY INSURANCE	330.04		01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
2	LIFE/DISABILITY INSURANCE	126.80		01-405-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
3	LIFE/DISABILITY INSURANCE	2,087.84		01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
4	LIFE/DISABILITY INSURANCE	106.74		01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
5	LIFE/DISABILITY INSURANCE	108.43		01-414-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
6	LIFE/DISABILITY INSURANCE	556.48		01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
7	LIFE/DISABILITY INSURANCE	197.06		07-454-151	E MEDICAL/DENTAL INSURANCE	R	02/13/24	02/13/24	021324	021324	N	
		<u>3,513.39</u>										
	Vendor Total:	3,513.39										
<b>THOMA080 THOMAS DONNELLY</b>												
24000219	02/20/24 02/13/24 SNOW REMOVAL											
1	02/13/24 SNOW REMOVAL	687.50		01-432-220	E SNOW REMOVAL/CONTRACTORS	R	02/20/24	02/20/24	022024	022024	N	
24000220	02/20/24 02/17/24 SNOW REMOVAL											
1	02/17/24 SNOW REMOVAL	500.00		01-432-220	E SNOW REMOVAL/CONTRACTORS	R	02/20/24	02/20/24	022024	022024	N	
	Vendor Total:	1,187.50										
<b>TILLE010 TILLEY FIRE SOLUTIONS</b>												
24000246	01/03/24 CONTRACT BILLING											
1	CONTRACT BILLING	780.00		01-409-370	E BUILDING MAINTENANCE & REPAIRS	R	01/03/24	01/03/24	990024666	990024666	N	
2	CONTRACT BILLING	437.50		01-430-370	E BUILDING MAINTENANCE	R	01/03/24	01/03/24	990022524	990022524	N	
		<u>1,217.50</u>										
	Vendor Total:	1,217.50										
<b>TUSTI005 TUSTIN MECHANICAL SERVICES</b>												
24000225	02/06/24 WATER TREATMENT MAINT 1ST QTR											
1	WATER TREATMENT MAINT 1ST QTR	256.00		01-430-370	E BUILDING MAINTENANCE	R	02/06/24	02/06/24	930015096	930015096	N	
24000226	02/13/24 BOILER MAINTENANCE											
1	BOILER MAINTENANCE	761.50		01-430-370	E BUILDING MAINTENANCE	R	02/13/24	02/13/24	910040792	910040792	N	



Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date	Date	Chk/Void	Invoice	1099	Excl
TUSTI005 TUSTIN MECHANICAL SERVICES Continued														
24000227	02/13/24	UNIT 3 MAINTENANCE												
	1	UNIT 3 MAINTENANCE	1,200.77		01-409-370	E BUILDING MAINTENANCE & REPAIRS	R	02/13/24	02/13/24	02/13/24		910040787	N	
	2	UNIT 3 MAINTENANCE	1,200.77		01-410-760	E RENOVATION TO POLICE DEPT	R	02/13/24	02/13/24	02/13/24		910040787	N	
			2,401.54											
24000252	02/20/24	UNIT 3 MAINTENANCE												
	1	UNIT 3 MAINTENANCE	141.76		01-409-370	E BUILDING MAINTENANCE & REPAIRS	R	02/20/24	02/20/24	02/20/24		910040887	N	
	2	UNIT 3 MAINTENANCE	141.76		01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	02/20/24	02/20/24	02/20/24		910040887	N	
			283.52											
		Vendor Total:	3,702.56											
VERIZ010 VERIZON														
24000247	02/12/24	FIOS SERVICES/EQUIP												
	1	FIOS SERVICES/EQUIP	22.30		01-430-320	E COMMUNICATIONS/MAINT	R	02/12/24	02/12/24	02/12/24		0001-65 021224	N	
24000251	02/14/24	FIOS SERVICES/EQUIP												
	1	FIOS SERVICES/EQUIP	168.08		01-430-320	E COMMUNICATIONS/MAINT	R	02/14/24	02/14/24	02/14/24		0001-97 021424	N	
		Vendor Total:	190.38											
WILLI030 WILLIE CLEMMER														
24000216	02/20/24	02/17/24 SNOW REMOVAL												
	1	02/17/24 SNOW REMOVAL	375.00		01-432-220	E SNOW REMOVAL/CONTRACTORS	R	02/20/24	02/20/24	02/20/24		022024	N	
		Vendor Total:	375.00											

Total Purchase Orders: 27 Total P.O. Line Items: 46 Total List Amount: 91,981.26 Total void Amount: 0.00

Totals by Year-Fund  
Fund Description

Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
4-01	86,311.99	0.00	86,311.99	0.00	0.00	86,311.99
4-07	5,669.27	0.00	5,669.27	0.00	0.00	5,669.27
<b>TOTAL OF ALL FUNDS:</b>	<u>91,981.26</u>	<u>0.00</u>	<u>91,981.26</u>	<u>0.00</u>	<u>0.00</u>	<u>91,981.26</u>

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	86,311.99	0.00	86,311.99	0.00	0.00	86,311.99
PARKS & RECREATION FUND:	07	5,669.27	0.00	5,669.27	0.00	0.00	5,669.27
Total of All Funds:		<u>91,981.26</u>	<u>0.00</u>	<u>91,981.26</u>	<u>0.00</u>	<u>0.00</u>	<u>91,981.26</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	86,311.99	0.00	0.00	0.00	86,311.99
PARKS & RECREATION FUND:	4-07	5,669.27	0.00	0.00	0.00	5,669.27
Total of All Funds:		<u>91,981.26</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>91,981.26</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



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

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Amount of Prepaid Bills: \$64,260.16  
Dated: February 27, 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  
 Prior Year Only: N  
 Open: N  
 Paid: N  
 Rcvd: Y  
 Held: Y  
 Bid: Y  
 State: Y  
 Exempt: Y  
 Other: Y  
 \* Means Prior Year Line

Rcvd Batch Id Range: KG0226PD to KG0226PD

Vendor #	PO #	PO date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
DELA020 DEL VALL PROP & LIABILITY TRST															
24000267	01/01/24	01/01/24	PROPERTY & LIABILITY TRST	11,510.05	01-400-352	R	01-400-352	E	LIABILITY/PROPERTY INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
1			PROPERTY & LIABILITY TRST	12,522.64	01-410-352	R	01-410-352	E	LAW ENFORCEMENT LIABILITY	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
2			PROPERTY & LIABILITY TRST	164.51	01-413-352	R	01-413-352	E	LIABILITY INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
3			PROPERTY & LIABILITY TRST	98.23	01-414-352	R	01-414-352	E	LIABILITY INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
4			PROPERTY & LIABILITY TRST	954.50	01-430-352	R	01-430-352	E	LIABILITY INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
5			PROPERTY & LIABILITY TRST	210.66	07-454-352	R	07-454-352	E	LIABILITY INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
6			PROPERTY & LIABILITY TRST	193.99	01-413-351	R	01-413-351	E	AUTO INSURANCE/ADMIN-INSPEC VEH.	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
7			PROPERTY & LIABILITY TRST	3,228.66	01-410-351	R	01-410-351	E	VEHICLE INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
8			PROPERTY & LIABILITY TRST	4,527.76	01-430-351	R	01-430-351	E	VEHICLE INSURANCE	R	01/01/24	01/01/24	PREM24-NBRIT1	N	
9			PROPERTY & LIABILITY TRST	33,411.00											
				Vendor Total:	33,411.00										

DELA040 DELAWARE VALLEY WORKERS' COMP															
24000269	01/01/24	01/01/24	WORKERS COMP INSURANCE	119.91	01-400-354	R	01-400-354	E	WORKER'S COMPENSATION/ADMIN	R	01/01/24	01/01/24	WCPREM24-NBRIT1	N	
1			WORKERS COMP INSURANCE	15,082.82	01-410-354	R	01-410-354	E	WORKERS COMPENSATION	R	01/01/24	01/01/24	WCPREM24-NBRIT1	N	
2			WORKERS COMP INSURANCE	145.05	01-411-100	R	01-411-100	E	EMS WORKERS COMP	R	01/01/24	01/01/24	WCPREM24-NBRIT1	N	
3			WORKERS COMP INSURANCE	84.01	01-414-354	R	01-414-354	E	WORKERS COMPENSATION	R	01/01/24	01/01/24	WCPREM24-NBRIT1	N	
4			WORKERS COMP INSURANCE	8,057.21	01-430-354	R	01-430-354	E	WORKERS COMPENSATION	R	01/01/24	01/01/24	WCPREM24-NBRIT1	N	
5			WORKERS COMP INSURANCE	23,489.00											
				Vendor Total:	23,489.00										

KIMG005 KIM GOODWIN															
24000272	02/27/24	02/27/24	MEDICAL REIMBURSEMENT	124.95	01-486-157	R	01-486-157	E	HEALTH & VISION REIMBURSEMENTS	R	02/27/24	02/27/24	022724	N	
1			MEDICAL REIMBURSEMENT	124.95											
				Vendor Total:	124.95										



Vendor #	Name	PO #	PO Date	Description	Amount	Charge Account	Contract	PO Type	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099	Excl	
WILLI080	WILLIAM JONES																	
		24000266	02/23/24	2024 MEDICAL REIMBURSEMENT	2,499.72	01-486-157					R	02/23/24	02/23/24		022324		N	
		1		2024 MEDICAL REIMBURSEMENT						E HEALTH & VISION REIMBURSEMENTS								
				Vendor Total:	2,499.72													

Total Purchase Orders: 11 Total P.O. Line Items: 23 Total List Amount: 64,260.16 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	64,049.50	0.00	64,049.50	0.00	0.00	64,049.50
PARKS & RECREATION FUND:	4-07	210.66	0.00	210.66	0.00	0.00	210.66
Total of All Funds:		<u>64,260.16</u>	<u>0.00</u>	<u>64,260.16</u>	<u>0.00</u>	<u>0.00</u>	<u>64,260.16</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	64,049.50	0.00	64,049.50	0.00	0.00	64,049.50
PARKS & RECREATION FUND:	07	210.66	0.00	210.66	0.00	0.00	210.66
Total of All Funds:		<u>64,260.16</u>	<u>0.00</u>	<u>64,260.16</u>	<u>0.00</u>	<u>0.00</u>	<u>64,260.16</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	64,049.50	0.00	0.00	0.00	64,049.50
PARKS & RECREATION FUND:	4-07	210.66	0.00	0.00	0.00	210.66
Total of All Funds:		<u>64,260.16</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>64,260.16</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



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

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Amount of Regular Bills: \$ 121,721.48  
Dated: February 22, 2024

Presented By: \_\_\_\_\_

Seconded By: \_\_\_\_\_



Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Invoice	1099
								Date	Date	Date		Excl
<b>CHAPM005 CHAPMAN FORD OF HORSHAM</b>												
	24000173	02/08/24 2023 POLICE FORD INTERCEPTOR										
	1	2023 POLICE FORD INTERCEPTOR	46,730.00		01-410-751	E VEHICLE REPLACEMENTS	R	02/08/24	02/08/24		PO #2024-02	N
	2	2023 POLICE FORD INTERCEPTOR	46,730.00		18-410-751	E POLICE VEHICLE REPLACEMENT	R	02/08/24	02/08/24		PO #2024-03	N
			93,460.00									
		Vendor Total:	93,460.00									
<b>CORBE005 CORBETT, INC.</b>												
	24000151	01/30/24 ADMIN PLANNING SERVICES										
	1	ADMIN PLANNING SERVICES	2,738.00		01-409-370	E BUILDING MAINTENANCE & REPAIRS	R	01/30/24	01/30/24		12392	N
		Tracking Id: ARPA ARPA FUNDS										
		Vendor Total:	2,738.00									
<b>CURTI040 CURTIN &amp; HEEFNER, LLP</b>												
	24000197	02/07/24 EMPLOYMENT MATTERS										
	1	EMPLOYMENT MATTERS	5,602.50		01-404-101	E SOLICITOR/LABOR	R	02/07/24	02/07/24		10151120	N
		Vendor Total:	5,602.50									
<b>DOYLE030 DOYLESTOWN ELECTRIC</b>												
	24000170	02/01/24 BULBS - POLICE										
	1	BULBS - POLICE	7.00		01-410-760	E RENOVATION TO POLICE DEPT	R	02/01/24	02/01/24		7079019 00	N
		Vendor Total:	7.00									
<b>GALLS010 GALLS, LLC</b>												
	23001662	01/23/24 UNIFORM										
	1	UNIFORM	81.25		01-410-241	E UNIFORMS/VESTS	R	01/23/24	01/23/24		026877716	N
	2	UNIFORM	69.15		01-410-241	E UNIFORMS/VESTS	R	01/23/24	01/23/24		026818183	N
	3	UNIFORM	13.62		01-410-241	E UNIFORMS/VESTS	R	01/23/24	01/23/24		026861594	N
			164.02									
	24000147	01/15/24 UNIFORM										
	1	UNIFORM	38.98		01-410-241	E UNIFORMS/VESTS	R	01/15/24	01/15/24		026794431	N

