



# New Britain Township

## Board of Supervisors

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### *Business Meeting*

Monday, January 6, 2025

7:00 PM – Reorganization and Business Meeting

### Agenda

#### Reorganization

1. Pledge of Allegiance
2. Nomination for Chair
3. Election of Chair
4. Nomination for Vice-Chair
5. Election of Vice-Chair

#### Business Meeting

1. Call to Order
2. Chair Comments
  - A. The board met in Executive Session before this meeting to discuss personnel and litigation matters.
3. Presentation/ Public Hearings/ Land Development
4. Motion to Consider Consent Agenda
  - A. Approve Minutes of December 9<sup>th</sup>, 2024, Board of Supervisors Meeting.
  - B. Approve Regular Bill List as Follows:
    - Dated December 18, 2024, In the amount of \$81,413.61.
    - Dated December 27, 2024, In the amount of \$27,403.08.
  - C. Approve Prepaid Bill List as Follows:
    - Dated December 12, 2024, In the amount of \$35,247.30.
    - Dated December 18, 2024, In the amount of \$3,312.71.
    - Dated December 27, 2024, In the amount of \$14,666.62.
  - D. Approve Escrow Release #1 for 396 King Road (Casadonti Homes, Inc.) in the amount of \$136,352.00.
  - E. Approve Escrow Release #4 (Final) for 180 New Britain Blvd (180 New Britain Blvd Associates, LLC) in the amount of \$20,423.25.

## 5. Action Items

- A. Consider a motion to adopt and approve Resolution 2025-01 2025 Appointments, Reappointments, and Modifications of Appointments, effective January 6<sup>th</sup>, 2025
- B. Consider a motion to approve 2025 Meeting Dates and Township Calendar
- C. Consider a motion to appoint members to the following Commissions, Committees, Chairs, Authorities, and Council
  - Planning Commission – 4 Year Term (Expiration 12/31/2028) – 2 seats
  - Zoning Hearing Board – 5 Year Term (Expiration 12/31/2029) – 1 seat
  - Zoning Hearing Board Alternate – 3 Year Term (Expiration 12/31/2027) – 1 seat
  - Environmental Advisory Council – 3 Year Term (Expiration 12/31/2027) – 2 seats
  - Park & Recreation – 5 Year Term (Expiration 12/31/2029) – 2 seats
  - Veterans Committee – 1 Year Term (Expiration 12/31/2025) – 5 seats
  - Vacancy Board Chair – 1 Year Term (Expiration 12/31/2028) – 1 seat
  - Chalfont/New Britain Joint Sewage Authority – 5 Year Term (Expiration 12/31/2029) – 1 seat
  - Building Code of Appeals – 3 Year Term (Expiration 12/31/2027) – 1 seat
- D. Consider a motion to take action regarding the ZHB Application of Spotless Brands, LLC for 545 West Butler Pike
- E. Consider a motion to take action regarding Plumstead Christian School - Waiver of Land Development Approval
- F. Consider a motion to approve the New Galena and Sellersville Road Intersection Improvement

## 6. Information Items

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

## 7. Public Comment

## 8. Announcements

## 9. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, January 27<sup>th</sup>, 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  
December 9, 2024**

The Board of Supervisors Meeting of New Britain Township was held on Monday, December 9, 2024, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

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

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments** Cynthia Jones stated that the Board met in Executive session, prior to this meeting, to discuss personnel matters and litigation items.
4. **Presentation/ Public Hearings/ Land Development**
  - A. **Spotless Brands – Car Wash**

Dave Shafkowitz presented to the Board the plans for a car wash located on Butler Avenue. Within the presentation, he showed renderings and architectural drawings displaying what the car wash intends to look like and how it will function. A discussion ensued regarding traffic flow within the intersection and how it will impact residents daily. It was presented that the water system used within the car wash has the capacity to recycle and reuse water. The Board agreed to take the plans into consideration and will make a decision at the next meeting.

**5. Motion to Consider Consent Agenda**

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

- A. Approve Minutes of November 18, 2024, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
  - Dated December 4, 2024, In the amount of \$75,241.57.
- C. Approve Prepaid Bill List as Follows:
  - Dated November 21, 2024, In the amount of \$111,537.31.

- Dated November 25, 2024, In the amount of \$6,230.05.
  - Dated December 4, 2024, In the amount of \$96,093.47.
- D. Approve Escrow Release #3 (Final) for 25 Elaines Lane (Elaines Lane Subdivision) in the amount of \$16,442.74.
- E. Approve Escrow Release #5 (Reduce to 18-Mo Maintenance Amt) for 4371 County Line Road (Naplin One Limited Partnership) in the amount of \$56,671.95.

There were no public comments.

All voted aye, motion carried 5-0.

## 6. Action Items

- A. Consider a motion to approve and adopt Resolution 2024-16 – 2025 Budget.

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

There were no public comments.

All voted aye, motion carried 5-0.

- B. Consider a motion to approve and adopt Resolution 2024-17 – Tax Levy.

Stephanie Shortall motioned to approve the Resolution. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

- C. Consider a motion to approve and adopt Resolution 2024-18 – 2024 Fund Balance Policy.

Bill Jones motioned to approve the Resolution. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- D. Consider a motion to approve and adopt Resolution 2024-19 – First Responder Recruitment- Retention.

Bill Jones motioned to approve the Resolution. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- E. Consider a motion to approve the Co-Responder Memorandum of Understanding.

Bridget Kunakorn motioned to approve the Memorandum. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- F. Consider a motion to approve the revised conservation easements for Mill Ridge properties.

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

There were no public comments.

All voted aye, motion carried 5-0.

- G. Consider a motion to approve the Tax Assessment Appeal Stipulation for Lukoil

Stephanie Shortall motioned to approve the Stipulation. Seconded by Bill Jones.

There were no public comments.

All voted aye, motion carried 5-0.

H. Consider a motion to approve the CP Rankin documentation.

MaryBeth McCabe motioned to approve the documentation.  
Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

## 7. Information Items

### A. Engineer's Report

Craig Kennard provided updates to the Board regarding Spotless Brands Car Wash and the developments with their case to move forward. He also mentioned that there will not be a need for a Planning Commission meeting.

### B. Board of Supervisor's Comment

## 8. Public Comment

## 9. Announcements

Canceled - Park & Rec Commission Meeting – Tuesday Dec. 17<sup>th</sup> at 7pm.

Canceled - Veterans Committee Meeting – Wednesday Dec. 18<sup>th</sup> at 6pm.

Canceled - ZHB Meeting – Thursday December 19<sup>th</sup> at 7pm.

Township Building Close Early – Friday Dec. 20<sup>th</sup> at 12pm.

Township Building Closed – Tuesday Dec. 24<sup>th</sup> & Wednesday Dec. 25<sup>th</sup>

Township Building Closed – Wednesday Jan. 1<sup>st</sup>

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, January 6, 2025, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

## 10. Adjournment

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

The Board unanimously adjourned the meeting at 8:06 pm.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

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

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

Attest: \_\_\_\_\_  
Dan Fox, Township Manager

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

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



# MEMO

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

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Approve regular bills list dated December 18, 2024, in the amount of \$81,413.61.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_





Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description					Enc Date	Date	Date		Exc
<b>BEEBERG Bee Bergvall &amp; Co</b>										
24001760	12/02/24 ACCOUNTING SERVICES									
	1 ACCOUNTING SERVICES		770.00 01-402-300	E PAYROLL SERVICES & ACCOUNTING	R	12/02/24	12/02/24		42341	N
	Vendor Total:		770.00							
<b>BRENN005 BRENN M DICOLA</b>										
24001759	12/06/24 TAX REFUND 26-001-127									
	1 TAX REFUND 26-001-127		66.12 01-301-100	R REAL ESTATE CURRENT YEAR	R	12/06/24	12/06/24		120624	N
	Vendor Total:		66.12							
<b>CHRIS080 CHRIS DOEBLER</b>										
24001776	12/12/24 RETURN OF ESCROW 24-14008									
	1 RETURN OF ESCROW 24-14008		3,845.55 90-414-600	E REFUND OF ESCROW	R	12/12/24	12/12/24		121224	N
	Tracking Id: 2024-14008 15 WALDEN WAY - CHRIS DOEBLER									
	Vendor Total:		3,845.55							
<b>CONCO010 CONCOURS AUTOMOTIVE</b>										
24001751	12/09/24 PW TOWNSHIP RADIOS									
	1 PW TOWNSHIP RADIOS		4,323.20 18-413-330	E VEHICLE EXPENSE/CODES	R	12/09/24	12/09/24		4029	N
	Vendor Total:		4,323.20							
<b>CURTI040 CURTIN &amp; HEEFNER, LLP</b>										
24001771	12/04/24 EMPLOYMENT MATTERS									
	1 EMPLOYMENT MATTERS		877.50 01-404-101	E SOLICITOR/LABOR	R	12/04/24	12/04/24		10159586	N
	Vendor Total:		877.50							
<b>EASTE010 EASTERN AUTOPARTS WAREHOU</b>										
24001764	11/30/24 AUTO PARTS									
	1 AUTO PARTS		367.14 01-437-300	E VEHICLE REPAIRS	R	11/30/24	11/30/24		5IV899317	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description		Enc Date Date	Date Invoice	Excl
<b>EASTE010 EASTERN AUTOPARTS WAREHOU</b>						
	24001764 11/30/24 AUTO PARTS	Continued				
	2 AUTO PARTS	89.88 01-437-300 E VEHICLE REPAIRS	R	11/30/24 11/30/24	5Iv899906	N
		457.02				
	Vendor Total:	457.02				
<b>ECKER010 ECKERT SEAMANS CHERIN&amp;MELLOTT</b>						
	24001774 12/11/24 GENERAL LABOR	Continued				
	1 GENERAL LABOR	390.00 01-410-310 E LEGAL EXPENSE	R	12/11/24 12/11/24	1824328	N
	2 GENERAL LABOR	162.50 01-410-310 E LEGAL EXPENSE	R	12/11/24 12/11/24	1824329	N
		552.50				
	Vendor Total:	552.50				
<b>EDISO005 EDISON QUARRY INC</b>						
	24001770 12/01/24 DEBRIS REMOVAL					
	1 DEBRIS REMOVAL	150.00 01-436-400 E DIRT & DEBRIS REMOVAL	R	12/01/24 12/01/24	120124	N
	Vendor Total:	150.00				
<b>ESTAB005 ESTABLISHED TRAFFIC CONTROL</b>						
	24001782 11/07/24 STREET SIGNS					
	1 STREET SIGNS	263.00 01-433-200 E STREET SIGNS	R	11/07/24 11/07/24	22495	N
	Vendor Total:	263.00				
<b>GALLS010 GALLS, LLC</b>						
	24001768 11/26/24 UNIFORM					
	1 UNIFORM	228.61 01-410-241 E UNIFORMS/VESTS	R	11/26/24 11/26/24	029752606	N
	Vendor Total:	228.61				
<b>GANNE005 GANNETT PA LOCALIQ</b>						
	24001784 11/30/24 ADVERTISING					
	1 ADVERTISING	702.44 01-400-340 E ADVERTISING/PRINTING	R	11/30/24 11/30/24	0006782030	N
	Vendor Total:	702.44				

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description				Enc Date Date	Date Invoice	Exc
GILMO010	GILMORE & ASSOCIATES INC.						
24001766	12/04/24	ENGINEERING EXPENSES					
1	ENGINEERING EXPENSES	1,765.86	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412889 N
	Tracking Id: 16-0300-00 4373 COUNTY LINE NAPLIN SUBDIV&LAND DEVELOP						
2	ENGINEERING EXPENSES	598.51	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412890 N
	Tracking Id: 19-1400-00 ELAINES LANE - FOX LANE HOMES						
3	ENGINEERING EXPENSES	538.25	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412891 N
	Tracking Id: 15-0200-00 9 SELLERSVILLE RD - TECCE SUBDIVISION						
4	ENGINEERING EXPENSES	660.00	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412892 N
	Tracking Id: 15-1600-00 324 SCHOOLHOUSE RD - HOLLY PROP CLAUSER TREE SERV						
5	ENGINEERING EXPENSES	1,352.50	04-414-310	E	ENGINEERING SERVICE	R	12/04/24 12/04/24 PS-INV2412893 N
6	ENGINEERING EXPENSES	2,252.77	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412894 N
	Tracking Id: 16-1300-00 TOWNSHIP LN/WALTERS RD - MAR MAR BLDERS - 7 HOMES						
7	ENGINEERING EXPENSES	855.25	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412895 N
	Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK						
8	ENGINEERING EXPENSES	252.50	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412896 N
	Tracking Id: 17-2000-00 (ADDRESS) HALLMARK MILL RDGE SUBDV/ASSALTRCT						
9	ENGINEERING EXPENSES	170.00	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412897 N
	Tracking Id: 2023-12947 (ADDRESS) - HIGHLANDS COMMUNITY ASSOC - PAVILLION						
10	ENGINEERING EXPENSES	3,075.22	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412898 N
	Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METROPOLITAIN SERVICE GROUP						
11	ENGINEERING EXPENSES	624.00	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412899 N
	Tracking Id: 20-0600-00 (ADDRESS) SHARON&VINICIO DALESSIO AUDAX HOMES						
12	ENGINEERING EXPENSES	2,000.22	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412900 N
	Tracking Id: 20-1600-00 DOLLY LANE - PRIME DEVLV/PRIME BLDERS BENNER SUBDIV						
13	ENGINEERING EXPENSES	123.75	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412901 N
	Tracking Id: 2022-12765 354 SCHOOLHOUSE RD - 180 NEW BRITAIN BLVD ASSOC						
14	ENGINEERING EXPENSES	1,808.25	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412903 N
	Tracking Id: 2023-13148 84 CURLEY MILL RD - A&L KILMENKO/SILVER OAK VLG						
15	ENGINEERING EXPENSES	2,554.00	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412902 N
	Tracking Id: 2024-13470 COUNTY LINE - TOLL BROTHERS - BIRCH RUN						
16	ENGINEERING EXPENSES	1,673.93	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412906 N
	Tracking Id: 2022-12263 396 KING RD - CASADONTI-L&E,WELL,SECURITY GUARANTY						
17	ENGINEERING EXPENSES	3,436.25	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412907 N
	Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS						
18	ENGINEERING EXPENSES	1,215.00	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412908 N
	Tracking Id: 2022-12511 137 S LIMEKILN C&P DEFELICE PRESTIGE PRTRN/M GOLD						
19	ENGINEERING EXPENSES	505.00	90-414-311	E	ENGINEERING BILLED	R	12/04/24 12/04/24 PS-INV2412909 N

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099	
	Item Description				Enc Date Date	Date Invoice	Exc	
GILM0010 GILMORE & ASSOCIATES INC. Continued								
24001766 12/04/24 ENGINEERING EXPENSES Continued								
Tracking Id: 2024-46-Z 138 WALTER ROAD M AND C COLEMAN SUBDIVISION&LAND								
20	ENGINEERING EXPENSES	1,955.00	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412910 N	
Tracking Id: 2023-12977 4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN								
21	ENGINEERING EXPENSES	5,910.00	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412913 N	
Tracking Id: 2024-13573 753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN								
22	ENGINEERING EXPENSES	194.25	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412914 N	
Tracking Id: 2024-13559 11 BROOKDALE DR - PAUL BENYOVSZKY/SLYVAN POOLS								
23	ENGINEERING EXPENSES	123.75	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412915 N	
Tracking Id: 2024-13604 4645 COUNTY LINE RD - HULTON CONTRACTING								
24	ENGINEERING EXPENSES	443.24	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412916 N	
Tracking Id: 2024-13909 153 WALTER RD - ALAN YUHAS/DICOLA								
25	ENGINEERING EXPENSES	153.00	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412917 N	
Tracking Id: 2024-14008 15 WALDEN WAY - CHRIS DOEBLER								
26	ENGINEERING EXPENSES	828.75	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412918 N	
Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ								
27	ENGINEERING EXPENSES	642.25	90-414-311	E ENGINEERING BILLED	R	12/04/24 12/04/24	PS-INV2412919 N	
Tracking Id: 2024-51-Z 66 BARCLAY RD M E GROSSE								
28	ENGINEERING EXPENSES	7,625.00	01-414-150	E PLANNING CONSULTANT	R	12/04/24 12/04/24	PS-INV2412902 N	
29	ENGINEERING EXPENSES	2,983.75	01-414-313	E ENGINEERING PLANNING/ZONING	R	12/04/24 12/04/24	PS-INV2412904 N	
30	ENGINEERING EXPENSES	268.50	35-439-320	E HWY PROJECTS/STATE	R	12/04/24 12/04/24	PS-INV2412911 N	
31	ENGINEERING EXPENSES	6,390.00	01-408-100	E GENERAL ENGINEERING	R	12/04/24 12/04/24	PS-INV2412920 N	
32	ENGINEERING EXPENSES	1,313.69	18-454-700	E CAPITAL EQUIPMENT PURCHASES	R	12/04/24 12/04/24	PS-INV2412921 N	
33	ENGINEERING EXPENSES	4,465.50	01-408-100	E GENERAL ENGINEERING	R	12/04/24 12/04/24	PS-INV2412922 N	
		58,757.94						
Vendor Total:		58,757.94						

HABER010 H.A. BERKHEIMER INC.								
24001738 11/28/24 COMMISSION FEE NOVEMBER 2024								
1	COMMISSION FEE NOVEMBER 2024	54.64	01-403-370	E EIT/EMST COLLECTOR	R	11/28/24 11/28/24	EIT 112824 N	
24001757 11/29/24 COMMISSION FEE NOVEMBER 2024								
1	COMMISSION FEE NOVEMBER 2024	10.47	04-403-370	E EIT TAX COLLECTOR EXPENSE	R	11/29/24 11/29/24	OST 112924 N	
Vendor Total:		65.11						

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Excl
<b>HOMED010 HOME DEPOT CREDIT SERVICES</b>								
	24001765 11/28/24 SUPPLIES							
	1 SUPPLIES		11.88 01-438-460	E GENERAL EXPENSE	R	11/28/24 11/28/24	5015122	N
	2 SUPPLIES		25.07 01-400-300	E GENERAL ADMIN EXPENSE	R	11/28/24 11/28/24	3015566	N
	3 SUPPLIES		39.95 01-400-300	E GENERAL ADMIN EXPENSE	R	11/28/24 11/28/24	2015712	N
	4 SUPPLIES		45.54 07-454-319	E GENERAL EXPENSES/SUPPLIES	R	11/28/24 11/28/24	1015895	N
	5 SUPPLIES		28.45 07-454-319	E GENERAL EXPENSES/SUPPLIES	R	11/28/24 11/28/24	5016936	N
	6 SUPPLIES		69.19 01-438-460	E GENERAL EXPENSE	R	11/28/24 11/28/24	4070040	N
	7 SUPPLIES		67.65 01-438-460	E GENERAL EXPENSE	R	11/28/24 11/28/24	4070631	N
	8 SUPPLIES		42.66 07-454-300	E ACTIVITIES/PROGRAMS	R	11/28/24 11/28/24	11942	N
	9 SUPPLIES		1.91 01-400-300	E GENERAL ADMIN EXPENSE	R	11/28/24 11/28/24	902131	N
			<u>332.30</u>					
	Vendor Total:		332.30					
<b>KENCO010 KENCO HYDRAULICS INC.</b>								
	24001769 12/05/24 ROAD BANK MOWER MOTOR REPAIR							
	1 ROAD BANK MOWER MOTOR REPAIR		800.00 01-437-300	E VEHICLE REPAIRS	R	12/05/24 12/05/24	7279657	N
	Vendor Total:		800.00					
<b>OFFGR005 OFFGRID</b>								
	24001754 12/04/24 COMPUTER SUPPLIES							
	1 COMPUTER SUPPLIES		558.00 01-410-210	E COMPUTERS SUPPLIES	R	12/04/24 12/04/24	INV2125	N
	Vendor Total:		558.00					
<b>PACHI010 PA CHIEFS OF POLICE ASSOC</b>								
	24001753 12/07/24 MEMBERSHIP RENEWAL							
	1 MEMBERSHIP RENEWAL		150.00 01-410-420	E PUBLICATIONS/SUBSCRIPTIONS	R	12/07/24 12/07/24	20685	N
	Vendor Total:		150.00					
<b>PAULB015 PAUL BENYOVSZKY</b>								
	24001777 12/12/24 RETURN OF ESCROW 24-13559							
	1 RETURN OF ESCROW 24-13559		3,659.93 90-414-600	E REFUND OF ESCROW	R	12/12/24 12/12/24	121224	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date Invoice	1099 Excl
PAULB015 PAUL BENYOVSZKY Continued								
	24001777 12/12/24 RETURN OF ESCROW 24-13559	Continued						
	Tracking Id: 2024-13559 11 BROOKDALE DR - PAUL BENYOVSZKY/SLYVAN POOLS							
	Vendor Total:		3,659.93					
RICHT010 RICHTER DRAFTING & OFFICE SUPP								
	24001750 12/06/24 OFFICE SUPPLIES							
	1 OFFICE SUPPLIES		240.02	01-410-200	E OFFICE SUPPLIES	R	12/06/24 12/06/24	1947456-0 N
	Vendor Total:		240.02					
RYANB005 Ryan Brunk								
	24001761 11/20/24 EDUCATION/TRAINING							
	1 EDUCATION/TRAINING		130.00	01-410-181	E EDUCATION/TRAINING IN SERVICE	R	11/20/24 11/20/24	112024 N
	Vendor Total:		130.00					
STEVE060 STEVE'S TIRE SERVICE INC								
	24001781 12/05/24 ROAD BANK MOWER REPAIR							
	1 ROAD BANK MOWER REPAIR		200.00	01-437-300	E VEHICLE REPAIRS	R	12/05/24 12/05/24	1827 N
	Vendor Total:		200.00					
THOMA090 THOMAS J. WALSH III, ESQ.								
	24001795 12/16/24 ZONING LEGAL SERVICES							
	1 ZONING LEGAL SERVICES		256.00	01-414-310	E LEGAL, PLNG & ZONING	R	12/16/24 12/16/24	594 N
	Vendor Total:		256.00					
TRIAD010 TRIAD TRUCK EQUIPMENT INC.								
	24001783 12/11/24 SNOW PLOW PARTS							
	1 SNOW PLOW PARTS		225.00	01-437-300	E VEHICLE REPAIRS	R	12/11/24 12/11/24	0211413-IN N
	Vendor Total:		225.00					