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date	Invoice	1099 Excl
GALLS010 GALLS, LLC										
24000171 01/30/24 UNIFORM										
	1 UNIFORM		92.30	01-410-241	E UNIFORMS/VESTS	R	01/30/24 01/30/24		026939487	N
24000205 01/31/24 UNIFORM										
	1 UNIFORM		19.62	01-410-241	E UNIFORMS/VESTS	R	01/31/24 01/31/24		026951748	N
	vendor Total:		314.92							
GATEH005 GATEHOUSE MEDIA PA HOLDINGS										
24000196 01/31/24 ADVERTISING										
	1 ADVERTISING		1,204.86	01-400-340	E ADVERTISING/PRINTING	R	01/31/24 01/31/24		0006164947	N
	vendor Total:		1,204.86							
HABER010 H.A. BERKHEIMER INC.										
24000191 01/31/24 COMMISSION FEE JANUARY 2024										
	1 COMMISSION FEE JANUARY 2024		4.23	01-403-370	E EIT/EMST COLLECTOR	R	01/31/24 01/31/24			N
24000192 01/31/24 COMMISSION FEE JANUARY 2024										
	1 COMMISSION FEE JANUARY 2024		1.22	04-403-370	E EIT TAX COLLECTOR EXPENSE	R	01/31/24 01/31/24		05T 013124	N
	vendor Total:		5.45							
HOMED010 HOME DEPOT CREDIT SERVICES										
24000166 01/28/24 SUPPLIES										
	1 SUPPLIES		76.43	01-400-210	E MATERIALS/SUPPLIES	R	01/28/24 01/28/24		2182773	N
	2 SUPPLIES		84.35	01-438-460	E GENERAL EXPENSE	R	01/28/24 01/28/24		8350170	N
	3 SUPPLIES		54.34	01-400-210	E MATERIALS/SUPPLIES	R	01/28/24 01/28/24		9032020	N
			215.12							
	vendor Total:		215.12							
KENC0010 KENCO HYDRAULICS INC.										
24000194 02/05/24 EP 45 ELBOWS										
	1 EP 45 ELBOWS		69.60	01-437-300	E VEHICLE REPAIRS	R	02/05/24 02/05/24		7165999	N
	vendor Total:		69.60							







Vendor #	Name	PO #	PO Date	Description	Amount	Charge Account	Contract	PO Type	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	1099	
				Item Description								Date	Date	Date	Invoice	EXCL
YCGJN005	YCG, INC.															
24000146	01/29/24	2024 CALIBRATION AGREEMENT														
1	2024 CALIBRATION AGREEMENT	2,718.75	01-410-223			E TRAFFIC COUNTER					R	01/29/24	01/29/24	232448		N
				Vendor Total:	2,718.75											

Total Purchase Orders: 32 Total P.O. Line Items: 40 Total List Amount: 121,721.48 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	70,447.75	0.00	70,447.75	0.00	0.00	70,447.75
LAND PRESERVATION FUND:	4-04	1.22	0.00	1.22	0.00	0.00	1.22
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	51,272.51	0.00	51,272.51	0.00	0.00	51,272.51
Total of All Funds:		<u>121,721.48</u>	<u>0.00</u>	<u>121,721.48</u>	<u>0.00</u>	<u>0.00</u>	<u>121,721.48</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	70,447.75	0.00	70,447.75	0.00	0.00	70,447.75
LAND PRESERVATION FUND:	04	1.22	0.00	1.22	0.00	0.00	1.22
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	51,272.51	0.00	51,272.51	0.00	0.00	51,272.51
Total of All Funds:		<u>121,721.48</u>	<u>0.00</u>	<u>121,721.48</u>	<u>0.00</u>	<u>0.00</u>	<u>121,721.48</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	70,447.75	0.00	0.00	0.00	70,447.75
LAND PRESERVATION FUND:	4-04	1.22	0.00	0.00	0.00	1.22
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	51,272.51	0.00	0.00	0.00	51,272.51
Total of All Funds:		<u>121,721.48</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>121,721.48</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



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

---

Amount of Regular Bills: \$ 151,062.19  
Dated: February 27, 2024

Presented By: \_\_\_\_\_

Seconded By: \_\_\_\_\_



Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Invoice	1099	
Item Description												Date	Date	Date		Excl	
<b>DANIE020 DANIEL L. BEARDSLEY LTD.</b>																	
24000241	02/12/24 EQUIP REPAIR				868.15	01-437-300			E	VEHICLE REPAIRS	R	02/12/24	02/12/24	44004		N	
1	EQUIP REPAIR																
	Vendor Total:				868.15												
<b>DENNIO10 DENNIS BECKER</b>																	
24000265	02/02/24 CASE FOLDERS				399.60	01-410-250			E	GENERAL EXPENSE	R	02/02/24	02/02/24	20240202		N	
1	CASE FOLDERS																
24000284	02/21/24 #10 ENVELOPES				201.96	01-410-340			E	PRINTING	R	02/21/24	02/21/24	20240221		N	
1	#10 ENVELOPES																
	Vendor Total:				601.56												
<b>GALLS010 GALLS, LLC</b>																	
24000279	02/07/24 UNIFORM				95.19	01-410-241			E	UNIFORMS/VESTS	R	02/07/24	02/07/24	027023302		N	
1	UNIFORM																
24000280	02/12/24 UNIFORM				37.99	01-410-241			E	UNIFORMS/VESTS	R	02/12/24	02/12/24	027064475		N	
1	UNIFORM																
24000281	02/12/24 MATERIALS & SUPPLIES				117.04	01-410-319			E	MATERIAL AND SUPPLIES/EQUIP	R	02/12/24	02/12/24	027064222		N	
1	MATERIALS & SUPPLIES																
24000282	02/07/24 GEAR BAG				273.59	18-410-751			E	POLICE VEHICLE REPLACEMENT	R	02/07/24	02/07/24	027023246		N	
1	GEAR BAG																
	Vendor Total:				523.81												
<b>GILMO010 GILMORE &amp; ASSOCIATES INC.</b>																	
23001665	02/21/24 ENGINEERING EXPENSES				355.50	01-436-367			E	NPDES COMPLIANCE	R	02/21/24	02/21/24	112723	123123	N	
1	ENGINEERING EXPENSES																
2	ENGINEERING EXPENSES				10,035.51	18-754-700			E	CAPITAL IMPROVEMENTS/PURCHASES	R	02/21/24	02/21/24	112723	123123	N	
3	ENGINEERING EXPENSES				2,116.25	01-414-313			E	ENGINEERING PLANNING/ZONING	R	02/21/24	02/21/24	112723	123123	N	
4	ENGINEERING EXPENSES				298.75	01-436-300			E	STORM SEWERS & DRAINS	R	02/21/24	02/21/24	112723	123123	N	
5	ENGINEERING EXPENSES				543.75	35-439-320			E	HWY PROJECTS/STATE	R	02/21/24	02/21/24	112723	123123	N	
6	ENGINEERING EXPENSES				10,382.50	01-408-100			E	GENERAL ENGINEERING	R	02/21/24	02/21/24	112723	123123	N	







Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void date	Invoice	1099 Excl
<b>SCOTT070 SCOTT FISCHER</b>												
	24000239	02/01/24 ZONING HEARINGS	120.00	01-414-141	E ZONING HEARING BOARD		R	02/01/24	02/01/24	020124		N
	Vendor Total:		120.00									
<b>SILVI005 SILVI CEMENT/SLAQ/SALT</b>												
	24000255	02/16/24 SNOW SALT	1,389.96	01-432-221	E SNOW REMOVAL/SALT		R	02/16/24	02/16/24	51033573		N
	24000256	02/15/24 SNOW SALT	12,095.82	01-432-221	E SNOW REMOVAL/SALT		R	02/15/24	02/15/24	51033495		N
	24000288	02/21/24 SNOW SALT	10,448.46	01-432-221	E SNOW REMOVAL/SALT		R	02/21/24	02/21/24	51033706		N
	Vendor Total:		23,934.24									
<b>SOSME005 SOSMETAL PRODUCTS INC.</b>												
	24000287	02/22/24 SHOP SUPPLIES	132.00	01-438-460	E GENERAL EXPENSE		R	02/22/24	02/22/24	1540284		N
	Vendor Total:		132.00									
<b>STRBU005 STR BUSINESS SOLUTIONS</b>												
	24000278	02/22/24 POSTAGE SUPPLIES	239.00	01-400-740	E MAJOR EQUIPMENT LEASE/PURCHASE		R	02/22/24	02/22/24	8473		N
	Vendor Total:		239.00									
<b>THOMA090 THOMAS J. WALSH III, ESQ.</b>												
	24000233	02/16/24 ZONING LEGAL SERVICES	5,056.00	01-414-310	E LEGAL, PLNG & ZONING		R	02/16/24	02/16/24	558		N
	Vendor Total:		5,056.00									

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>TRIAD010 TRIAD TRUCK EQUIPMENT INC.</b>												
	24000234	02/22/24 48.25 - PARTS	134.00	01-437-300	E	VEHICLE REPAIRS	R	02/22/24	02/22/24		0206867-IN	N
	1	48.25 - PARTS										
		Vendor Total:	134.00									
<b>USMUN010 U.S. MUNICIPAL SUPPLY IN</b>												
	24000261	02/15/24 SNOW PLOW PARTS	908.96	01-437-300	E	VEHICLE REPAIRS	R	02/15/24	02/15/24		6216810	N
	1	SNOW PLOW PARTS										
		Vendor Total:	908.96									
<b>UNITE010 UNITED INSPECTION AGENCY INC.</b>												
	24000257	02/07/24 OUTSIDE INSPECTIONS	1,765.00	01-413-122	E	OUTSIDE INSPECTIONS	R	02/07/24	02/07/24		151690	N
	1	OUTSIDE INSPECTIONS										
	24000258	02/14/24 OUTSIDE INSPECTIONS	125.00	01-413-122	E	OUTSIDE INSPECTIONS	R	02/14/24	02/14/24		151864	N
	1	OUTSIDE INSPECTIONS										
		Vendor Total:	1,890.00									
<b>WITME010 WITMER PUBLIC SAFETY GROUP, INC</b>												
	24000283	02/15/24 STREAMLIGHT STINGER DS LED	307.67	18-410-751	E	POLICE VEHICLE REPLACEMENT	R	02/15/24	02/15/24		INV420348	N
	1	STREAMLIGHT STINGER DS LED										
		Vendor Total:	307.67									
<b>Total Purchase Orders:</b>			36	<b>Total P.O. Line Items:</b>	49	<b>Total List Amount:</b>	151,062.19	<b>Total Void Amount:</b>	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	260.00	0.00	260.00	0.00	0.00	260.00
GENERAL FUND:	4-01	82,106.53	0.00	82,106.53	0.00	0.00	82,106.53
PARKS & RECREATION FUND:	4-07	272.98	0.00	272.98	0.00	0.00	272.98
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	14,210.92	0.00	14,210.92	0.00	0.00	14,210.92
LIQUID FUELS FUND:	4-35	543.75	0.00	543.75	0.00	0.00	543.75
ESCROW:	4-90	53,668.01	0.00	53,668.01	0.00	0.00	53,668.01
Year Total:		150,802.19	0.00	150,802.19	0.00	0.00	150,802.19
Total of All Funds:		151,062.19	0.00	151,062.19	0.00	0.00	151,062.19

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	82,366.53	0.00	82,366.53	0.00	0.00	82,366.53
PARKS & RECREATION FUND:	07	272.98	0.00	272.98	0.00	0.00	272.98
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	14,210.92	0.00	14,210.92	0.00	0.00	14,210.92
LIQUID FUELS FUND:	35	543.75	0.00	543.75	0.00	0.00	543.75
ESCROW:	90	53,668.01	0.00	53,668.01	0.00	0.00	53,668.01
<b>Total of All Funds:</b>		<u>151,062.19</u>	<u>0.00</u>	<u>151,062.19</u>	<u>0.00</u>	<u>0.00</u>	<u>151,062.19</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	3-01	260.00	0.00	0.00	0.00	260.00
GENERAL FUND:	4-01	82,106.53	0.00	0.00	0.00	82,106.53
PARKS & RECREATION FUND:	4-07	272.98	0.00	0.00	0.00	272.98
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	14,210.92	0.00	0.00	0.00	14,210.92
LIQUID FUELS FUND:	4-35	543.75	0.00	0.00	0.00	543.75
ESCROW:	4-90	53,668.01	0.00	0.00	0.00	53,668.01
Year Total:		150,802.19	0.00	0.00	0.00	150,802.19
Total of All Funds:		151,062.19	0.00	0.00	0.00	151,062.19



# NEW BRITAIN TOWNSHIP

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

## BOARDS & COMMISSIONS APPLICATION

Name: Brian P. Dutill

Address: 209 Overlook Dr., Chalfont, PA 18914

Phone: 267-280-2509

Email: bdutill@verizon.net

Occupation: Teacher

Current Employer: School District of Philadelphia

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

11

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

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

I served in the United States Marine Corps for 10 years. We moved here in 2012 and raised our family. Now that my youngest has gone onto college, I'm looking for ways to get involved in our community. I think the privilege to serve the New Britain veterans would be a great way for me to give back to my community.

Please submit your completed Boards & Commissions Application to [appointments@nbtpa.us](mailto:appointments@nbtpa.us).

**Submit Form**



# MEMO

TOWNSHIP OF NEW BRITAIN



---

**TO:** John Granger, Township Manager  
**FROM:** David Conroy, Director of Planning & Zoning/Zoning Officer  
**DATE:** February 28, 2024  
**RE:** February 27, 2024 Planning Commission Meeting – ZO Text Amendment (ZHB Member Expansion)

---

At the 2/27/2024 Planning Commission meeting, the following topics were discussed regarding the proposed Zoning Ordinance Text Amendment concerning Zoning Hearing Board member expansion from (3) three to (5) members:

1. The terms of the membership would increase from (3) three years to (5) five years.
2. It was discussed that the reasoning for the increase in membership would be to increase the diversity of the Board and to have different viewpoints.
3. The Planning Commission recommended denial of the proposed Zoning Ordinance Text Amendment.

**ORDINANCE NO. 2024-01**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Enacted by the Board of Supervisors of the Township of New Britain, this 4th day of March, 2024.

**ATTEST:**

**TOWNSHIP OF NEW BRITAIN  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
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



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

## MEMORANDUM

To: New Britain Township Board of Supervisors  
New Britain Township Planning Commission

From: Bucks County Planning Commission

Date: February 7, 2024

Subject: BCPC #26-24-1  
Proposal to Amend the Zoning Ordinance—Zoning Hearing Board  
Applicant: New Britain Township  
Date Received: January 25, 2024  
Hearing Date: Not indicated

In accordance with the provisions of Section 304 and 609 of the Pennsylvania Municipalities Planning Code, this proposal was sent to the Bucks County Planning Commission for review. The following review has been prepared by the staff and endorsed by the Bucks County Planning Commission at a meeting held on February 7, 2024.

## GENERAL INFORMATION

Proposed Action: Amend the composition of the Zoning Hearing Board from three to five members. Each member will serve a five-year term with the terms expiring in successive years. Any member currently serving on the Zoning Hearing Board shall complete the term to which they were originally appointed.

## COMMENTS

**Term length and expiration**—The township should ensure that the language regarding the length and expiration of the terms of board members meets the procedures of Section 903.(a) of the Pennsylvania Municipalities Planning Code.

We would appreciate being notified of the board of supervisors' decision regarding this matter. If the amendment is adopted, please send a copy within 30 days as required by Section 609.(g) of the Pennsylvania Municipalities Planning Code.

JS:emh  
24-0420

cc: Sean Gresh, Esquire, Begley, Carlin & Mandio, LLP, Township Solicitor (via email)  
John Granger, Interim Township Manager (via email)



**RESOLUTION NO. 2024-08**

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING WAIVER OF LAND DEVELOPMENT APPROVAL TO THE ORDER OF ST. PAUL THE FIRST, HERMIT & PAULINE FATHERS FOR THE SITE PLANS FOR TAX MAP PARCEL #26-011-059 LOCATED AT 654 FERRY ROAD, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM LLC, DATED NOVEMBER 2, 2023, CONSISTING OF 3 SHEETS, WHICH PROPOSE A 4,340 SF BUILDING ADDITION

**WHEREAS**, the Order of St. Paul the First, Hermit & Pauline Fathers d/b/a the Shrine of Czestochowa ("*Applicant*") has submitted an Application for Waiver of Land Development Approval which proposes the construction of a 4,340 SF building addition ("*Project*") on a parcel located at or near 654 Ferry Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-011-059 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled Overall Site Plans for Czestochowa, prepared by Holmes Cunningham LLC, dated November 2, 2023, consisting of three (3) sheets ("*Plan*"); and

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

1. Applicant shall comply with all comments, requirements and recommendations of the Gilmore and Associates Review Letter of February 8, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay.
3. The topsoil stockpile is proposed over paving. The stockpile shall be relocated to a grass area.
4. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania

Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit.

5. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
6. Applicant shall execute Amended Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township.
7. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
8. All documentation shall be executed prior to recording of Record Plans.
9. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
10. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
11. The plans shall be ADA compliant, if applicable.

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

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.**

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA  
**RESOLUTION NO. 2024-08**

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

ATTEST:

\_\_\_\_\_  
John Granger, Interim Township Manager

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

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

\_\_\_\_\_  
Stephanie Shortall, Esquire, Supervisor

\_\_\_\_\_  
William Jones, III, Supervisor

\_\_\_\_\_  
Bridget Kunakorn, Supervisor



**APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS**

Applicant agrees to the above terms and conditions contained in Resolution 2024-08  
this the \_\_\_\_ day of \_\_\_\_\_, 2024.

APPLICANT:  
ORDER OF ST. PAUL THE FIRST, HERMIT  
AND PAULINE FATHERS

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

# OVERALL SITE PLAN

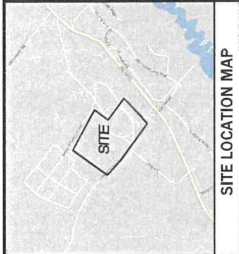
## CZESTOCHOWA

### 654 FERRY ROAD, TWP# 26-01-059

### NEW BERRY TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

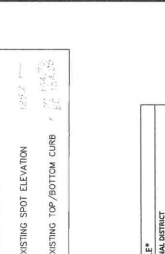
Project No. 1897  
 Scale 1" = 80'  
 Date 6/16/2023  
 SHEET 1 OF 3

Drawing No. **CO.1**



**APPLICANT & OWNER**  
 THE FIRST, HERMIT & PAULINE FATHERS  
 601 FERRY ROAD  
 DOYLESTOWN, PA 18901  
 PO BOX 32049  
 DOYLESTOWN PA 18901

**NOTES:**  
 1) ALL PROPERTY AND TOPOGRAPHIC INFORMATION TAKEN FROM AN EXISTING CONDITIONS PLAN PREPARED BY CARROLL ENGINEERING CORPORATION AND ASSOCIATES DATED JUNE 2, 2021.  
 2) FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED WITHIN THE 500-YEAR FLOOD ZONE AS SHOWN OUTSIDE THE 500-YEAR FLOODPLAIN OF THE FLOOD INSURANCE MAP, COMMUNITY MAP NO. 030170202B1, WHICH BECAME AN EFFECTIVE DATE OF MARCH 15, 2016.



**ZONING DATA TABLE**

ITEM	ZONING	REQUIRED/PERMITTED	MAX. DISTANCE	PROPOSED
Lot Use	R-1	Commuter Center	150 FT	150 FT
Min. Lot Area	23,112 SQ. FT.	33,206 SQ. FT.	150 FT	33,206 SQ. FT.
Min. Front Yard Setback	50 FT	50 FT	50 FT	50 FT
Min. Side and Rear Setback	10 FT	10 FT	10 FT	10 FT
Min. Max. Yard Setback	10 FT	10 FT	10 FT	10 FT
Max. Impervious Coverage	60%	33.206%	33.206%	33.206%

**LOT AREA CALCULATIONS**

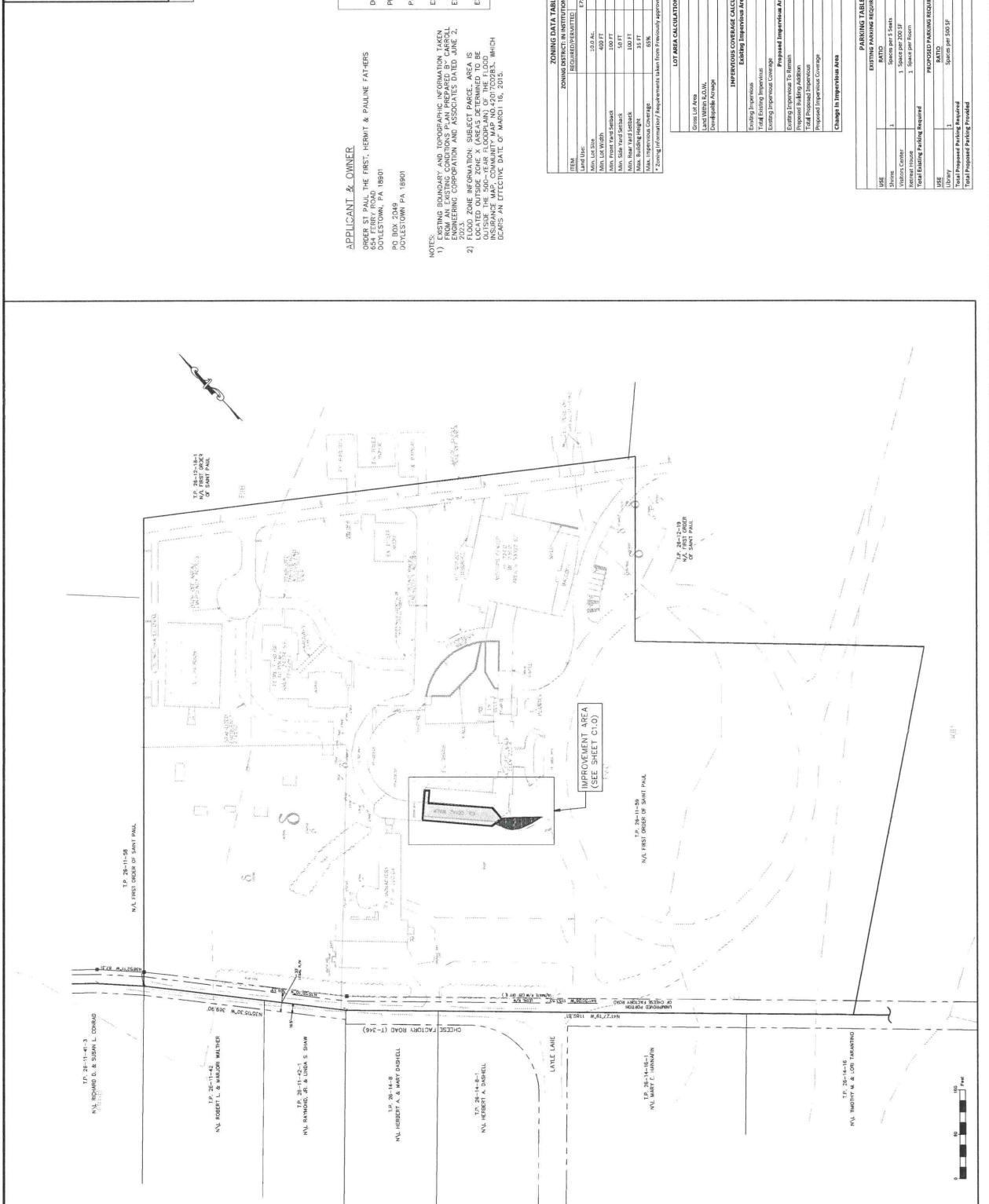
Area	Sq. Ft.	Acres
Grass Lot Area	1,126,600	25.699
Impervious Area	1,091,597	25.117
<b>Total Impervious Area</b>	<b>34,003</b>	<b>0.782</b>

**IMPERVIOUS COVERAGE CALCULATIONS**

Existing Impervious Coverage	34,003
Proposed Impervious Coverage	33,206
<b>Change in Impervious Area</b>	<b>-797</b>

**PARKING TABLE**

USE	RATIO	UNITS	REQUIRED
Office	1 Space per 500 SF	51,600	103
Warehouse	1 Space per 200 SF	17,000	34
Office	1 Space per 500 SF	33,206	66
<b>Total Existing Parking Required</b>			<b>203</b>
USE	RATIO	UNITS	REQUIRED
Office	1 Space per 500 SF	4,318	9
<b>Total Proposed Parking Required</b>			<b>9</b>
<b>Total Proposed Parking Provided</b>			<b>212</b>



Scale: 1" = 80'

North Arrow

TP 26-01-059  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-09  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-1  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-2  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-3  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-4  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-5  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-6  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-7  
 N/A FIRST ORDER OF SAINT PAUL

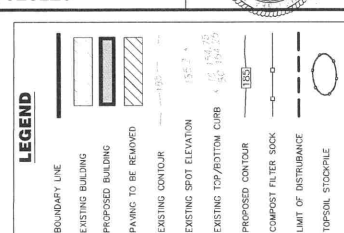
TP 26-11-05-8  
 N/A FIRST ORDER OF SAINT PAUL