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
	Item Description	Amount Charge Account Acct Type Description						
<b>UNITE010 UNITED INSPECTION AGENCY INC.</b>								
	24001762 11/27/24 OUTSIDE INSPECTIONS							
	1 OUTSIDE INSPECTIONS	700.00 01-413-122 E OUTSIDE INSPECTIONS	R	11/27/24	11/27/24		159686	N
	Vendor Total:	700.00						
<b>WEHRU010 WEHRUNG'S</b>								
	24001749 11/30/24 MATERIALS							
	1 MATERIALS	14.99 01-438-460 E GENERAL EXPENSE	R	11/30/24	11/30/24		26524	N
	2 MATERIALS	21.59 01-410-250 E GENERAL EXPENSE	R	11/30/24	11/30/24		26546	N
		36.58						
	Vendor Total:	36.58						
<hr/>								
Total Purchase Orders:	33	Total P.O. Line Items:	76	Total List Amount:	81,413.61	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	32,098.00	0.00	32,098.00	66.12	0.00	32,164.12
LAND PRESERVATION FUND:	4-04	1,362.97	0.00	1,362.97	0.00	0.00	1,362.97
PARKS & RECREATION FUND:	4-07	116.65	0.00	116.65	0.00	0.00	116.65
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	5,636.89	0.00	5,636.89	0.00	0.00	5,636.89
LIQUID FUELS FUND:	4-35	268.50	0.00	268.50	0.00	0.00	268.50
ESCROW:	4-90	41,864.48	0.00	41,864.48	0.00	0.00	41,864.48
Total of All Funds:		<u>81,347.49</u>	<u>0.00</u>	<u>81,347.49</u>	<u>66.12</u>	<u>0.00</u>	<u>81,413.61</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	32,098.00	0.00	32,098.00	66.12	0.00	32,164.12
LAND PRESERVATION FUND:	04	1,362.97	0.00	1,362.97	0.00	0.00	1,362.97
PARKS & RECREATION FUND:	07	116.65	0.00	116.65	0.00	0.00	116.65
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	5,636.89	0.00	5,636.89	0.00	0.00	5,636.89
LIQUID FUELS FUND:	35	268.50	0.00	268.50	0.00	0.00	268.50
ESCROW:	90	41,864.48	0.00	41,864.48	0.00	0.00	41,864.48
Total of All Funds:		<u>81,347.49</u>	<u>0.00</u>	<u>81,347.49</u>	<u>66.12</u>	<u>0.00</u>	<u>81,413.61</u>

NEW BRITAIN TOWNSHIP  
Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	32,098.00	0.00	0.00	0.00	32,098.00
LAND PRESERVATION FUND:	4-04	1,362.97	0.00	0.00	0.00	1,362.97
PARKS & RECREATION FUND:	4-07	116.65	0.00	0.00	0.00	116.65
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	5,636.89	0.00	0.00	0.00	5,636.89
LIQUID FUELS FUND:	4-35	268.50	0.00	0.00	0.00	268.50
ESCROW:	4-90	41,864.48	0.00	0.00	0.00	41,864.48
Total of All Funds:		<u>81,347.49</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>81,347.49</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



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

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Approve regular bills list dated December 27, 2024, in the amount of \$27,403.08.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_



Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>MWPRE005 M&amp;W PRECAST, LLC</b>										
	24001811 12/13/24 DRAINAGE SUPPLIES									
	1 DRAINAGE SUPPLIES		7,892.50	01-436-300		E STORM SEWERS & DRAINS	R	12/13/24 12/13/24	76344	N
	Vendor Total:		7,892.50							
<b>MCDON010 MCDONALD UNIFORM COMPANY</b>										
	24001798 12/16/24 UNIFORM									
	1 UNIFORM		116.88	01-410-241		E UNIFORMS/VESTS	R	12/16/24 12/16/24	237481	N
	Vendor Total:		116.88							
<b>POCKE015 POCKETFUL OF FLAVORS</b>										
	24001810 12/23/24 2024 SANTA HOUSE FOOD TRUCK									
	1 2024 SANTA HOUSE FOOD TRUCK		1,156.00	07-454-300		E ACTIVITIES/PROGRAMS	R	12/23/24 12/23/24	122324	N
	Vendor Total:		1,156.00							
<b>ULINE005 ULINE</b>										
	24001799 12/11/24 12 THERMOPLASTIC TRASH CANS									
	1 12 THERMOPLASTIC TRASH CANS		6,999.20	07-454-312		E NORTH BRANCH PARK EXP	R	12/11/24 12/11/24	186732122	N
	Vendor Total:		6,999.20							
<hr/>										
Total Purchase Orders:	7	Total P.O. Line Items:	14	Total List Amount:	27,403.08	Total Void Amount:	0.00			

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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	12,730.38	0.00	12,730.38	0.00	0.00	12,730.38
PARKS & RECREATION FUND:	4-07	8,155.20	0.00	8,155.20	0.00	0.00	8,155.20
ESCROW:	4-90	6,517.50	0.00	6,517.50	0.00	0.00	6,517.50
Total of All Funds:		<u>27,403.08</u>	<u>0.00</u>	<u>27,403.08</u>	<u>0.00</u>	<u>0.00</u>	<u>27,403.08</u>

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Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	12,730.38	0.00	12,730.38	0.00	0.00	12,730.38
PARKS & RECREATION FUND:	07	8,155.20	0.00	8,155.20	0.00	0.00	8,155.20
ESCROW:	90	6,517.50	0.00	6,517.50	0.00	0.00	6,517.50
Total of All Funds:		<u>27,403.08</u>	<u>0.00</u>	<u>27,403.08</u>	<u>0.00</u>	<u>0.00</u>	<u>27,403.08</u>

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NEW BRITAIN TOWNSHIP  
Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	12,730.38	0.00	0.00	0.00	12,730.38
PARKS & RECREATION FUND:	4-07	8,155.20	0.00	0.00	0.00	8,155.20
ESCROW:	4-90	6,517.50	0.00	0.00	0.00	6,517.50
Total of All Funds:		<u>27,403.08</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>27,403.08</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



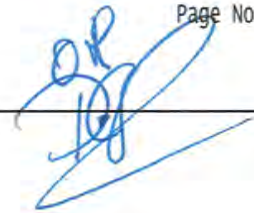
**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** December 27, 2024  
**SUBJECT:** Schedule of Bills - Prepaid

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Approve prepaid bills list dated December 12, 2024, in the amount of \$35,247.30.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_



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

Rcvd Batch Id Range: KG1209PD to KG1209PD

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
<b>ALEXA005 ALEXANDER KOMATICK</b>									
	24001709 12/08/24 2024 MEDICAL REIMBURSEMENT								
	1 2024 MEDICAL REIMBURSEMENT		534.98 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/08/24	12/08/24	120824	N
	Vendor Total:		534.98						
<b>ALEXA015 ALEXANDRIA MULLIN</b>									
	24001716 12/06/24 2024 MEDICAL REIMBURSEMENT								
	1 2024 MEDICAL REIMBURSEMENT		124.31 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/06/24	12/06/24	120624	N
	24001717 12/06/24 JULY-DECEMBER 2024 CELL REIMB								
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/06/24	12/06/24	120624	N
	24001718 12/06/24 2024 MILEAGE REIMBURSEMENT								
	1 2024 MILEAGE REIMBURSEMENT		21.04 01-400-330	E VEHICLE EXPENSE/ADMIN	R	12/06/24	12/06/24	120624	N
	Vendor Total:		265.35						
<b>ANTHO030 ANTHONY PASSERINI</b>									
	24001714 12/06/24 2024 MEDICAL REIMBURSEMENT								
	1 2024 MEDICAL REIMBURSEMENT		2,500.00 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/06/24	12/06/24	120624	N
	24001729 12/05/24 JULY-DECEMBER 2024 CELL REIMB								
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/05/24	12/05/24	120524	N
	Vendor Total:		2,620.00						
<b>ASAPM005 ASAP MAILING</b>									
	24001724 11/12/24 2024 VOL 4 WINTER NEWSLETTER								
	1 2024 VOL 4 WINTER NEWSLETTER		1,902.65 01-400-340	E ADVERTISING/PRINTING	R	11/12/24	11/12/24	16033	N
	Vendor Total:		1,902.65						

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
<b>BERGE010 BERGEY'S INC.</b>										
	24001727 12/04/24 PARTS/REPAIRS 48-29									
	1 PARTS/REPAIRS 48-29		32.36 01-437-300	E VEHICLE REPAIRS	R	12/04/24	12/04/24		XA502003526:01	N
	24001728 11/30/24 PARTS/REPAIRS 48-04									
	1 PARTS/REPAIRS 48-04		1,219.47 01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	11/30/24	11/30/24		915648	N
	Vendor Total:		1,251.83							
<b>BRIAN010 BRIAN JONES</b>										
	24001711 12/06/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/06/24	12/06/24		120624	N
	Vendor Total:		120.00							
<b>CRICH010 C. RICHARD MICHIE II</b>										
	24001708 12/07/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/07/24	12/07/24		120724	N
	24001733 12/06/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		524.40 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/06/24	12/06/24		120624	N
	Vendor Total:		644.40							
<b>DANIE050 DANIEL A. GONZALEZ</b>										
	24001722 12/05/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/05/24	12/05/24		120524	N
	Vendor Total:		120.00							
<b>EDMUN030 EDMUNDS GOVTECH</b>										
	24001734 12/09/24 2025 SOFTWARE MAINTENANCE									
	1 2025 SOFTWARE MAINTENANCE		5,228.48 01-400-741	E COMPUTER HARDWARE/SOFTWARE/LICENSES	R	12/09/24	12/09/24		25-IN1742	N
	Vendor Total:		5,228.48							

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>KATHE005 KATHERINE PEFFALL</b>										
	24001712 12/05/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/05/24	12/05/24		120524	N
	Vendor Total:		120.00							
<b>KELSE005 KELSEY C. GANTHER</b>										
	24001735 12/07/24 2024 HEALTH CLUB REIMBURSEMENT									
	1 2024 HEALTH CLUB REIMBURSEMENT		149.00 01-486-158	E FITNESS REIMBURSEMENT	R	12/07/24	12/07/24		120724	N
	24001736 12/09/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		293.21 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/09/24	12/09/24		120924	N
	Vendor Total:		442.21							
<b>KING0005 KIM GOODWIN</b>										
	24001725 12/03/24 2024 HEALTH CLUB REIMB									
	1 2024 HEALTH CLUB REIMB		250.00 01-486-158	E FITNESS REIMBURSEMENT	R	12/03/24	12/03/24		120324	N
	Vendor Total:		250.00							
<b>KRIST010 KRISTIN CARPENTER</b>										
	24001715 12/06/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		198.53 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/06/24	12/06/24		120624	N
	Vendor Total:		198.53							
<b>LOUIS005 LOUIS GENTNER</b>										
	24001720 12/05/24 2024 HEALTH CLUB REIMB									
	1 2024 HEALTH CLUB REIMB		250.00 01-486-158	E FITNESS REIMBURSEMENT	R	12/05/24	12/05/24		120524	N
	24001730 12/05/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/05/24	12/05/24		120524	N
	Vendor Total:		370.00							