TP 26-11-05-9  
 N/A FIRST ORDER OF SAINT PAUL

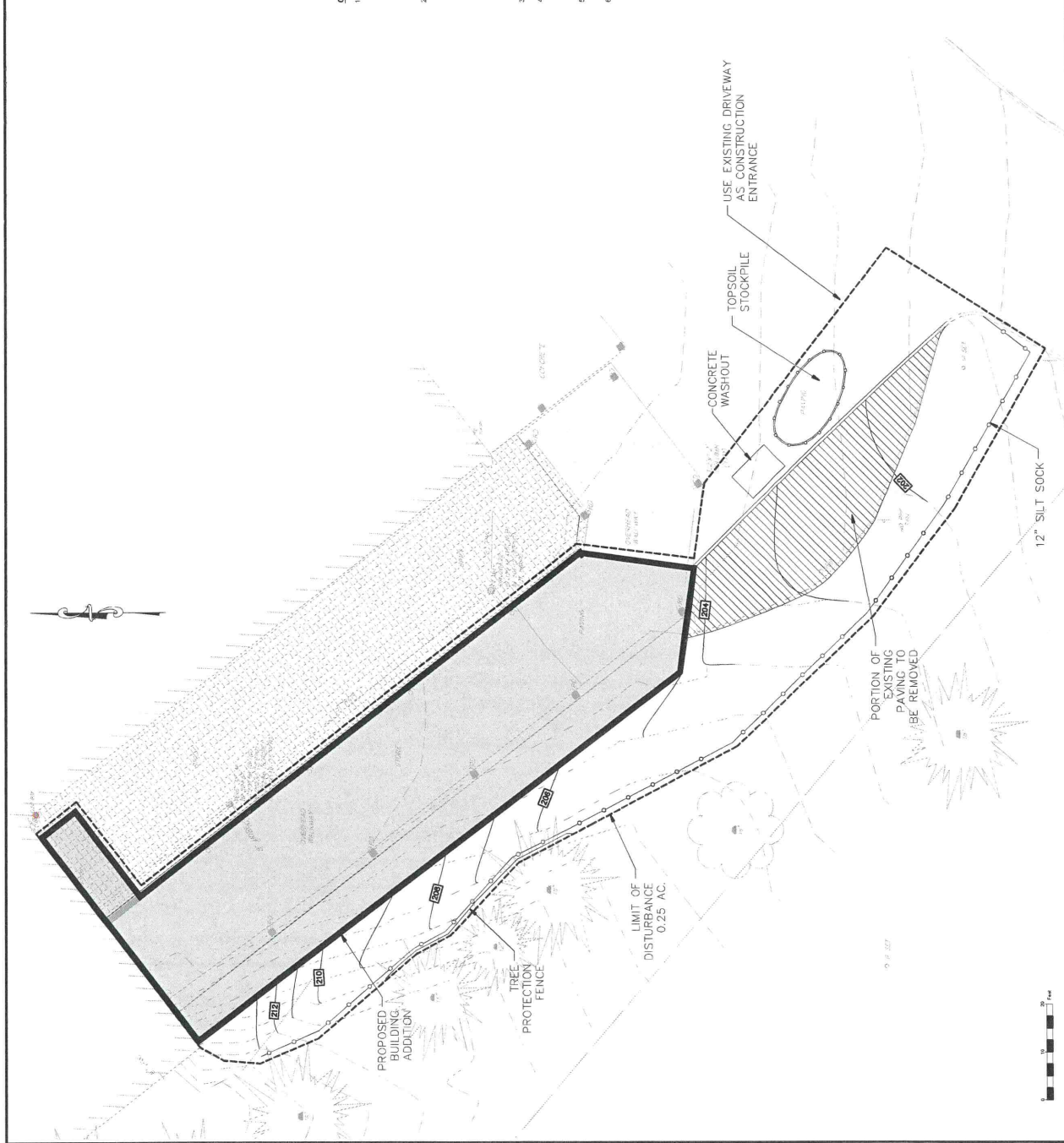


**KEY MAP**
  
 LIMIT OF DISTURBANCE = 0.25 ACRES
   
 IF ACTUAL DISTURBANCE EXCEEDS 1.0 ACRES

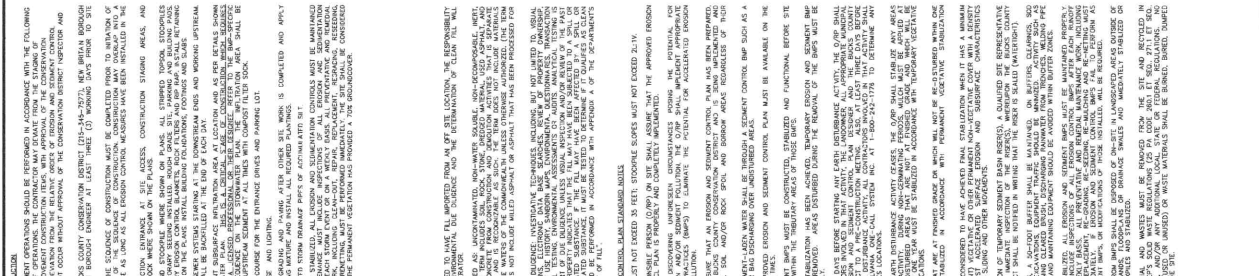
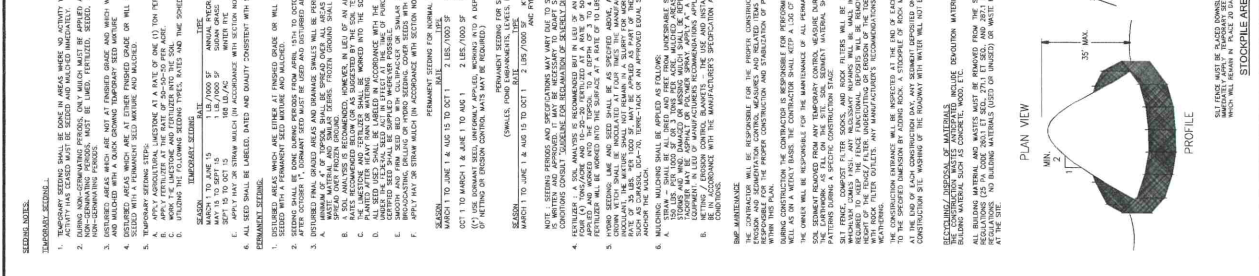
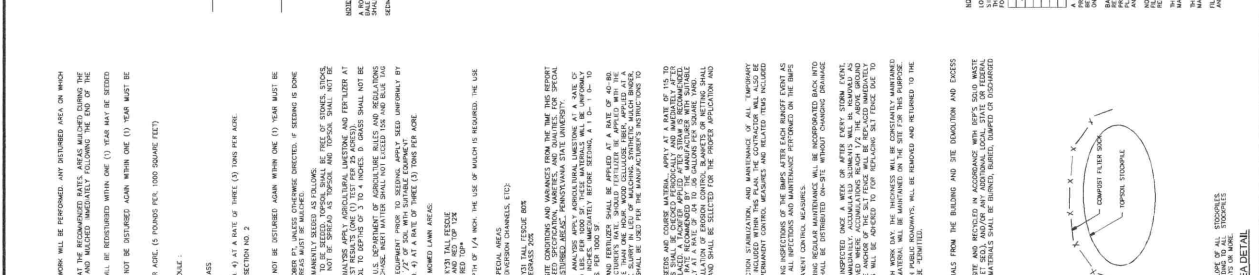
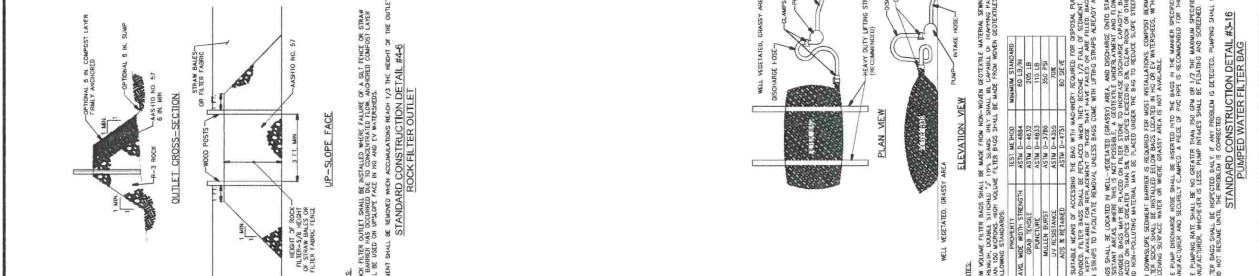
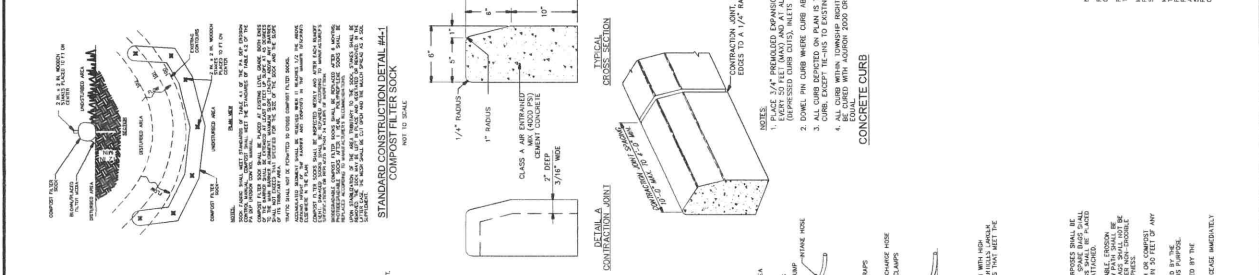
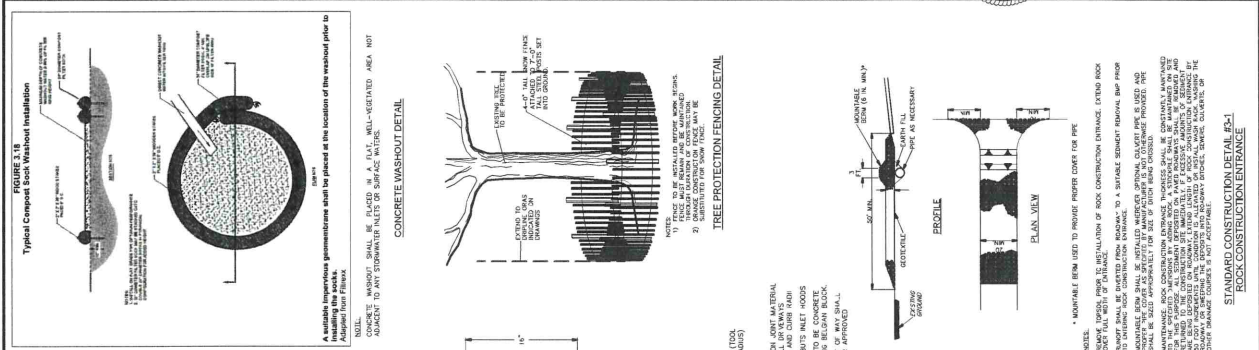
- GRADING NOTES**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHALL BE DETERMINED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. WHERE NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES TO ADEQUATE DEPTHS AND SPACING TO AVOID INTERFERENCE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING UTILITIES.
  - COMPACTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE CRITERIA LISTED BELOW UNLESS OTHERWISE SPECIFIED:
    - LANDSCAPE AREAS: 90% OF MAX. DENSITY
    - PAVING AREAS: 95%
    - PAVEMENT AND ROADWAYS: 95%
    - LANDSCAPE AREAS: 90%
    - TRENCH BACKFILL: SAME AS SURROUNDING AREA
    - CONCRETE: 95%
  - PROTECT SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION INCLUDING CONCRETE TRUCKS AND DUMP TRUCKS.
  - CONCRETE SHALL BE PLACED AND FINISHED IN A MANNER THAT WILL COMPLY WITH THE COMPACTION DEPTH NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH THE COMPACTION DEPTH NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES.
  - ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES.
  - ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES.



Dist	Name	Size (ft)	Depth (ft)	Material	Notes
18"	Concrete Washout	10'	18"	Concrete	Use existing driveway as construction entrance
12"	Silt Sock	10'	12"	Filter fabric	Use existing driveway as construction entrance
18"	Concrete Washout	10'	18"	Concrete	Use existing driveway as construction entrance
12"	Silt Sock	10'	12"	Filter fabric	Use existing driveway as construction entrance



SOIL LIMITATIONS AND REGULATIONS:
   
 ALL EXISTING UTILITIES SHALL BE PROTECTED AND RELOCATED AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND DEPTH OF ALL UTILITIES.