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description							Date		Exc1
<b>MARIA015 MARIA CLANCY</b>										
24001666	12/03/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/03/24	12/03/24	120324	N
	Vendor Total:		120.00							
<b>MASTE010 MASTERS TELECOM LLC</b>										
24001710	12/06/24 SPECIALTY VOICE MAIL/FAX LINE									
	1 SPECIALTY VOICE MAIL/FAX LINE		87.77	01-400-320	E TELEPHONE/COMMUNICATIONS	R	12/06/24	12/06/24	49299	N
	Vendor Total:		87.77							
<b>MCCAL005 MCCALLION TEMPS, INC</b>										
24001743	12/06/24 STAFFING SERVICES									
	1 STAFFING SERVICES		578.34	01-402-131	E SALARY/ADMIN ASST T.P.	R	12/06/24	12/06/24	12008	N
	Vendor Total:		578.34							
<b>MICHA110 MICHAEL SANDT</b>										
24001747	12/06/24 FLASHLIGHT REIMBURSEMENT									
	1 FLASHLIGHT REIMBURSEMENT		102.15	01-410-241	E UNIFORMS/VESTS	R	12/06/24	12/06/24	120624	N
24001767	12/11/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/11/24	12/11/24	121124	N
	Vendor Total:		222.15							
<b>PENNS020 PA ONE CALL SYSTEM, INC.</b>										
24001772	11/30/24 PA ONE CALLS									
	1 PA ONE CALLS		111.73	01-438-460	E GENERAL EXPENSE	R	11/30/24	11/30/24	0001078763	N
	Vendor Total:		111.73							
<b>PAULZ010 PAUL ZIELINSKI</b>										
24001713	12/06/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/06/24	12/06/24	120624	N
	Vendor Total:		120.00							

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description		Enc Date Date	Date Invoice	Exc1
<b>PECOE020 PECO ENERGY-PAYMENT PROCESSING</b>						
	24001773 11/20/24 ELECTRIC					
	1 ELECTRIC	2,097.87 01-409-360 E UTILITIES	R	11/20/24 11/20/24	8823420100	N
	2 ELECTRIC	2,097.86 01-410-360 E UTILITIES	R	11/20/24 11/20/24	8823420100	N
	3 ELECTRIC	118.53 01-409-360 E UTILITIES	R	11/20/24 11/20/24	8196541222	N
	4 ELECTRIC	408.96 01-433-361 E TRAFFIC SIGNAL ELECTRIC	R	11/20/24 11/20/24	7790537000	N
	5 ELECTRIC	51.70 02-434-360 E UTILITY EXPENSE	R	11/20/24 11/20/24	7718996000	N
	6 ELECTRIC	55.61 04-470-200 E OPEN SPACE MAINTENANCE	R	11/20/24 11/20/24	7405839000	N
	7 ELECTRIC	1,889.95 01-437-360 E HEAT AND UTILITIES	R	11/20/24 11/20/24	5023295000	N
	8 ELECTRIC	434.02 02-434-360 E UTILITY EXPENSE	R	11/20/24 11/20/24	4058362000	N
	9 ELECTRIC	74.66 01-409-360 E UTILITIES	R	11/20/24 11/20/24	3927900111	N
	10 ELECTRIC	678.04 02-434-360 E UTILITY EXPENSE	R	11/20/24 11/20/24	3642081222	N
	11 ELECTRIC	73.92 01-409-360 E UTILITIES	R	11/20/24 11/20/24	3556637000	N
	12 ELECTRIC	40.01 04-470-200 E OPEN SPACE MAINTENANCE	R	11/20/24 11/20/24	2803898000	N
	13 ELECTRIC	85.36 01-437-360 E HEAT AND UTILITIES	R	11/20/24 11/20/24	1407232000	N
		<u>8,106.49</u>				
	Vendor Total:	8,106.49				
<b>READY005 READY REFRESH BY NESTLE</b>						
	24001741 12/06/24 BOTTLED WATER					
	1 BOTTLED WATER	141.88 01-410-360 E UTILITIES	R	12/06/24 12/06/24	14L0436449664	N
	24001742 12/06/24 BOTTLED WATER					
	1 BOTTLED WATER	105.13 01-409-360 E UTILITIES	R	12/06/24 12/06/24	14L0436107759	N
	Vendor Total:	247.01				
<b>RIGGI010 RIGGINS INC.</b>						
	24001744 12/05/24 PW FUEL					
	1 PW FUEL	778.58 01-437-330 E FUEL & OIL EQUIP	R	12/05/24 12/05/24	75137449	N
	24001745 12/05/24 PW DIESEL					
	1 PW DIESEL	855.27 01-437-330 E FUEL & OIL EQUIP	R	12/05/24 12/05/24	75137452	N

Vendor #	Name	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PO #	PO Date	Description	Amount	Charge Account	Acct Type Description				
Item Description									
RIGGI010 RIGGINS INC. Continued									
24001746	12/05/24	POLICE FUEL							
1		POLICE FUEL	1,269.33	01-410-224	E FUELS/OIL	R	12/05/24	12/05/24	75137448 N
Vendor Total:			2,903.18						
ROBER070 ROBERT D. SKELTON									
24001723	12/05/24	2024 MEDICAL REIMBURSEMENT							
1		2024 MEDICAL REIMBURSEMENT	2,075.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/05/24	12/05/24	120524 N
Vendor Total:			2,075.00						
RYANC010 RYAN CRESSMAN									
24001719	12/05/24	2024 BOOT ALLOWANCE							
1		2024 BOOT ALLOWANCE	204.95	01-430-241	E UNIFORM EXPENSE	R	12/05/24	12/05/24	120524 N
Vendor Total:			204.95						
SANDRA SANDRA EZZO									
24001731	12/09/24	JULY-DECEMBER 2024 CELL REIMB							
1		JULY-DECEMBER 2024 CELL REIMB	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/09/24	12/09/24	120924 N
Vendor Total:			120.00						
STAND020 STANDARD DIGITAL IMAGING									
24001740	12/03/24	COPIER CHARGE - POLICE							
1		COPIER CHARGE - POLICE	848.78	01-410-226	E COPIER EXPENSES	R	12/03/24	12/03/24	96277 N
Vendor Total:			848.78						
TUSTI005 TUSTIN MECHANICAL SERVICES									
24001726	12/02/24	BOILER MAINTENANCE - PW							
1		BOILER MAINTENANCE - PW	2,614.60	01-430-370	E BUILDING MAINTENANCE	R	12/02/24	12/02/24	910050849 N
Vendor Total:			2,614.60						



Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description					Enc Date Date		Date Invoice		Excl
<b>VERIZ010 VERIZON</b>										
	24001748 11/27/24 INTERNET									
	1 INTERNET		110.99 01-430-320	E COMMUNICATIONS/MAINT	R	11/27/24	11/27/24	0001-98	112724	N
	Vendor Total:		110.99							
<b>WILLI010 WILLIAM A. MAY</b>										
	24001732 12/05/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/05/24	12/05/24	120524		N
	24001739 12/10/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		148.97 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/10/24	12/10/24	121024		N
	Vendor Total:		268.97							
<b>WINDR015 WIND RIVER ENVIRONMENTAL LLC</b>										
	24001737 11/27/24 VACUUM TRUCK SERVICE - PW									
	1 VACUUM TRUCK SERVICE - PW		2,123.47 01-430-370	E BUILDING MAINTENANCE	R	11/27/24	11/27/24	6674441		N
	Vendor Total:		2,123.47							
<b>ZACHA005 ZACHARY JENKINS</b>										
	24001721 12/05/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/05/24	12/05/24	120524		N
	Vendor Total:		120.00							
<b>ZANES005 ZANE SNYDER</b>										
	24001752 12/09/24 JULY-DECEMBER 2024 CELL REIMB									
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/09/24	12/09/24	120924		N
	24001775 12/12/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		75.44 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/12/24	12/12/24	121224		N
	Vendor Total:		195.44							

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Vendor #	Name									
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099
Item Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	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	33,987.92	0.00	33,987.92	0.00	0.00	33,987.92
STREET LIGHTING FUND:	4-02	1,163.76	0.00	1,163.76	0.00	0.00	1,163.76
LAND PRESERVATION FUND:	4-04	95.62	0.00	95.62	0.00	0.00	95.62
Total of All Funds:		<u>35,247.30</u>	<u>0.00</u>	<u>35,247.30</u>	<u>0.00</u>	<u>0.00</u>	<u>35,247.30</u>

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Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	33,987.92	0.00	33,987.92	0.00	0.00	33,987.92
STREET LIGHTING FUND:	02	1,163.76	0.00	1,163.76	0.00	0.00	1,163.76
LAND PRESERVATION FUND:	04	95.62	0.00	95.62	0.00	0.00	95.62
Total of All Funds:		<u>35,247.30</u>	<u>0.00</u>	<u>35,247.30</u>	<u>0.00</u>	<u>0.00</u>	<u>35,247.30</u>

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NEW BRITAIN TOWNSHIP  
Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	33,987.92	0.00	0.00	0.00	33,987.92
STREET LIGHTING FUND:	4-02	1,163.76	0.00	0.00	0.00	1,163.76
LAND PRESERVATION FUND:	4-04	95.62	0.00	0.00	0.00	95.62
Total of All Funds:		<u>35,247.30</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>35,247.30</u>

# MEMO



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

---

Approve prepaid bills list dated December 18, 2024, in the amount of \$3,312.71.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_

*OK*  
*[Signature]*

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

Rcvd Batch Id Range: KG1216PD to KG1216PD

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
<b>DANIE055 DANIEL SACKS</b>									
	24001789 12/16/24 JULY-DECEMBER 2024 CELL REIMB								
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/16/24	12/16/24	121624	N
	Vendor Total:		120.00						
<b>GEORG040 GEORGE ALLEN PORTABLE TOILETS</b>									
	24001788 12/10/24 PORTABLE TOILETS/PARKS								
	1 PORTABLE TOILETS/PARKS		326.00 07-454-360	E UTILITIES	R	12/10/24	12/10/24	I231170	N
	2 PORTABLE TOILETS/PARKS		198.00 07-454-360	E UTILITIES	R	12/10/24	12/10/24	I231171	N
	3 PORTABLE TOILETS/PARKS		70.00 07-454-360	E UTILITIES	R	12/10/24	12/10/24	I231172	N
	4 PORTABLE TOILETS/PARKS		70.00 07-454-360	E UTILITIES	R	12/10/24	12/10/24	I231173	N
			664.00						
	Vendor Total:		664.00						
<b>JUSTI030 JUSTIN ELVIDGE</b>									
	24001793 12/12/24 JULY-DECEMBER 2024 CELL REIMB								
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/12/24	12/12/24	121224	N
	Vendor Total:		120.00						
<b>KELSE005 KELSEY C. GANTHER</b>									
	24001796 12/18/24 JULY-DECEMBER 2024 CELL REIMB								
	1 JULY-DECEMBER 2024 CELL REIMB		120.00 01-430-320	E COMMUNICATIONS/MAINT	R	12/18/24	12/18/24	121824	N
	Vendor Total:		120.00						





Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>VERIZ010 VERIZON</b>										
	24001786 12/05/24 POLICE INTERNET									
	1 POLICE INTERNET		159.59 01-410-320	E COMMUNICATIONS	R	12/05/24	12/05/24		0001-17 120524	N
	Vendor Total:		159.59							
<b>ZACHA005 ZACHARY JENKINS</b>										
	24001790 12/09/24 2024 HEALTH CLUB REIMB									
	1 2024 HEALTH CLUB REIMB		250.00 01-486-158	E FITNESS REIMBURSEMENT	R	12/09/24	12/09/24		120924	N
	Vendor Total:		250.00							
<hr/>										
Total Purchase Orders: 12 Total P.O. Line Items: 15 Total List Amount: 3,312.71 Total Void Amount: 0.00										

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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	2,648.71	0.00	2,648.71	0.00	0.00	2,648.71
PARKS & RECREATION FUND:	4-07	664.00	0.00	664.00	0.00	0.00	664.00
Total of All Funds:		<u>3,312.71</u>	<u>0.00</u>	<u>3,312.71</u>	<u>0.00</u>	<u>0.00</u>	<u>3,312.71</u>

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Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	2,648.71	0.00	2,648.71	0.00	0.00	2,648.71
PARKS & RECREATION FUND:	07	664.00	0.00	664.00	0.00	0.00	664.00
Total of All Funds:		<u>3,312.71</u>	<u>0.00</u>	<u>3,312.71</u>	<u>0.00</u>	<u>0.00</u>	<u>3,312.71</u>

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Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	2,648.71	0.00	0.00	0.00	2,648.71
PARKS & RECREATION FUND:	4-07	664.00	0.00	0.00	0.00	664.00
Total of All Funds:		<u>3,312.71</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,312.71</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



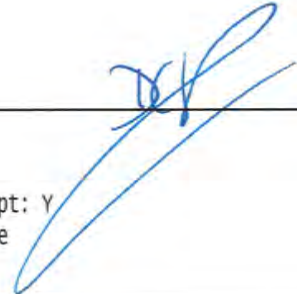
**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** December 27, 2024  
**SUBJECT:** Schedule of Bills - Prepaid

---

Approve prepaid bills list dated December 27, 2024, in the amount of \$14,666.62.

Attest: \_\_\_\_\_

Date: \_\_\_\_\_



P.O. Type: All  
 Range: First to Last  
 Format: Detail without Line Item Notes  
 Vendors: All Include Non-Budgeted: Y  
 Rcvd Batch Id Range: KG1226PD to KG1226PD

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

Vendor # Name	PO # PO Date Description	Amount	Contract Charge Account	PO Type Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
<b>ARMOU010 ARMOUR &amp; SONS ELECTRIC I</b>									
	24001823 12/19/24 TRAFFIC SIGNAL MAINTENANCE								
	1 TRAFFIC SIGNAL MAINTENANCE	440.93	01-433-310	E TRAFFIC SIGNAL MAINTENANCE	R	12/19/24	12/19/24	910042287	N
	Vendor Total:	440.93							
<b>COMCA010 COMCAST</b>									
	24001817 12/26/24 CABLE/INTERNET								
	1 CABLE/INTERNET	262.59	01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24	12/26/24	0037408	N
	Vendor Total:	262.59							
<b>CYNTH035 CYNTHIA JONES</b>									
	24001803 12/20/24 2024 MEDICAL REIMBURSEMENT								
	1 2024 MEDICAL REIMBURSEMENT	1,273.87	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/20/24	12/20/24	122024	N
	Vendor Total:	1,273.87							
<b>DOYLE120 DOYLESTOWN WEB DESIGN LLC</b>									
	24001804 12/18/24 WEB SITE UPDATES								
	1 WEB SITE UPDATES	266.25	01-400-302	E INFO TECH SERVICES	R	12/18/24	12/18/24	1131	N
	Vendor Total:	266.25							
<b>GROVE010 FERGUSON ENTERPRISES LLC #0501</b>									
	24001802 12/26/24 RESTROOM PARTS								
	1 RESTROOM PARTS	788.38	01-409-370	E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	12/26/24	12/27/24	S6012638.001	N
	Vendor Total:	788.38							



Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date Invoice	1099 Excl
<b>MICHA110 MICHAEL SANDT</b>								
	24001808 12/18/24 REIMBURSEMENT							
	1 REIMBURSEMENT		114.45 01-410-250	E GENERAL EXPENSE	R	12/18/24 12/18/24	121824	N
	Vendor Total:		114.45					
<b>READY005 READY REFRESH BY NESTLE</b>								
	24001813 12/26/24 BOTTLED WATER							
	1 BOTTLED WATER		91.43 01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24 12/26/24	12I0436107759	N
	2 BOTTLED WATER		192.88 01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24 12/26/24	12I0436107767	N
	3 BOTTLED WATER		<u>71.91</u> 01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24 12/26/24	12I0436449664	N
			356.22					
	24001814 12/26/24 BOTTLED WATER							
	1 BOTTLED WATER		73.55 01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24 12/26/24	13L436107759	N
	2 BOTTLED WATER		357.80 01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24 12/26/24	13L0436107767	N
	3 BOTTLED WATER		<u>97.31</u> 01-399-000	R CANCELLED PRIOR YEAR EXPENDITURES	R	12/26/24 12/26/24	13L0436449664	N
			528.66					
	24001819 12/26/24 BOTTLED WATER							
	1 BOTTLED WATER		110.92 01-409-360	E UTILITIES	R	12/26/24 12/26/24	14H0436107759	N
	2 BOTTLED WATER		<u>81.93</u> 01-437-360	E HEAT AND UTILITIES	R	12/26/24 12/26/24	14H0436107767	N
			192.85					
	Vendor Total:		1,077.73					
<b>REPU005 REPUBLIC SERVICES #320</b>								
	24001824 12/15/24 TRASH SERVICES							
	1 TRASH SERVICES		1,205.00 07-454-312	E NORTH BRANCH PARK EXP	R	12/15/24 12/15/24	0320-004487648	N
	2 TRASH SERVICES		288.68 01-437-360	E HEAT AND UTILITIES	R	12/15/24 12/15/24	0320-004487648	N
	3 TRASH SERVICES		199.77 01-409-360	E UTILITIES	R	12/15/24 12/15/24	0320-004487648	N
	4 TRASH SERVICES		199.77 01-410-360	E UTILITIES	R	12/15/24 12/15/24	0320-004487648	N
	5 TRASH SERVICES		<u>218.68</u> 07-454-360	E UTILITIES	R	12/15/24 12/15/24	0320-004487648	N
			2,111.90					
	Vendor Total:		2,111.90					



Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description					Enc Date Date		Date		Excl
<b>RYANL005 RYAN LISCHKE</b>										
	24001805 12/18/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		168.91 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/18/24	12/18/24		121824	N
	Vendor Total:		168.91							
<b>STAND015 STANDARD DIGITAL LEASING</b>										
	24001821 12/22/24 POLICE COPIER									
	1 POLICE COPIER		245.96 01-410-226	E COPIER EXPENSES	R	12/22/24	12/22/24		588991806	N
	24001822 12/22/24 ADMIN COPIER									
	1 ADMIN COPIER		270.80 01-400-740	E MAJOR EQUIPMENT LEASE/PURCHASE	R	12/22/24	12/22/24		588991806	N
	Vendor Total:		516.76							
<b>STAND010 STANDARD INSURANCE COMPANY</b>										
	24001826 12/16/24 LIFE/DISABILITY INSURANCE									
	1 LIFE/DISABILITY INSURANCE		357.30 01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	12/16/24	12/16/24		121624	N
	2 LIFE/DISABILITY INSURANCE		157.98 01-405-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	12/16/24	12/16/24		121624	N
	3 LIFE/DISABILITY INSURANCE		2,311.32 01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	12/16/24	12/16/24		121624	N
	4 LIFE/DISABILITY INSURANCE		195.40 01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	12/16/24	12/16/24		121624	N
	5 LIFE/DISABILITY INSURANCE		447.92 01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	12/16/24	12/16/24		121624	N
	6 LIFE/DISABILITY INSURANCE		239.58 07-454-151	E MEDICAL/DENTAL INSURANCE	R	12/16/24	12/16/24		121624	N
			3,709.50							
	Vendor Total:		3,709.50							
<b>TILLE010 TILLEY FIRE SOLUTIONS</b>										
	24001809 12/26/24 BUCKEYE 10# & 2.5#									
	1 BUCKEYE 10# & 2.5#		1,180.00 01-430-370	E BUILDING MAINTENANCE	R	12/26/24	12/26/24		990031309	N
	Vendor Total:		1,180.00							
<b>VERIZ010 VERIZON</b>										
	24001820 12/12/24 FIOS SERVICES/EQUIP									
	1 FIOS SERVICES/EQUIP		22.30 01-430-320	E COMMUNICATIONS/MAINT	R	12/12/24	12/12/24		0001-65 121224	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item	Description	Amount	Charge Account	Acct Type Description								
VERIZ010	VERIZON				Continued							
24001820	12/12/24 FIOS SERVICES/EQUIP				Continued							
2	FIOS SERVICES/EQUIP	168.08	01-430-320	E COMMUNICATIONS/MAINT			R	12/12/24	12/12/24		0001-97	121224 N
		190.38										
	Vendor Total:	190.38										

Total Purchase Orders: 22 Total P.O. Line Items: 38 Total List Amount: 14,666.62 Total Void Amount: 0.00

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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	11,508.86	0.00	11,508.86	1,336.50	0.00	12,845.36
PARKS & RECREATION FUND:	4-07	1,663.26	0.00	1,663.26	158.00	0.00	1,821.26
Total of All Funds:		<u>13,172.12</u>	<u>0.00</u>	<u>13,172.12</u>	<u>1,494.50</u>	<u>0.00</u>	<u>14,666.62</u>

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Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	11,508.86	0.00	11,508.86	1,336.50	0.00	12,845.36
	07	1,663.26	0.00	1,663.26	158.00	0.00	1,821.26
Total of All Funds:		<u>13,172.12</u>	<u>0.00</u>	<u>13,172.12</u>	<u>1,494.50</u>	<u>0.00</u>	<u>14,666.62</u>

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NEW BRITAIN TOWNSHIP  
Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	11,508.86	0.00	0.00	0.00	11,508.86
PARKS & RECREATION FUND:	4-07	1,663.26	0.00	0.00	0.00	1,663.26
Total of All Funds:		<u>13,172.12</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,172.12</u>



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

December 20, 2024

File No. 2205077

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

Reference: Casadonti Homes, Inc., Escrow Release 1  
396 King Road, TMP# 26-004-030

Dear Dan:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on December 19, 2024. We have prepared Certificate of Completion #1 in the amount of **\$136,352.00** for consideration at an upcoming public meeting.