**OUR LADY OF CZESTOCHOWA**  
 PROPOSED ADDITION  
 654 FERRY ROAD  
 DOYLESTOWN, PA 18901

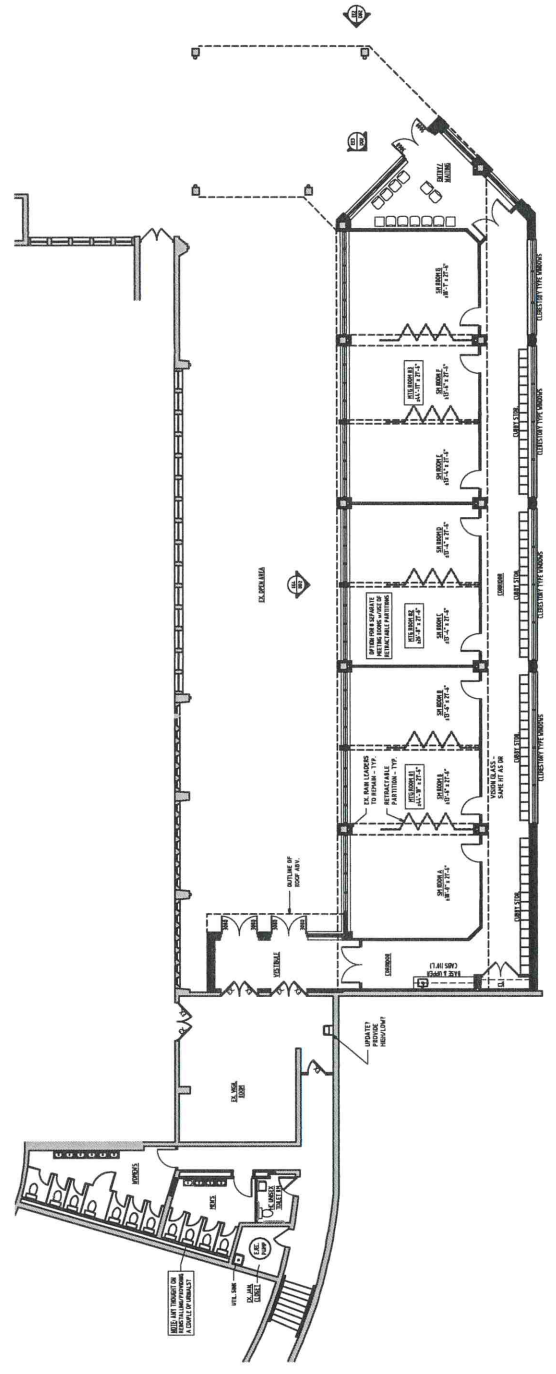
Drawn By:	MEG
Checked By:	AVP
Date:	05/20/23
Project:	05-10-23
Sheet:	01
Scale:	As Shown
Notes:	Check for Review

2022292  
 DD1  
 PRELIMINARY DESIGN PLAN

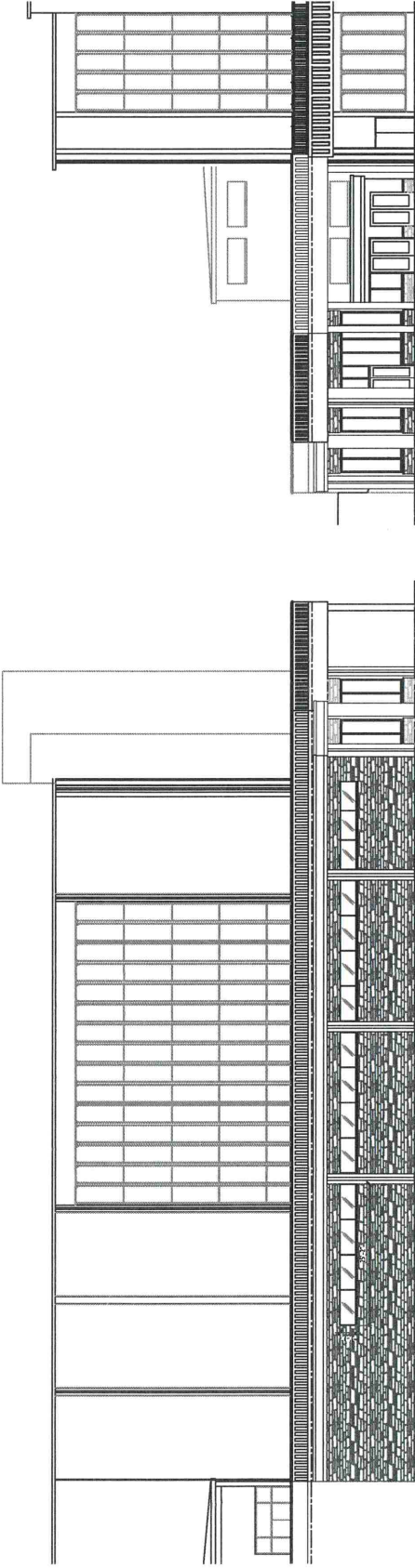
Matthew V. Piotrowski  
 Architect, LLC  
 600 Louis Drive Suite 103  
 Warminster, PA 18974  
 215.675.2099



GENERAL NOTE:  
 THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES BEFORE PROCEEDING WITH ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES BEFORE PROCEEDING WITH ANY CONSTRUCTION.

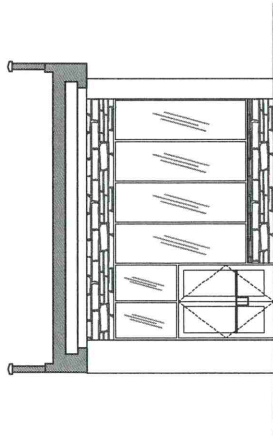


**PARTIAL FLOOR PLAN**  
 1/8" = 1'-0"

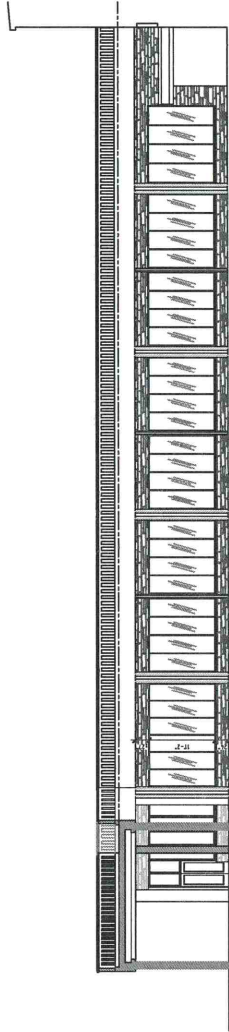


EE1  
DD2  
1/8"=1'-0"  
PARTIAL LEFT SIDE ELEVATION

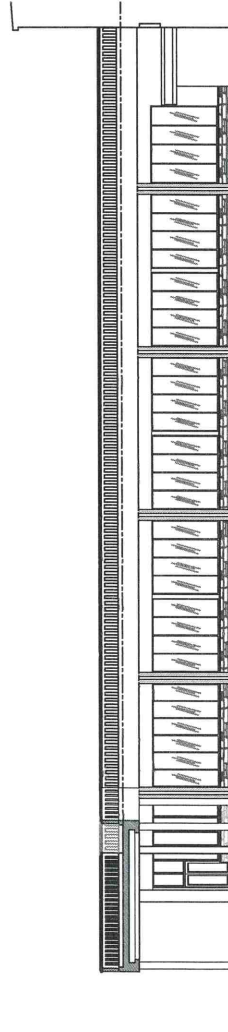
EE2  
DD2  
1/8"=1'-0"  
PARTIAL FRONT ELEVATION



EE3  
DD2  
1/8"=1'-0"  
ENTRY ELEVATION



EE4A  
DD2  
1/8"=1'-0"  
PARTIAL RIGHT SIDE ELEVATION (@ ADDITION/WALKWAY)



EE4B  
DD2  
1/8"=1'-0"  
PARTIAL RIGHT SIDE ELEVATION (@ ADDITION/WALKWAY)



Matthew V. Piotrowski  
Architect, LLC  
600 Louis Drive Suite 103  
Warmminster, PA 18974  
215.575.2099

GENERAL NOTE:  
THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTY WORK.  
THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN OF THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER SPECIALTY WORK.

OUR LADY OF CZESTOCHOWA  
PROPOSED ADDITION  
654 FERRY ROAD  
DOYLESTOWN, PA 18901

Drawn By:	MCS
Checked By:	MVP
Date:	08/20/2024
Scale:	As Shown
Project:	024-001
Sheet:	024-001
Notes:	Drawn for Review
20222292	

DD2  
PRELIMINARY  
DESIGN EXT.  
ELEVATIONS



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

February 8, 2024

File No. 21-03075

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

Reference: Shrine of Czestochowa Library Addition – Waiver of Land Development Review 1  
TMP #26-011-059

Dear Dave:

Pursuant to your request, we have reviewed the site plans for Czestochowa, 654 Ferry Road; TMP# 26-011-059, prepared by Holmes Cunningham, LLC, dated November 2, 2023, consisting of sheets 1 to 3, in accordance with the Township's Zoning and Stormwater Ordinance requirements.

The Applicant is proposing to install a 4,340-SF building addition on the southwestern side of the existing place of worship for the library, meeting rooms and storage. The Applicant also proposes the removal of a 1,173-SF section of existing pavement adjacent to the proposed addition for a net decrease in impervious coverage of 28 square feet. The Applicant requested a waiver of land development per a letter dated December 5, 2023, to which we have no objection. However, we recommend the following comments be addressed as conditions of a Waiver of Land Development and prior to the issuance of a Township permit:

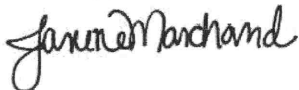
1. §27-1601.a – It appears that the existing use should be noted as F4 Place of Worship.
2. §27-1602.b – The County records show this parcel as 122+ acres as it appears that individual parcels were consolidated. The total area shall be verified and the zoning data updated accordingly.
3. §27-1602.b – The existing yard setbacks listed in the Zoning Data table do not appear to note the actual setback dimensions. The Zoning Data table notes that the zoning information was taken from a previously approved record plan. The actual dimensions shall be noted. The note also refers to a reference plan entitled Existing Conditions Plan prepared by Carroll Engineering Corporation and Associates dated June 2, 2023. A copy of this plan and the most recent plan that the Township has on file should be provided to verify the information.
4. §27-1602.b – The maximum building coverage ratio should be added to the Zoning Data table with the existing and proposed building coverage.
5. §26-132.B. – The following comments related to the existing and proposed stormwater facilities should be addressed:
  - a. The location of the proposed roof drains for the addition should be shown on the plan.
  - b. We note that the architectural plans indicate that the existing roof drains which run beneath the existing patio area are to remain. The plan should clarify how the building will be constructed over these roof leaders and proposed roof leaders will connect to any existing systems. The plans shall clarify if the roof drains connect to the existing storm sewer within the brick paver area.
6. The following comments related to grading should be resolved:
  - a. The finished floor elevation of the building addition should be provided on the plan.
  - b. Existing and proposed spot elevations should be provided at the addition and vestibule entrances.
  - c. The existing contours on the Site Improvement Plan should be labeled.

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

7. The topsoil stockpile is proposed over paving. The stockpile should be relocated to a grass area.
8. The Applicant will be required to obtain the necessary Erosion & Sediment Control Permit from the Bucks County Conservation District for the earth disturbance. The Adequacy Letter shall be provided to the Township prior to issuance of a permit.
9. We recommend that any legal and engineering escrow be held for the project until our office can confirm that the improvements have been completed per the plan and the site has been permanently stabilized.

If you have any questions regarding this project, please do not hesitate to contact us.

Sincerely,



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

JM/tw

cc: John Granger, Interim Township Manager  
Randy Teschner, Code Enforcement Officer  
Scott Holbert, Flager & Associates, PC  
Chelle Clancy, Permit Clerk  
Order St. Paul the First, Hermit & Pauline Fathers  
Rob Cunningham, Holmes Cunningham LLC  
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.





# NEW BRITAIN TOWNSHIP

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

## BOARDS & COMMISSIONS APPLICATION

Name: Brooke E. Newborn

Address: 211 Mohegan Street, New Britain, PA 18901-5051

Phone: (267) 221 - 6303

Email: bnewborn8@verizon.net

Occupation: Attorney

Current Employer: Obermayer Rebmann Maxwell & Hippel LLP

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

42 years

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)

I have lived in New Britain Township my entire life. I went through the Central Bucks School District – from Pine Run Elementary to Unami Middle School to Central Bucks High School –West. I was baptized in and still attend St. Jude Church.

For two years, I served as an Advisory Member on the Parks & Recreation Board, which was extremely satisfying. I enjoyed the camaraderie amongst the Board members, and I volunteered at all of the Board's events during that time, as well as the Fall Festival. I would have liked to continue to serve on the Board as an Advisory Member, had the position remained available, but I am now happy to discover that a voting position on the Board has become available.

Additionally, as I explained in my earlier application for the Board, I had always thought about eventually doing something to be a larger part of the community, but, not long ago, both of my parents, who had lived in New Britain Township for over four decades, died unexpectedly.

I realized that there will not always be time to do something "eventually."

Furthermore, I work in Doylestown (instead of previously commuting to Philadelphia), and I have time to dedicate to

Please submit your completed Boards & Commissions Application to [appointments@nbtpa.us](mailto:appointments@nbtpa.us).

**Submit Form**



# 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
- Over saw 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](mailto:appointments@nbtpa.us).

**Submit Form**



# NEW BRITAIN TOWNSHIP

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

## BOARDS & COMMISSIONS APPLICATION

Name: Kathleen Dutill

Address: 209 Overlook Dr, Chalfont, PA 18914

Phone: (267)280-2510

Email: kdutill@verizon.net

Occupation: Attorney

Current Employer: Cenlar FSB

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

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)

I have been on the Advisory Board for Parks & Rec for the last two years and have enjoyed participating in events such as the 4th of July Parade and Santa House. Since I did not grow up in New Britain Township, it has been a great opportunity for me to meet other residents in our community and give back. I would greatly appreciate the opportunity to continue in a voting position as I feel that I have time to devote to Parks & Rec. I also expressed my interest in this voting position at the last Parks & Rec Meeting on February 20, 2024.

Please submit your completed Boards & Commissions Application to [appointments@nbtpa.us](mailto:appointments@nbtpa.us).