We recommend the release of the funds as delineated on the attached breakdown and which equal One Hundred Thirty-Six Thousand, Three Hundred Fifty-Two Dollars and Zero Cents (\$136,352.00) to Casadonti Homes, Inc. This leaves \$524,432.30 remaining in the total escrow fund.

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

Sincerely,

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

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

JM

Enclosures: as referenced

cc: Alexandria Mullin, Assistant to the Manager  
Kristin Carpenter, Finance Director  
Scott C. Holbert, Esquire, Flager & Associates, PC  
Joe Casadonti, Casadonti Homes, Inc.  
Robert Ferrall, Owner  
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.  
Jerry O'Donnell, Gilmore & Associates, Inc.



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

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

December 19, 2024  
Project No.: G&A #2205077

**CERTIFICATE OF COMPLETION NO. 1  
396 KING ROAD  
NEW BRITAIN TOWNSHIP**

Original Financial Security:     \$ 660,713.00 (Total Construction)  
   \$ 60,071.30 (Total Contingency)  
   \$ 660,784.30 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Casadonti Homes, Inc., relative to the construction and installation of certain improvements to 396 King Road site have been completed to the extent of One Hundred Thirty-Six Thousand Three Hundred Fifty-Two Dollars and Zero Cents (\$136,352.00). This certificate authorizes the escrow be reduced to the extent of **\$136,352.00** pursuant to the Financial Security Agreement between the Township and Casadonti Homes, Inc.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Casadonti Homes, Inc. may have an interest. It is payable in an amount not to exceed \$136,352.00 to Casadonti Homes, Inc. or such other persons or parties as they shall designate.


**ESCROW SUMMARY**

Total Financial Security:	\$ 660,784.30
Amount of Previous Releases:	\$ 0.00
Amount of this Request:	\$ 136,352.00
Amount of Construction Available:	\$ 464,361.00
Total Escrow Remaining:	\$ 524,432.30

**NEW BRITAIN TOWNSHIP ENGINEER:**

Janene Marchand     12/19/2024  
Date  
Janene Marchand, P.E.  
Gilmore & Associates, Inc  
Township Engineers

**DESIGNATED DRAFT RECIPIENT:**

Name (print) JOE CASADONTI  
Title PRESIDENT  
Signature 

**NEW BRITAIN TOWNSHIP MANAGER:**

Daniel Fox, Township Manager



**ESCROW STATUS REPORT**

**SUMMARY OF ESCROW ACCOUNT**

PROJECT NAME:	396 King Road, The Estates at Hill Top	TOTAL CONSTRUCTION:	\$ 600,713.00	AMOUNT OF THIS RELEASE:	\$136,352.00
PROJECT NO.:	22-05077	CONSTRUCTION CONTINGENCY:	\$ 60,071.30		
PROJECT OWNER:	Robert W. Ferrall (Casadonti Homes, Inc.)	TOAL ESCROW:	\$ 660,784.30		
MUNICIPALITY:	New Britain Township, Bucks County	INITIAL SEPARATE CASH ENG./INSP./LEGAL:	\$ 30,000.00	TOTAL ESCROW REMAINING:	\$ 524,432.30
ESCROW AGENT:	Univest Bank			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 136,352.00
TYPE OF SECURITY:	Irrevocable Standby Letter of Credit	RELEASE NO.:	1	TOTAL RETAINAGE TO DATE:	\$ 13,635.20
AGREEMENT DATE:	April 1, 2024	RELEASE DATE:	December 19, 2024	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ 46,436.10
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 464,361.00

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
<b>I. EROSION &amp; SEDIMENTATION CONTROLS</b>											
1. Construction Entrance - Site	EA	1	\$ 2,000.00	\$ 2,000.00	1	\$2,000.00	1.00	\$2,000.00		\$ -	1
2. Construction Entrance - Lots	EA	5	\$ 1,500.00	\$ 7,500.00					5	\$ 7,500.00	
3. 18" Silt Sock	LF	2,795	\$ 4.50	\$ 12,577.50					2,795	\$ 12,577.50	
4. 24" Silt Sock	LF	1,290	\$ 5.25	\$ 6,772.50					1,290	\$ 6,772.50	
5. Tree Protection/ Construction Fence	LF	3,600	\$ 2.65	\$ 9,540.00					3,600	\$ 9,540.00	
6. Clear Trees & Branches in King Rd ROW per NBTPW	LS	1	\$ 5,000.00	\$ 5,000.00	1	\$5,000.00	1.00	\$5,000.00		\$ -	1
7. Pavement Removal	SY	976	\$ 5.00	\$ 4,880.00	976	\$4,880.00	976.00	\$4,880.00		\$ -	976
8. Concrete Washout	EA	5	\$ 250.00	\$ 1,250.00					5	\$ 1,250.00	
9. NAG SC 150	SF	35,570	\$ 0.20	\$ 7,114.00					35,570	\$ 7,114.00	
10. Inlet Protection	EA	6	\$ 150.00	\$ 900.00					6	\$ 900.00	
11. Rock Filter	EA	3	\$ 500.00	\$ 1,500.00					3	\$ 1,500.00	
12. Cofferdam	EA	1	\$ 1,000.00	\$ 1,000.00					1	\$ 1,000.00	
13. Pumped Water Filter Bag	EA	1	\$ 250.00	\$ 250.00					1	\$ 250.00	
14. Remove Downed Trees in Stream	LS	1	\$ 2,500.00	\$ 2,500.00					1	\$ 2,500.00	
15. Stabilize Eroding Streambank	LS	1	\$ 2,500.00	\$ 2,500.00					1	\$ 2,500.00	
16. Temp. Seeding and Stabilization	LS	1	\$ 1,800.00	\$ 1,800.00					1	\$ 1,800.00	
17. Perm. Seed and Stabilization	LS	1	\$ 21,532.00	\$ 21,532.00					1	\$ 21,532.00	
<b>II. EARTHWORK</b>											
1. Strip Topsoil	LS	1	\$ 12,210.00	\$ 12,210.00	1	\$12,210.00	1.00	\$12,210.00		\$ -	1
2. Cut to Fill	LS	1	\$ 10,200.00	\$ 10,200.00	1	\$10,200.00	1.00	\$10,200.00		\$ -	1
3. Respread Topsoil	LS	1	\$ 13,320.00	\$ 13,320.00	1	\$13,320.00	1.00	\$13,320.00		\$ -	1
<b>III. STORM SEWER</b>											
1. 15" HDPE	LF	1,012	\$ 34.00	\$ 34,408.00						\$ 34,408.00	
2. 15" RCP	LF	487	\$ 42.00	\$ 20,454.00					487	\$ 20,454.00	
3. 18" RCP	LF	9	\$ 50.00	\$ 450.00					9	\$ 450.00	
4. 36" RCP	LF	43	\$ 100.00	\$ 4,300.00	43	\$4,300.00	43.00	\$4,300.00		\$ -	43
5. 15" Headwall	EA	4	\$ 700.00	\$ 2,800.00					4	\$ 2,800.00	
6. 18" Endwall	EA	1	\$ 1,000.00	\$ 1,000.00					1	\$ 1,000.00	
7. 36" Headwall/ Endwall	EA	2	\$ 2,500.00	\$ 5,000.00	2	\$5,000.00	2.00	\$5,000.00		\$ -	2
8. Type M Inlets	EA	8	\$ 3,000.00	\$ 24,000.00					8	\$ 24,000.00	
9. Manhole	EA	4	\$ 3,000.00	\$ 12,000.00					4	\$ 12,000.00	
10. Outlet Structures	EA	5	\$ 3,000.00	\$ 15,000.00					5	\$ 15,000.00	
11. Outlet Structure Trash Rack	EA	5	\$ 500.00	\$ 2,500.00					5	\$ 2,500.00	
12. Rip Rap R-4	TN	20	\$ 50.00	\$ 1,000.00	20	\$1,000.00	20.00	\$1,000.00		\$ -	20
13. Stone Bedding 2A Modified	TN	103	\$ 14.00	\$ 1,442.00	103	\$1,442.00	103.00	\$1,442.00		\$ -	103
14. Basin Conversion	EA	5	\$ 10,000.00	\$ 50,000.00					5	\$ 50,000.00	
15. Level Spreader	EA	5	\$ 3,000.00	\$ 15,000.00					5	\$ 15,000.00	





**ESCROW STATUS REPORT**

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	396 King Road, The Estates at Hill Top	TOTAL CONSTRUCTION:	\$ 600,713.00	AMOUNT OF THIS RELEASE:	<b>\$136,352.00</b>
PROJECT NO.:	22-05077	CONSTRUCTION CONTINGENCY:	\$ 60,071.30		
PROJECT OWNER:	Robert W. Ferrall (Casadonti Homes, Inc.)	TOAL ESCROW:	\$ <b>660,784.30</b>		
MUNICIPALITY:	New Britain Township, Bucks County	INITIAL SEPARATE CASH ENG./INSP./LEGAL:	\$ 30,000.00	TOTAL ESCROW REMAINING:	\$ 524,432.30
ESCROW AGENT:	Univest Bank			TOTAL CONSTRUCTION RELEASED TO DATE:	\$ 136,352.00
TYPE OF SECURITY:	Irrevocable Standby Letter of Credit	RELEASE NO.:	1	TOTAL RETAINAGE TO DATE:	\$ 13,635.20
AGREEMENT DATE:	April 1, 2024	RELEASE DATE:	December 19, 2024	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ 46,436.10
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 464,361.00