**Submit Form**



# New Britain Township

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## *Public Works*

**TO:** Board of Supervisors; John Granger, Interim Manager  
**FROM:** Ryan Cressman, Public Works Superintendent  
**DATE:** February 26, 2024  
**RE:** Municibid Items

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This memo is seeking approval to sell Township equipment and vehicles on Municibid. All vehicles scheduled to be placed on Municibid are anticipated to sell for over \$2,000 and will need approval by the Board of Supervisors after each sale. This process will occur over the next several months as the new equipment and vehicles are available and delivered to New Britain Township. All vehicles listed below are either replaced or will be replaced this year as part of the 2024 Budget.

### **Vehicles and Equipment scheduled for Municibid:**

#### Code Vehicles:

- 2010 Ford Escape was taken out of service 11/23, frame is rusted out and would not pass inspection.

#### Public Works:

- 2009 GMC Sierra 3500 Pickup Truck, currently being used by PW.
- 2007 John Deere 410G Backhoe, currently being used by PW.
- 2004 GMC Sierra 3500 Pickup Truck, currently being used by Code, Robert Skelton.

#### Police:

- 2014 Dodge Charger RWD, was replaced in 2023 because of engine issues.
- 2017 Dodge Charger Pursuit AWD, replacing this year because of engine issues.
- 2008 Ford Crown Victoria, currently being used by code, Randy Teschner.

### **Staff Recommendation:**

Approve all equipment and vehicles to be sold on Municibid. When each item is sold throughout this year, there will be a motion to approve each individual item at the time of sale.

**SUSAN GELB**  
PO BOX 51  
CHALFONT, PA 18914

Cell Phone: 215.913.8702  
email: [suegelb@comcast.net](mailto:suegelb@comcast.net)

---

**Event Planning / Fund Raising / Public Relations**

Results oriented; success driven leader with 20+ years of experience in Business Management. Effective in all aspects of event planning, fundraising in the non-profit sector, community events, marketing, public relations, cultivating communications and donor relationships, and program development. Possess exceptional organizational and interpersonal skills, relationship building and strategic partnering, and attention to details.

**Professional Experience**

**Gemma Services (formerly Silver Springs - Martin Luther School)**  
**Plymouth Meeting, PA** **May 2015 – Present**

*Gemma Services promotes hope and healing through mental health services, education, and specialized support for vulnerable and at-risk kids, teens, and families. At Gemma, nothing is more important than showing each child they are precious and providing them with opportunities to grow, flourish, and shine.*

**Development Manager**

Responsible for performing various duties to support the Development function, including attracting, securing, educating, and nurturing donors and sponsors from diverse constituencies. Key Event planning includes the annual fundraising event *Chefs for Gemma*. Other events include, Bingo, Appreciated Luncheon for Donors, Open House for Tours of the facilities and school.

Other responsibilities include securing donations from many sources for silent, live auctions, raffle items and door prizes

**Chalfont-New Britain Business Alliance (CNBBA)**  
**Chalfont, PA** **2014- Present**  
**Serve on the Board of Directors**

*As a member driven organization, our goal is to preserve the history and hometown integrity of Chalfont, New Britain and surrounding areas. As dedicated members of the business community, and in cooperation with our fellow residents, we hope to preserve the sense of vitality and small-town atmosphere we have grown to appreciate while promoting business growth.*

Responsible for coordination and conduct of several successful twice annually Jack and Jill Bingo, as well as concerts, community events and coordinating volunteers to make events successful to donate monies raised to local charities. Social media, website, email coordination to promote events and membership. Actively involved in membership recruitment and in arranging guest speakers of interest for monthly meetings.

**Big Brothers Big Sisters of Bucks County (BBBSBC)  
Jamison, PA**

**Oct 2007-April 2015**

*Big Brothers Big Sisters of Bucks County is a private, non-profit organization affiliated with the national organization of Big Brothers Big Sisters of America. The Big Brothers Big Sisters Mission is to provide quality volunteer and professional services primarily through mentoring and leadership development, to make a positive difference to Bucks County youth enabling them to achieve their highest potential as they grow to become responsible adults. The Bucks County Agency serves 500 at risk young people.*

**Director of Events**

Reports to the Chief Executive Office, BBBSBC

Responsible for the management and marketing of all of the Agencies events; Key Annual fund raising events include: Bowl for Kids' Sake, Golf Outing, Gala and 4 additional fundraising events. Collaborates with the development department in the management and development of new volunteers and financial sources, providing insight on the agency's annual giving campaign, development of corporate partnerships, and grant writing, planning and implementation of special events.

**Selected Accomplishments**

- Successfully planned annual Gala Event exceeding fund-raising targets.
- Established and helped cultivate 25% new partnerships with several community businesses ranging from local merchants to global corporations.
- Increased partnership financial and volunteer levels significantly.
- Developed favorable sponsorships with influential business community leaders and key political figures.

**Entrepreneurial Experience**

**The Craft Boutique at Moyer Farmhouse  
Chalfont, PA**

**2011-Present**

**Owner and Sole Proprietor**

The Craft Boutique is a full-time retail store and permanent home to 85 local artisans and vendors from Pennsylvania, New Jersey, New York and Virginia, selling a multitude of handcrafted creations. Responsible for the selection of vendors, advertising, marketing, and social media promotion and all aspects of the Business.

**Holiday Craft Boutique, Chalfont, PA**

**1990 – 2011**

**Owner and Sole Proprietor**

The Boutique promoted a retail craft sale held twice annually and featured the handmade crafts of local artisans from the Tri-State area. Responsible for the selection of crafters and jurying of their items, advertising, marketing, promotion, establishment of community partnerships, and all management aspects of the Business. The Boutique has been in operation and under Ms. Gelb's management since 1990. During that time, the Boutique grossed revenues more than \$1.6 Million. Susan has also provided consulting advice to other specialty shop owners and craft show promoters.

Prior to the operation of the Holiday Craft Boutique, Susan enjoyed a career in banking with the Uninvest Corporation (1980 – 1987) with extensive experience in Credit and Collections and Personal Lending. Susan's last position with Uninvest was Consumer Loan Officer.

### **Other Professional Fund-Raising Experience & Accomplishments**

- Board member of Chalfont New Britain Business Alliance 2013-present
- Co-organized in May 2007 "Stay The Day In Pink"; a highly successful fund raising event held in cooperation with the Susan G. Komen For The Cure – Philadelphia. The event included local merchant participation, and more than 60 artisans and vendors at Headhouse Square in Philadelphia, PA.
- Volunteer Committee Chairperson including Recruitment, Registration, and Accounting for the American Cancer Society's Relay for Life – Bucks County in 2003, 2004, and 2005. During this three-year period more than \$600,000 were raised.
- Planned and organized several fundraising events including Basket Bingos in which \$15,000 was raised. Served as a Team Captain for two Relay events raising more than \$10,000.

### **Education**

BA Degree – Major: Economics, Goucher College, Towson, MD



# New Britain Township Police Department

Monthly Report -

January 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 & 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 for installation late April.

**Objective 4:** Each member of the leadership team to plan and execute a community engagement activity.

## Significant Events:

### Completed

- ◆ Development of 2024 Goals and Objectives
- ◆ Purchase of two new 2023 Ford Interceptor SUV police vehicles

### Upcoming

- ◆ Merck, Sharp, and Dome annual crime prevention training
- ◆ Corporal Promotion Exam
- ◆ Corporal Karpovich Retirement—April 2024
- ◆ Drug Take Back April 27, 2024
- ◆ Proposed Police Facility Plans
- ◆ Accreditation—targeted for May 2024





# New Britain Township Police Department

Monthly Report -

January 2024

## PERFORMANCE STATISTICS

PART 1 CRIMES	28 DAY		
	2024	2023	% Change
Murder	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	0	0	NA
Theft	2	4	-50%
Auto Theft	0	0	NA
Arson	0	0	NA
<b>TOTALS</b>	<b>2</b>	<b>4</b>	<b>-50%</b>

PART 2 CRIMES	28 DAY		
	2024	2023	% Change
Assaults (non-aggravated)\Harassment	2	2	0%
Fraud	3	3	0%
Vandalism/Criminal Mischief	0	1	-100%
Disorderly Conduct	0	0	NA
Drug Violations	0	1	-100%
Driving Under the Influence	1	1	0%
Public Drunkenness	0	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	1	3	-66.66%
<b>TOTALS</b>	<b>7</b>	<b>11</b>	<b>-36.36%</b>

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2024	2023	% Change
Total Accidents	20	14	42.85%
Non-Reportable	10	11	-9.09%
Fatal Accidents	0	0	NA
Reportable	10	3	233.33%



# New Britain Township Police Department

Monthly Report -

January 2024

## PERFORMANCE STATISTICS

PART 1 CRIMES	YTD		
	2024	2023	% Change
Murder	0	0	NA
Rape	0	0	NA
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	0	0	NA
Theft	3	5	-40%
Auto Theft	0	1	-100%
Arson	0	0	NA
<b>TOTALS</b>	<b>3</b>	<b>6</b>	<b>-50%</b>

PART 2 CRIMES	YTD		
	2024	2023	% Change
Assaults (non-aggravated)/Harassment	2	2	0%
Fraud	3	3	0%
Vandalism/Criminal Mischief	0	1	-100%
Disorderly Conduct	0	0	NA
Drug Violations	0	1	-100%
Driving Under the Influence	1	1	0%
Public Drunkenness	0	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	1	3	-66.66%
<b>TOTALS</b>	<b>7</b>	<b>11</b>	<b>-36.36%</b>

MOTOR VEHICLE ACCIDENTS	YTD		
	2024	2023	% Change
Total Accidents	20	15	33.33%
Non-reportable	10	12	-16.66%
Fatal Accidents	0	0	NA
Reportable	10	3	233.33%



# New Britain Township

## Planning & Zoning

### January 2024 Monthly Report

Permits Issued	101 (Total)
Building	18
Electrical	14
Plumbing	12
Road Occupancy	1
Sign	0
Accessory Structure	0
Use & Occupancy	15
Well	0
Zoning	11
Fire	10
Mechanical	20
Accessibility	0
Inspections Conducted	123 (Total)
Building Inspection	90
United Electrical	16
Commercial Fire Inspections	1
Use & Occupancy	16
Fire Calls	18 (Total)
Chalfont	15 (Plus 1 w/Dublin; Plus 1 w/Hilltown)
Doylestown	0 (2 w/Dublin)
Dublin	2
Hilltown	1 (No Report)
Zoning Hearing Board Applications Submitted	1

- 117 Hampshire Drive (Murphy) – The applicant is proposing a detached garage. As such, they are requesting dimensional variances from the following sections of the Zoning Ordinance:
  - §27-902.b - to allow 26.7% impervious coverage, where a maximum of 25% is allowed.
  - §27-902.c.2 - to allow a 13' side yard setback for the proposed detached garage, where at least 15' is required.



## 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>
2023-12982-B2	01/10/2024	1500 MANOR DRIVE	Building	Commercial	Approved
2023-13362-B2	01/24/2024	109 SHEFFIELD CT	Building	Residential	Approved
2023-13446-B1	01/10/2024	1600 MANOR DRIVE	Building	Commercial	Approved
2023-13474-B2	01/05/2024	20 PASTURE LANE	Building	Residential	Approved
2023-13541-B1	01/04/2024	202 LENAPE DRIVE	Building	Residential	Approved
2023-13542-B1	01/04/2024	234 INVERNESS CIRCLE	Building	Residential	Approved
2023-13543-B1	01/03/2024	200 FOXHEDGE ROAD	Building	Residential	Approved
2023-13545-B1	01/03/2024	202 FOXHEDGE ROAD	Building	Residential	Approved
2023-13546-B1	01/03/2024	204 FOXHEDGE ROAD	Building	Residential	Approved
2023-13547-B1	01/03/2024	206 FOXHEDGE ROAD	Building	Residential	Approved
2023-13548-B1	01/04/2024	208 FOXHEDGE ROAD	Building	Residential	Approved
2023-13549-B1	01/03/2024	210 FOXHEDGE ROAD	Building	Residential	Approved
2024-13555-B2	01/19/2024	4373 COUNTY LINE ROAD	Building	Commercial	Approved
2024-13561-B1	01/10/2024	278 W BUTLER PIKE	Building	Commercial	Approved
2024-13562-B1	01/10/2024	4373 COUNTY LINE ROAD	Building	Commercial	Closed
2024-13565-B1	01/25/2024	84 SCHOOLHOUSE ROAD	Building	Commercial	Approved
2024-13566-B1	01/31/2024	500 W BUTLER AVENUE	Building	Commercial	Approved
2024-13579-B1	01/18/2024	107 WILLIAMSON COURT	Building	Residential	Approved
2023-13362-E3	01/24/2024	109 SHEFFIELD CT	Electrical	Residential	Approved
2023-13474-E3	01/05/2024	20 PASTURE LANE	Electrical	Residential	Approved
2023-13537-E1	01/04/2024	400 Highpoint Drive	Electrical	Commercial	Approved



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## Permit List

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2023-13541-E2	01/04/2024	202 LENAPE DRIVE	Electrical	Residential	Approved
2023-13543-E2	01/03/2024	200 FOXHEDGE ROAD	Electrical	Residential	Approved
2023-13545-E2	01/03/2024	202 FOXHEDGE ROAD	Electrical	Residential	Approved
2023-13546-E2	01/03/2024	204 FOXHEDGE ROAD	Electrical	Residential	Approved
2023-13547-E2	01/03/2024	206 FOXHEDGE ROAD	Electrical	Residential	Approved
2023-13548-E2	01/03/2024	208 FOXHEDGE ROAD	Electrical	Residential	Approved
2023-13549-E2	01/03/2024	210 FOXHEDGE ROAD	Electrical	Residential	Approved
2024-13555-E3	01/18/2024	4373 COUNTY LINE ROAD	Electrical	Commercial	Approved
2024-13579-E2	01/18/2024	107 WILLIAMSON COURT	Electrical	Residential	Approved
2024-13589-E1	01/24/2024	310 PHEASANT RUN DRIVE	Electrical	Residential	Approved
2024-13598-E1	01/29/2024	66 NEWVILLE ROAD	Electrical	Residential	Approved
2023-13446-P4	01/10/2024	1600 MANOR DRIVE	Plumbing	Commercial	Approved
2023-13474-P4	01/05/2024	20 PASTURE LANE	Plumbing	Residential	Approved
2023-13541-P3	01/04/2024	202 LENAPE DRIVE	Plumbing	Residential	Approved
2023-13543-P4	01/03/2024	200 FOXHEDGE ROAD	Plumbing	Residential	Approved
2023-13545-P4	01/03/2024	202 FOXHEDGE ROAD	Plumbing	Residential	Approved
2023-13546-P4	01/03/2024	204 FOXHEDGE ROAD	Plumbing	Residential	Approved
2023-13547-P4	01/03/2024	206 FOXHEDGE ROAD	Plumbing	Residential	Approved
2023-13548-P4	01/03/2024	208 FOXHEDGE ROAD	Plumbing	Residential	Approved
2023-13549-P4	01/03/2024	210 FOXHEDGE ROAD	Plumbing	Residential	Approved
2024-13555-P5	01/19/2024	4373 COUNTY LINE ROAD	Plumbing	Commercial	Approved



## New Britain Township

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## Permit List

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2024-13564-P1	01/10/2024	25 SELLERSVILLE ROAD	Plumbing	Residential	Approved
2024-13568-P1	01/10/2024	3 WALDEN WAY	Plumbing	Residential	Approved
2023-13527-RO1	01/04/2024	9 SELLERSVILLE ROAD	Road Occupancy	Commercial	Approved
2022-12429-UO6	01/18/2024	8 VALLEY DRIVE	Use & Occupancy		Closed
2023-12849-UO1	01/10/2024	651 NEW GALENA ROAD	Use & Occupancy	Residential	Closed
2024-13550-UO1	01/09/2024	1020 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13551-UO1	01/09/2024	113 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13552-UO1	01/09/2024	1022 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13553-UO1	01/09/2024	1213 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13554-UO1	01/09/2024	1118 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13557-UO1	01/10/2024	45 CARTLANE CIRCLE	Use & Occupancy	Residential	Closed
2024-13563-UO1	01/18/2024	525 W BUTLER AVENUE	Use & Occupancy	Commercial	Approved
2024-13571-UO1	01/16/2024	3105 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2024-13574-UO1	01/22/2024	1019 ANTHEM WAY	Use & Occupancy	Residential	Closed
2024-13575-UO1	01/17/2024	6102 GREY FRIARS TERRACE	Use & Occupancy	Residential	Approved
2024-13580-UO1	01/16/2024	3101 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2024-13581-UO1	01/16/2024	4203 GREY FRIARS TERRACE	Use & Occupancy	Residential	Approved
2024-13582-UO1	01/16/2024	3205 GREY FRIARS TERRACE	Use & Occupancy	Residential	Closed
2023-13497-Z1	01/26/2024	149 KING ROAD	Zoning		Approved
2024-13555-Z1	01/03/2024	4373 COUNTY LINE ROAD	Zoning	Commercial	Approved
2024-13558-Z1	01/09/2024	221 DIANA DRIVE	Zoning		Approved



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## 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>
2024-13572-Z1	01/12/2024	1100 HORIZON CIRCLE	Zoning		Approved
2024-13585-Z1	01/19/2024	302 MILL RIDGE DRIVE	Zoning	Residential	Approved
2024-13586-Z1	01/19/2024	314 NOTTINGHAM PLACE	Zoning		Approved
2024-13587-Z1	01/19/2024	234 INVERNESS CIRCLE	Zoning		Processing
2024-13588-Z1	01/19/2024	147 NEW GALENA ROAD	Zoning		Approved
2024-13596-Z1	01/26/2024	138 WALTER ROAD	Zoning		Approved
2024-13599-Z1	01/29/2024	101 CATHERINE COURT	Zoning	Residential	Approved
2024-13600-Z1	01/29/2024	103 CATHERINE COURT	Zoning	Residential	Approved
2023-13446-F5	01/10/2024	1600 MANOR DRIVE	Fire	Commercial	Approved
2023-13474-F6	01/05/2024	20 PASTURE LANE	Fire	Residential	Approved
2023-13537-F2	01/04/2024	400 Highpoint Drive	Fire	Commercial	Approved
2023-13543-F5	01/03/2024	200 FOXHEDGE ROAD	Fire	Residential	Approved
2023-13545-F5	01/03/2024	202 FOXHEDGE ROAD	Fire	Residential	Approved
2023-13546-F5	01/03/2024	204 FOXHEDGE ROAD	Fire	Residential	Approved
2023-13547-F5	01/03/2024	206 FOXHEDGE ROAD	Fire	Residential	Approved
2023-13548-F5	01/03/2024	208 FOXHEDGE ROAD	Fire	Residential	Approved
2023-13549-F5	01/03/2024	210 FOXHEDGE ROAD	Fire	Residential	Approved
2024-13555-F7	01/19/2024	4373 COUNTY LINE ROAD	Fire	Commercial	Approved
2023-13446-M3	01/10/2024	1600 MANOR DRIVE	Mechanical	Commercial	Approved
2023-13474-M5	01/05/2024	20 PASTURE LANE	Mechanical	Residential	Approved
2023-13543-M3	01/03/2024	200 FOXHEDGE ROAD	Mechanical	Residential	Approved



## 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>
2023-13545-M3	01/03/2024	202 FOXHEDGE ROAD	Mechanical	Residential	Approved
2023-13546-M3	01/03/2024	204 FOXHEDGE ROAD	Mechanical	Residential	Approved
2023-13547-M3	01/03/2024	206 FOXHEDGE ROAD	Mechanical	Residential	Approved
2023-13548-M3	01/03/2024	208 FOXHEDGE ROAD	Mechanical	Residential	Approved
2023-13549-M3	01/03/2024	210 FOXHEDGE ROAD	Mechanical	Residential	Approved
2024-13555-M4	01/19/2024	4373 COUNTY LINE ROAD	Mechanical	Commercial	Approved
2024-13556-M1	01/10/2024	542 AIRY AVENUE	Mechanical	Residential	Approved
2024-13560-M1	01/10/2024	327 STONYHILL DRIVE	Mechanical	Residential	Approved
2024-13567-M1	01/10/2024	14 WOODSIDE AVENUE	Mechanical	Residential	Approved
2024-13569-M1	01/11/2024	22 WALDEN WAY	Mechanical	Residential	Approved
2024-13570-M1	01/11/2024	112 PALACE COURT	Mechanical	Residential	Closed
2024-13576-M1	01/17/2024	322 GLENNBROOK WAY	Mechanical	Residential	Approved
2024-13577-M1	01/17/2024	855 MYERS ROAD	Mechanical	Residential	Closed
2024-13578-M1	01/18/2024	118 CAMBRIDGE PLACE	Mechanical	Residential	Closed
2024-13583-M1	01/18/2024	204 SURREY ROAD	Mechanical	Residential	Approved
2024-13591-M1	01/24/2024	4 WOODSIDE AVENUE	Mechanical	Residential	Approved
2024-13594-M1	01/24/2024	106 DEVON ROAD	Mechanical	Residential	Approved





## Use & Occupancy Inspections Count 2024 JANUARY

<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>
1/22/2024	2024-13574-UO1	Residential	1	Initial	Final U & O	1:00 PM		1019 ANTHEM WAY	1
1/9/2024	2024-13550-UO1	Residential	1	Initial	Final U & O	9:30 AM		1020 ANTHEM WAY	1
1/9/2024	2024-13552-UO1	Residential	1	Initial	Final U & O	10:30 AM		1022 ANTHEM WAY	1
1/31/2024	2024-13601-UO1	Residential	1	Initial	Final U & O	9:30 AM	ANN ROCCHI	108 KELSO COURT	1
1/9/2024	2024-13554-UO1	Residential	1	Initial	Final U & O	11:30 AM		1118 ANTHEM WAY	1
1/9/2024	2024-13551-UO1	Residential	1	Initial	Final U & O	10:00 AM		113 ANTHEM WAY	1
1/8/2024	2023-13533-UO1	Residential	1	Initial	Final U & O		SANDRA DEMAS	120 SUFFIELD COURT	1
1/10/2024	2023-13533-UO1	Residential	2	Re-Inspection	Final U & O	10:00 AM	SANDRA DEMAS	120 SUFFIELD COURT	1
1/9/2024	2024-13553-UO1	Residential	1	Initial	Final U & O	11:00 AM		1213 ANTHEM WAY	1
1/22/2024	2023-13522-UO1	Residential	1	Initial	Final U & O	1:30 PM	JOSE & NORMA GALAGARZA	237 HOLLY DRIVE	1
1/19/2024	2024-13580-UO1	Residential	1	Initial	Final U & O	10:00 AM		3101 GREY FRIARS TERRACE	1
1/16/2024	2024-13571-UO1	Residential	1	Initial	Final U & O	9:30 AM		3105 GREY FRIARS TERRACE	1
1/16/2024	2024-13582-UO1	Residential	1	Initial	Final U & O			3205 GREY FRIARS TERRACE	1
1/16/2024	2024-13581-UO1	Residential	1	Initial	Final U & O	11:00 AM		4203 GREY FRIARS TERRACE	1
1/17/2024	2024-13575-UO1	Residential	1	Initial	Final U & O	9:30 AM		6102 GREY FRIARS TERRACE	1
1/10/2024	2023-12849-UO1	Residential	2	Re-Inspection	Final U & O	9:30 AM	CARLTON LESLIE	651 NEW GALENA ROAD	1
								<b>TOTAL COUNT</b>	<b>16</b>

Chalfont Fire Company  
Chiefs Report - January 2024

Total # of incidents: 39

Types of Calls

1. Fire	8
2. Rescue and Medical assist	3
3. Good Intent	3
4. Alarm Systems	16
5. Hazardous Condition	8
6. Service Call	1

Total Staff Hours for calls: 254:53:00

Alarms per municipality

Chalfont Boro	8
Hilltown Twp	4
New Britain Boro	4
Montgomery Twp	4
New Britain Twp	16
Warrington Twp	2
Warwick Twp	1

Training-Maintenance and Drills	4
Total training hours	299:00:00

Total Available Points: 44

TOTAL STAFF HRS FIRES AND TRAINING 553:53:00

# Doylestown Fire Company No. 1



Doylestown, PA

This report was generated on 2/11/2024 1:49:55 PM

## Incidents for Zone for Date Range

Zone(s): 48 - New Britain Township | Start Date: 01/01/2024 | End Date: 01/31/2024

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2024 - 1417	743 - Smoke detector activation, no fire - unintentional	01/19/2024	290 Chapman RD	TW79

Total # Incidents: 1

Only REVIEWED incidents included.



emergencyreporting.com

Doc Id: 714

Page # 1 of 1

# Dublin Volunteer Fire Company

Month: **January 2023**

FIRE CALLS ANSWERED			OTHER PERTINENT INFORMATION	
Apartment				
Assists				
Engine			Time in Service	17 Hrs 30 Min
Field			Total Man Hours	109 Hrs 50 Min
Full Company	1		Average Call Length	34 Min
Ladder	1			
Rescue				
Squad	9			
Tanker	1		Total Personnel	213
Air Medical Evacuation			Average Personnel per Call	7
Alarm System	5			
Auto Extrication				
Auto Response	4		Borough/Township	
Barn				
Brush			Bedminister Township	10
Building			Dublin Borough	10
Chimney			East Rockhill Township	2
CO Alarm	1		Hilltown Township	4
Control Burn			New Britain Township	2
Cover/Up	1		Plumstead Township	2
Cover/Up Assist			Richlandtown Borough	1
Dumpster			Tinicum Township	1
Dwelling				
Electrial Wires in a Dwelling				
Fuel Spill	1			
Fumes in a Dwelling				
Fumes in a Outside	1			
Garage				
Hazardous Material				
Investigation				
Marine Rescue	1			
Rescue Vehicle into Building				
Rubish				
Special Assignment	3			
Shed	1			
Stand by Accident	1			
Wires in Dwelling	1			
<b>Total Number of Calls</b>	<b>32</b>		<b>Total Numbe of Calls</b>	<b>32</b>

Signature of Chief

\_\_\_\_\_

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** John Granger, Township Manager  
**FROM:** David Conroy, Director of Planning and Zoning/Zoning Officer  
**DATE:** February 21, 2024  
**RE:** January 2024 Land Development Report

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## UNDER REVIEW:

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

- Submitted Amended Final Land Development application on 11/1. Tentatively scheduled for 3/4 BOS.