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 1
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
<b>IV. PAVING &amp; CONCRETE</b>											
<u>Henry Court</u>											
1. 1.5" 9.5mm Wearing Course	SY	2,800	\$ 10.00	\$ 28,000.00					2,800	\$ 28,000.00	
2. 4.5" 25mm Base Course	SY	2,800	\$ 20.00	\$ 56,000.00	2800	\$56,000.00	2800.00	\$56,000.00		\$ -	2800
3. 6" 2A Modified Stone	SY	2,800	\$ 7.50	\$ 21,000.00	2800	\$21,000.00	2800.00	\$21,000.00		\$ -	2800
4. Sweep & Tack Coat	SY	2,800	\$ 0.50	\$ 1,400.00					2,800	\$ 1,400.00	
<u>King Road</u>											
1. 1.5" 9.5mm Wearing Course/Overlay	SY	2,169	\$ 10.00	\$ 21,690.00					2,169	\$ 21,690.00	
2. 2" 19mm Binder Course	SY	448	\$ 12.00	\$ 5,376.00					448	\$ 5,376.00	
3. 5" 25mm Base Course	SY	448	\$ 21.00	\$ 9,408.00					448	\$ 9,408.00	
4. 6" 2A Modified Stone	SY	448	\$ 7.50	\$ 3,360.00					448	\$ 3,360.00	
5. Sweep & Tack Coat	SY	448	\$ 0.50	\$ 224.00					448	\$ 224.00	
6. Mill Tie In Joint	LF	940	\$ 2.00	\$ 1,880.00					940	\$ 1,880.00	
7. Leveling of Existing Road	SY	1,721	\$ 5.00	\$ 8,605.00					1,721	\$ 8,605.00	
<b>V. LANDSCAPING:</b>											
1. Shade Trees (3" Cal.)	EA	96	\$ 500.00	\$ 48,000.00					96	\$ 48,000.00	
2. Ornamental Tree (8" - 10' ht)	EA	39	\$ 300.00	\$ 11,700.00					39	\$ 11,700.00	
3. Shrubs	EA	188	\$ 90.00	\$ 16,920.00					188	\$ 16,920.00	
<u>Seeding</u>											
5. Ermmx-180 Rain Garden Mix	SF	21,000	\$ 0.15	\$ 3,150.00					21,000	\$ 3,150.00	
6. Ermmx-181 Basin Side Slope Mix	SF	15,000	\$ 0.15	\$ 2,250.00					15,000	\$ 2,250.00	
<b>VI. MISCELLANEOUS</b>											
1. As-Built Survey	LS	1	\$ 5,000.00	\$ 5,000.00					1	\$ 5,000.00	
2. Relocate Utility Poles	EA	2	\$ 10,000.00	\$ 20,000.00						\$ 20,000.00	
3. Driveway Lamp	EA	5	\$ 750.00	\$ 3,750.00					5	\$ 3,750.00	
4. Bus Stop Waiting Area	LS	1	\$ 2,500.00	\$ 2,500.00					1	\$ 2,500.00	
5. Striping and Signage	LS	1	\$ 1,500.00	\$ 1,500.00					1	\$ 1,500.00	
6. Monuments	EA	102	\$ 150.00	\$ 15,300.00					102	\$ 15,300.00	



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

December 20, 2024

File No. 2107036

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

Reference: 180 New Britain Blvd Associates, LLC, Escrow Release 4 (Final)  
TMP #26-001-100

Dear Dan:

Our office has conducted a final inspection and finds all public improvements to be in satisfactory condition. Therefore, in accordance with the Development and Financial Security Agreements, we recommend the release of the 18-month maintenance escrow (cash) in the amount of Twenty Thousand, Four Hundred, Twenty-Three Dollars and Twenty-Five Cents (**\$20,423.25**) to 180 New Britain Blvd Associates, LLC. Certificate of Completion 4 is attached for consideration at an upcoming public meeting.

Upon approval by the Board of Supervisors, the Township should notify the following individual in writing that the project has been completed and the Financial Security may be released: Rich Ely, [rely@catacomm.com](mailto:rely@catacomm.com).

In addition, we recommend that the separate cash escrow being held for legal and engineering services be returned once the invoices associated with this release are resolved.

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

Sincerely,

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

JM

Enclosures: as referenced

cc: [Zoning@nbtpa.us](mailto:Zoning@nbtpa.us)  
Alexandra Mullin, Assistant to the Manager  
Kristin Carpenter, Financial Director  
Ryan Cressman, Public Works Superintendent  
Scott Holbert, Esq., Flager & Associates, PC  
Rich Ely, 180 New Britain Blvd Associates, LLC ([rely@catacomm.com](mailto:rely@catacomm.com))  
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



**ESCROW STATUS REPORT**
**SUMMARY OF ESCROW ACCOUNT**

PROJECT NAME: 180 New Britain Boulevard	TOTAL CONSTRUCTION: \$ 308,207.50	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ -
PROJECT NO.: 21-07036	CONSTRUCTION CONTINGENCY: \$ 30,820.75	AMOUNT LEGAL/ENG./INSPECTION RELEASE: -
PROJECT OWNER: 180 New Britain BLVD Associates, LLC	ENG./INSP./LEGAL: \$ 30,820.75	AMOUNT OF THIS RELEASE: \$ 20,423.25
	TOAL ESCROW: \$ 369,849.00	
MUNICIPALITY: New Britain Township		TOTAL ESCROW RELEASED TO DATE: \$ 369,849.00
ESCROW AGENT: N/A		TOTAL ESCROW REMAINING: \$ -
TYPE OF SECURITY: Cash	RELEASE NO.: 4_Final	TOTAL RETAINAGE TO DATE: \$ -
AGREEMENT DATE: October 17, 2022	RELEASE DATE: December 23, 2024	TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ -
		TOTAL LEGAL/ENG./INSPECTION REMAINING: \$ -
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY
			PRICE	AMOUNT		AMOUNT		AMOUNT		AMOUNT	
<b>I. EROSION CONTROL</b>											
1. Rock Construction Entrance	EA	1	\$1,500.00	\$1,500.00			1	\$1,500.00			
2. 12" Filter Sock	LF	405	\$6.00	\$2,430.00			405	\$2,430.00			
3. 18" Filter Sock	LF	100	\$8.00	\$800.00			100	\$800.00			
4. Inlet Protection	EA	11	\$180.00	\$1,980.00			11	\$1,980.00			
5. Earthwork/ Fine Grading	LS	1	\$15,000.00	\$15,000.00			1	\$15,000.00			
6. Respread Topsoil	CY	285	\$2.50	\$712.50			285	\$712.50			
7. Temporary Seeding	LS	1	\$1,000.00	\$1,000.00			1	\$1,000.00			
8. Permanent Seeding	LS	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
9. E&S Maintenance/Removal	LS	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
<b>II. STORMWATER MANAGEMENT</b>											
<b>Subsurface Infiltration Bed</b>											
1. Outlet Structure	EA	1	\$4,500.00	\$4,500.00			1	\$4,500.00			
2. Concrete Encasement	LF	20	\$55.00	\$1,100.00			20	\$1,100.00			
3. Class 1 Geotextile	SY	1,188	\$4.00	\$4,752.00			1,188	\$4,752.00			
4. AASHTO No. 57 Aggregate	CY	737	\$8.00	\$5,896.00			737	\$5,896.00			
5. 15" Perf HDPE	LF	127	\$30.00	\$3,810.00			127	\$3,810.00			
6. Engineered Soil	CY	383	\$20.00	\$7,660.00			383	\$7,660.00			
7. Mirafi 600 X Geotextile Liner	SY	1,168	\$4.00	\$4,672.00			1,168	\$4,672.00			
8. Cleanout	EA	2	\$250.00	\$500.00			2	\$500.00			
<b>On-Site Drainage</b>											
9. 15" SLCPP	LF	388	\$40.00	\$15,520.00			388	\$15,520.00			
10. 18" SLCPP	LF	10	\$60.00	\$600.00			10	\$600.00			
11. Rim Extension for Existing SMH	EA	1	\$500.00	\$500.00			1	\$500.00			
12. Type C Inlet	EA	7	\$2,000.00	\$14,000.00			7	\$14,000.00			
13. Type M Inlet	EA	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
14. Cleanout Existing Storm Inlet	LS	1	\$500.00	\$500.00			1	\$500.00			
15. Connect to Existing Manhole	EA	1	\$1,000.00	\$1,000.00			1	\$1,000.00			
<b>III. CONCRETE</b>											
1. Concrete Sidewalk	SF	4,145	\$8.00	\$33,160.00			4,145	\$33,160.00			
2. 6" Concrete Vertical Curb (18" Deep)	LF	1,360	\$25.00	\$34,000.00			1,360	\$34,000.00			
<b>IV. PAVING</b>											
1. Township Road Restoration	SY	7	\$80.00	\$560.00			7	\$560.00			
<b>Light Duty Paving</b>											
2. 1.5" 9.5mm Superpave Wearing Course	SY	2,485	\$10.00	\$24,850.00			2,485	\$24,850.00			
3. 2.5" 19mm Superpave Base Course	SY	2,485	\$14.00	\$34,790.00			2,485	\$34,790.00			
4. 8" 3A Modified Coarse Aggregate	SY	2,485	\$9.00	\$22,365.00			2,485	\$22,365.00			
<b>Heavy Duty Paving</b>											
5. 1.5" 9.5mm Superpave Wearing Course	SY	340	\$10.00	\$3,400.00			340	\$3,400.00			
6. 5" 19mm Superpave Binder Course	SY	340	\$18.00	\$6,120.00			340	\$6,120.00			
7. 6" 3A Modified Coarse Aggregate	SY	340	\$8.00	\$2,720.00			340	\$2,720.00			

**ESCROW STATUS REPORT**
**SUMMARY OF ESCROW ACCOUNT**

PROJECT NAME:	180 New Britain Boulevard	TOTAL CONSTRUCTION:	\$ 308,207.50	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ -
PROJECT NO.:	21-07036	CONSTRUCTION CONTINGENCY:	\$ 30,820.75	AMOUNT LEGAL/ENG./INSPECTION RELEASE:	-
PROJECT OWNER:	180 New Britain BLVD Associates, LLC	ENG./INSP./LEGAL:	\$ 30,820.75	AMOUNT OF THIS RELEASE:	\$ 20,423.25
		TOTAL ESCROW:	\$ 369,849.00		
MUNICIPALITY:	New Britain Township			TOTAL ESCROW RELEASED TO DATE:	\$ 369,849.00
ESCROW AGENT:	N/A			TOTAL ESCROW REMAINING:	\$ -
TYPE OF SECURITY:	Cash	RELEASE NO.:	4_Final	TOTAL RETAINAGE TO DATE:	\$ -
AGREEMENT DATE:	October 17, 2022	RELEASE DATE:	December 23, 2024	TOTAL CONSTRUCTION CONTINGENCY REMAINING:	\$ -
				TOTAL LEGAL/ENG./INSPECTION REMAINING:	\$ -
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT	TOTAL	TOTAL		TOTAL		TOTAL		QUANTITY
			PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
<b>V. LANDSCAPING &amp; LIGHTING</b>											
1. Deciduous Shade Trees	EA	12	\$400.00	\$4,800.00			12	\$4,800.00			
2. Shrubs	EA	64	\$65.00	\$4,160.00			64	\$4,160.00			
3. Light Pole and Foundation	EA	6	\$3,000.00	\$18,000.00			6	\$18,000.00			
<b>VI MISCELLANEOUS</b>											
1. Signage	EA	19	\$150.00	\$2,850.00			19	\$2,850.00			
2. Pavement Markings	LS	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
3. ADA Ramps	EA	5	\$3,000.00	\$15,000.00			5	\$15,000.00			
4. As-Built Plans	LS	1	\$5,000.00	\$5,000.00			1	\$5,000.00			

**RESOLUTION NO. 2025-01**

**New Britain Township  
Bucks County, Pennsylvania**

**BE IT RESOLVED: THE FOLLOWING APPOINTMENTS, REAPPOINTMENTS,  
MODIFICATIONS TO APPOINTMENTS AND CONFIRMATIONS OF EMPLOYMENT  
SHALL BE EFFECTIVE AS OF JANUARY 6, 2025.**

**Persons and Firms Serving the Township with Compensation:**

Township Solicitor	Flager & Associates <i>(Fees as outlined in Fee Schedule)</i>
Township Engineer	Gilmore & Associates <i>(Fees as outlined in Fee Schedule)</i>
Township Secretary	Daniel C. Fox
Township Treasurer	Kristin Carpenter
Bond Requirement	\$1,000,000.00
Assistant Treasurer	Daniel C. Fox
Assistant Zoning Officer	Gilmore & Associates
Independent Auditor	Dunlap & Associates, P.C.
Pension Actuarial Consultant	Dave Reed, CBIZ
Pension Investment Advisors	Michael Glackin, InR
Conflict Solicitor	Mark Freed, Curtin & Heefner
Bond Solicitor	Ernest R. Closser, Curtin & Heefner
Employment Solicitor	Kyong Ha Growney, Curtin & Heefner
Labor Solicitor	David MacMain, MacMain Leinhauser

Employee Salaries adopted per 2025 Budget, Employment Agreements and/or as adjusted by official Board of Supervisors action from time to time.