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

- Submitted Minor Subdivision application on 10/20. Tentatively scheduled for 3/26 PC.

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

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

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

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

### **(2022-12243) Manor Dr – Petrucci Land Development**

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

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

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

### **(2022-12689) Galena Reserve Mobile Home Park**

- Withdrew from 1/24/23 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:**

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

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

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

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

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

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

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

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

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

- Development Agreements currently being circulated for signature.

**(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

## Parks & Recreation

### DEPARTMENTAL REPORT

YEAR: 2023

MONTH: Year End Report

### *TOTAL HOURS AND BRIEF DESCRIPTION OF WORK COMPLETED*

#### **Township Property Maintenance: 3,451 Hrs.**

This category pertains to the yearly and routine maintenance of all township owned parks, open spaces, and trails. Includes but not limited to mowing grass, weed whacking, mulching of flower beds and playgrounds, trash removal, and general maintenance to all structures within the parks. Park and Recreation allowed time for periodic training of their new crew member.

Park and Recreation also assisted Public Works with drainage/snow removal when needed.

In 2023 The Parks Recreation Department performed daily inspections of North Branch, West Branch, Highlands, Veteran's and Pheasant Run Parks for trash removal and mutt mitt dispenser refills, along with biweekly checks of the undeveloped area behind the New Britain Walk Development. Playgrounds were routinely inspected and repaired as needed. All township parks and open space areas were mowed and weed whacked on a weekly routine schedule from April to November.

January of 2023 Parks and Recreation replaced a deteriorating split rail fence at North Branch Park.



*View of newly installed fence at North Branch Park along the main entrance to Pavilion #1*

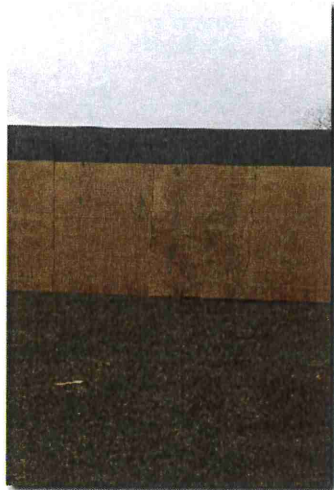




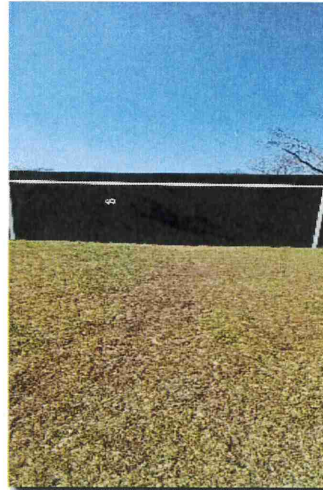
# New Britain Township

## *Parks & Recreation*

March of 2023 all plywood on the soccer kickboard at North Branch Park was replaced, painted, and a mural was added to aid park patrons as to the purpose of the wall.



*Newly Replaced Plywood*



*Painted with Mural*

**April of 2023**



*Mulching of Highlands Park and Pheasant Run Park Playgrounds*



# New Britain Township

## *Parks & Recreation*

May of 2023 Parks and Recreation addressed walking trail issues at West Branch Park by regrading elevation inconsistencies where turf areas met trail edge. We also made repairs to potential hazards at playground entrances where separations of the safety surface had occurred.

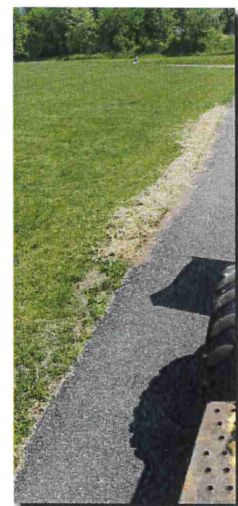
### *West Branch Park Trail*



*Before*



*After*



### *Repairs to Separation of Existing Trail and Safety Surface of Playgrounds*



*Before and after at West Branch Park*



*Before and After at Veteran's Park*

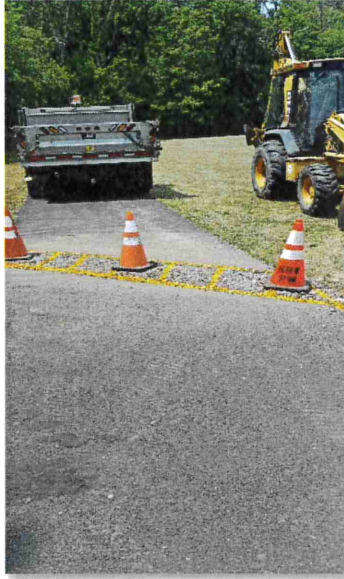




# New Britain Township

## *Parks & Recreation*

June of 2023, we installed new pipe under walking trail at North Branch Park



*Pipe installed with compacted stone.*

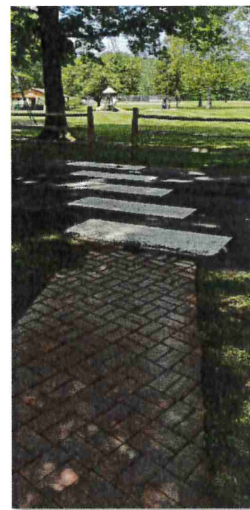


*Completed project with blacktop.*

June of 2023 The Parks and Recreation Department, with the aid of Public Works had crosswalks painted along the main driveway at North Branch Park at the two open gates by the upper playground.



*View from top entrance of walking trail*



*View from Veteran's Memorial*



# New Britain Township

## *Parks & Recreation*

August of 2023 an underdrain system was installed to the new playground structure at North Branch Park and was added on to in December of 2023. The pictures below combine the two events.



*Excavation*



*Installation*



*Completion*



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



# New Britain Township

## *Parks & Recreation*

September 2023 Parks and Recreation Department Removed all existing stumps (four stumps total) on the berm that separates the main drive towards the rear stone parking lot and the former concession stand/ current storage building behind field #2. All holes were then backfilled and compacted, the entire berm had been sprayed for vegetation control, and then covered with wood chips from the stockpile on site at North Branch Park. The whole area was hand raked and leveled for a more aesthetically pleasing appearance in preparation for the upcoming Fall Festival and Fireworks event.



*Before*



*Above is the stages of removal process for one of four stumps.*



*Above are two angles of the completed project.*



# New Britain Township

## *Parks & Recreation*

November 2023 the Parks and Recreation department finalized the seasonal mowing of all parks and open spaces and has commenced the periodic leaf collection at North Branch Park and around the Administration Building.

The Irrigation System at North Branch Park was purged and winterized.

A request had been made from a member of the Chalfont Fire Company for Parks and Recreation to clear the Emergency access Between E. Schoolhouse Rd., and the access rd. to A. Weber and CHOP Primary Care parking lots. Below are before and after pictures.

*View looking towards E. Schoolhouse Rd.*



*Before*



*After*

*View looking towards parking lot access.*



*Before*



*After*

### **Special Projects / Other: 875 Hrs.**

This category pertains to all administrative duties and projects that do not pertain to routine or daily maintenance.

The Parks and Recreation Coordinator performed all administrative duties for 2023.

The Park and Recreation Department measured, designed, constructed/ formed, and poured the concrete walkway entrance and ADA compliant pad around the front bench at the newly installed playground at the rear of North Branch Park. The area was then regraded with topsoil, seeded, and covered with straw.



# New Britain Township

## Parks & Recreation

- **Special note:** Code Enforcement inspected the site to ensure it met the proper ADA requirements.

### *January 2023 bench and entrance installment preparation*



### *April 2023 final stages of entrance, and bench installation and topsoil, seed and straw.*





# New Britain Township

## *Parks & Recreation*

March of 2023, we removed and replaced shingles on the dugout roofs field #6



In the months of August, September, and November of 2023. The Parks and Recreation Department performed needed restorations to Pavilion # 2 at North Branch Park. Involving removal and replacement of decaying wood, shingle replacement, and repainting.



*Above are some examples of the work performed*





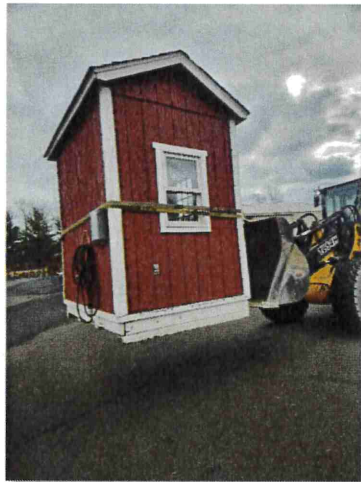
# New Britain Township

## Parks & Recreation



*Completed picture of pavilion #2*

December of 2023 Parks and Recreation moved the Santa House to New Britain Village and set up for the annual event. The pictures below illustrate the loading and transport of the Santa House.





# New Britain Township

## *Parks & Recreation*

### **Ballfield Maintenance: 538 Hrs.**

This area pertains to all maintenance to all township ballfields.

Parks and Recreation routinely groomed all fields during the spring and fall seasons as well as wetting playing surface to ensure a safe and desirable field for all.

The skinned areas on all fields had been sprayed for vegetation as needed.

### **February and March 2023**

prior to the upcoming season. We recut the arcs, and baselines, added and rototilled new material, raked, and rolled all edges as well as addressing drainage issues. On Baseball Field #5, The Parks and Recreation Department worked on softball Fields and baseball Fields Park, and Rec. The warning track on field #5 had been repaired. PnR removed old material and dead vegetation. New stone was added, leveled, and raked.



*Field # 5 arc, baselines and warning track.*



# New Britain Township

## *Parks & Recreation*

DEPARTMENTAL REPORT

YEAR: 2024

MONTH: January

### 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 began sealing cracks along the walking trail at Highlands Park and West Branch Park. The pictures below are two examples of the work performed.



*Before*

*After*

All cracks were cleaned by high velocity air and sealed with a hot rubberized flexible sealer.



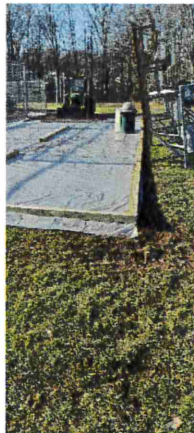
# New Britain Township

## *Parks & Recreation*

Parks and Recreation removed and replaced the 4x4 wooden border around the bleacher area on field #4 at North Branch Park. Plastic sheeting was installed inside the area to inhibit the growth of undesirable vegetation, and fresh ½ inch red stone was added. The Pictures below show the process.



*Above are examples of decaying wood borders and areas of vegetation.*



*Above pictures show the process of plastic sheeting and stone installation, and completion.*



# New Britain Township

---

## *Parks & Recreation*

### **Special Projects / Other:**

The month of January brought three separate snowstorms with it, along with an abundance of rainfall. 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 Public Works garage area. PnR also assisted with cleaning of inlets and ditches for drainage purposes.

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

### **Ballfield Maintenance:**

There was no ballfield maintenance performed in January.

### **Parks and Recreation Daily Hours:**

<b>Township Property Maintenance:</b>	<b>166</b>	<b>Hrs.</b>
<b>Ballfield Maintenance:</b>	<b>0</b>	<b>Hrs.</b>
<b>Other/ Special Projects:</b>	<b>272.5</b>	<b>Hrs.</b>



# New Britain Township

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## *Public Works*

### **Departmental Report**

**Year:** 2024

**Month:** January

### **Drainage: 165 Hrs.**

Public Works checked drainage (pipes, culverts, and inlets) on several occasions after heavy rainfalls. We re-graded ditchlines along New Galena Rd. to eliminate water issues and hazardous conditions due to freezing and thawing. PW repaired/ backfilled the washout at Skyline Dr. Bridge.

### **Road Maintenance: 71 Hrs.**

Public Works cold patched Township roadways as needed. We experienced road issues due to rainfall and freezing/ thawing temperatures.

### **Snow/ Ice: 278.5 Hrs.**

Public works dealt with 4 winter weather events throughout January. Two of the events were minor enough to salt and melt away, while the other two events required salting and plowing was needed to clear roadways. Public works used approximately 650 Tons of Salt for the month of January.

### **Street Signs: 7 Hrs.**

PW replaced/ installed street signage that was deteriorated and knocked down. We installed speed limit and watch children signs in the Hollydale Development off Cedar Hill Rd.

### **Township Property Maintenance: 79.5 Hrs.**

Public Works cleaned the shop. All storage areas and parts rooms were organized. All shop floors were cleaned/ washed after multiple winter weather events.

### **Equipment Maintenance: 286 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.

### **Other: 76 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).



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 apprvd 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 aprvl received 4/14/22; Pre-Con 7/6/23; Retaining Wall rvw issued 9/11/23; Sitework under construction. Amended Final Plans approved 11/20/23; 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 Houselines (Fox Lane)	New Galena Road and Elaines Lane	Release 2 approved 3/20/23; 18-mo maintenance to end 9/1/24
180 New Britain Boulevard Land Development	180 New Britain Boulevard	Parking lot expansion for existing 101,700-SF building completed; Rel3 approved 10/16/23; Maintenance Period to end 1/17/25