Current Elected Real Estate Tax Collector salary is set by Resolution No. 2021-05.

Regular full-time employees and/or elected Supervisors shall be authorized to participate in the Township health insurance program, pursuant to the requirements of the Second-Class Township Code and action of the Board of Supervisors.

**Persons and Firms Serving the Township without Compensation:**

Public Meetings of the Board of Supervisors are held at 7:00 p.m. the first and third Monday of each month at 207 Park Avenue, Chalfont, PA, or as advertised.

Holidays are set by the adopted New Britain Township Personnel Manual, or as modified.

**Office of Fire Marshal** 1-Year Term  
Randal Teschner, Fire Marshal

**Office of Emergency Preparedness** 1-Year Term  
Barry Isett & Associates Confirmed by Governor  
Daniel C. Fox Administration, Township Manager  
Richard Clowser Police Services  
Ryan Cressman/Jeremy Bishop Public Works  
Randal Teschner Fire/Code Enforcement  
Rich Michie/Mark Duncan Police Services  
Bill Lukenbill Member At Large  
Sandra Chambers Police Administration

**Safety Committee** 1-Year Term  
Daniel C. Fox, Township Manager  
Richard Clowser  
Randal Teschner  
Ryan Cressman  
Cynthia Jones  
William B. Jones

**Delegates to Bucks and Montgomery Tax Collection Committees (TCC)**  
Daniel C. Fox Delegate, Township Manager  
Kristin Carpenter 1st Alternate  
Cynthia Jones 2nd Alternate

**Employee Pension Committee** 1-Year Term  
**Joint Members**  
Daniel C. Fox Township Manager  
Kristin Carpenter Finance Director  
Fred Schea Resident  
MaryBeth McCabe Board Delegate  
William B. Jones Board Delegate

**Non-Uniformed Members**  
Randal Teschner  
Ryan Cressman

**Uniformed Members**  
Richard Clowser  
Mike Sandt

**Pension Committee Trustees**

MaryBeth McCabe  
William B. Jones, III  
Cynthia M. Jones (Alternate)

**Capital Planning Committee (1-Year Term)**

Cynthia Jones, Supervisor  
Daniel C. Fox, Township Manager  
Ryan Cressman, Public Works Superintendent  
Fred Schea, Resident Member  
Craig Kennard, Township Engineer

Stephanie Shortall, Supervisor  
Richard Clowser, Police Chief  
Kristin Carpenter, Finance Director  
William May, Parks & Rec Foreman

**Board Liaisons**

Administration  
Environmental Advisory Committee  
Planning Commission  
Veteran's Committee  
Transportation Management Assoc Bucks  
Bucks County Consortium  
Chalfont Fire Company  
PSATS Voting Delegate  
BCATO Voting Delegate  
Parks and Recreation  
Doylestown Bike & Hike Committee

Board Chair  
MaryBeth McCabe  
Stephanie Shortall  
Bridget Kunakorn  
Cynthia M. Jones  
Daniel C. Fox, Township Manager  
Bridget Kunakorn  
MaryBeth McCabe  
MaryBeth McCabe  
William B Jones, III  
Cynthia M. Jones

**Authorized Attendees to State and County Conventions**

Board of Supervisors, Tax Collector, Township Manager, Assistant to the Township Manager, Police Chief, Finance Director, Public Works Superintendent, Zoning Officer

**Authorized Depositories**

Penn Community Bank  
Pennsylvania Local Government Investment Trust (PLGIT)  
FirstTrust Bank  
Delaware Valley Regional Finance Authority (DVRFA)  
Univest Bank and Trust Co.  
Charles Schwab



**RESOLUTION NO. 2025-01**

**Resolved this 6th Day of January 2025.**

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
Cynthia M. Jones

\_\_\_\_\_  
MaryBeth McCabe, Esq.

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

\_\_\_\_\_  
Stephanie M. Shortall

\_\_\_\_\_  
Bridget Kunakorn

ATTEST:

\_\_\_\_\_  
Daniel C. Fox,  
Township Manager/Secretary

# 2025 New Britain Township Meeting Schedule

January		
Date	Time	Meeting
1	N/A	Closed - New Year's Day
6	7PM	BOS Reorganization
8	7PM	EAC
15	6PM	Veterans Committee
20	N/A	Closed - MLK Jr. Day
21	7PM	Parks & Recreation
23	7PM	Zoning Hearing Board
27	7PM	BOS Business Mtg
28	7PM	Planning Commission

February		
Date	Time	Meeting
3	7PM	BOS Business Mtg
5	7PM	EAC
17	N/A	Closed - Presidents' Day
18	7PM	Parks & Recreation
19	6PM	Veterans Committee
20	7PM	Zoning Hearing Board
24	7PM	BOS Business Mtg
25	7PM	Planning Commission

March		
Date	Time	Meeting
3	7PM	BOS Business Mtg
5	7PM	EAC
17	7PM	BOS Business Mtg
18	7PM	Parks & Recreation
19	6PM	Veterans Committee
20	7PM	Zoning Hearing Board
25	7PM	Planning Commission

April		
Date	Time	Meeting
2	7PM	EAC
7	7PM	BOS Business Mtg
15	7PM	Parks & Recreation
16	6PM	Veterans Committee
17	7PM	Zoning Hearing Board
18	N/A	Closed - Good Friday
21	7PM	BOS Business Mtg
22	7PM	Planning Commission

May		
Date	Time	Meeting
4-7	N/A	PSATS Conference
7	7PM	EAC
15	7PM	Zoning Hearing Board
19	7PM	BOS Business Mtg
20	7PM	Parks & Recreation
21	6PM	Veteran's Committee
26	N/A	Closed - Memorial Day
27	7PM	Planning Commission

June		
Date	Time	Meeting
2	7PM	BOS Business Mtg
4	7PM	EAC
16	7PM	BOS Business Mtg
17	7PM	Parks & Recreation
18	6PM	Veteran's Committee
19	N/A	Juneteenth
19	7PM	Zoning Hearing Board
24	7PM	Planning Commission

# 2025 New Britain Township Meeting Schedule

July		
Date	Time	Meeting
2	7PM	EAC
4	N/A	<i>Closed - Tri-Municipal Parade</i>
7	7PM	BOS Business Mtg
15	7PM	Parks & Recreation
16	6PM	Veterans Committee
17	7PM	Zoning Hearing Board
21	7PM	BOS Business Mtg
22	7PM	Planning Commission

August		
Date	Time	Meeting
4	7PM	BOS Business Mtg
6	7PM	EAC
18	7PM	BOS Business Mtg
19	7PM	Parks & Recreation
20	6PM	Veterans Committee
21	7PM	Zoning Hearing Board
26	7PM	Planning Commission

September		
Date	Time	Meeting
1	N/A	<i>Closed - Labor Day</i>
3	7PM	EAC
8	7PM	BOS Business Mtg
16	7PM	Parks & Recreation
17	6PM	Veterans Committee
18	7PM	Zoning Hearing Board
22	7PM	BOS Business Mtg
23	7PM	Planning Commission

October		
Date	Time	Meeting
1	7PM	EAC
6	7PM	BOS Business Mtg
15	6PM	Veteran's Committee
16	7PM	Zoning Hearing Board
20	7PM	BOS Business Mtg
21	7PM	Parks & Recreation
28	7PM	Planning Commission

November		
Date	Time	Meeting
3	7PM	BOS Business Mtg
4	N/A	<i>Election Day</i>
5	7PM	EAC
11	N/A	<i>Closed - Veterans Day</i>
17	7PM	BOS Business Mtg
18	7PM	Parks & Recreation
19	6PM	Veteran's Committee
20	7PM	Zoning Hearing Board
25	7PM	Planning Commission
27-28	N/A	<i>Closed - Thanksgiving</i>

December		
Date	Time	Meeting
1	7PM	BOS Business Mtg
3	7PM	EAC
15	7PM	BOS Business Mtg
16	7PM	Parks & Recreation
17	6PM	Veterans Committee
18	7PM	Zoning Hearing Board
23	7PM	Planning Commission
24	N/A	<i>Closed - Christmas Eve</i>
25	N/A	<i>Closed - Christmas Day</i>

January, 2026		
Date	Time	Meeting
1	N/A	<i>Closed - New Year's Day</i>
5	7:00PM	Reorganization









4 PROPOSED SOUTH ELEVATION  
3/16" = 1'-0"



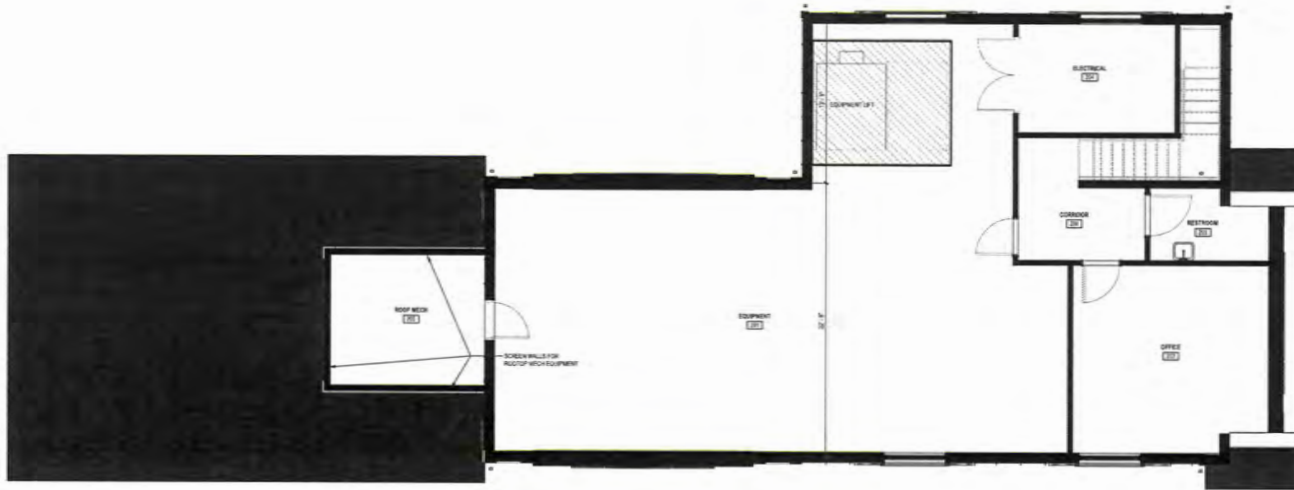
3 PROPOSED WEST ELEVATION  
3/16" = 1'-0"



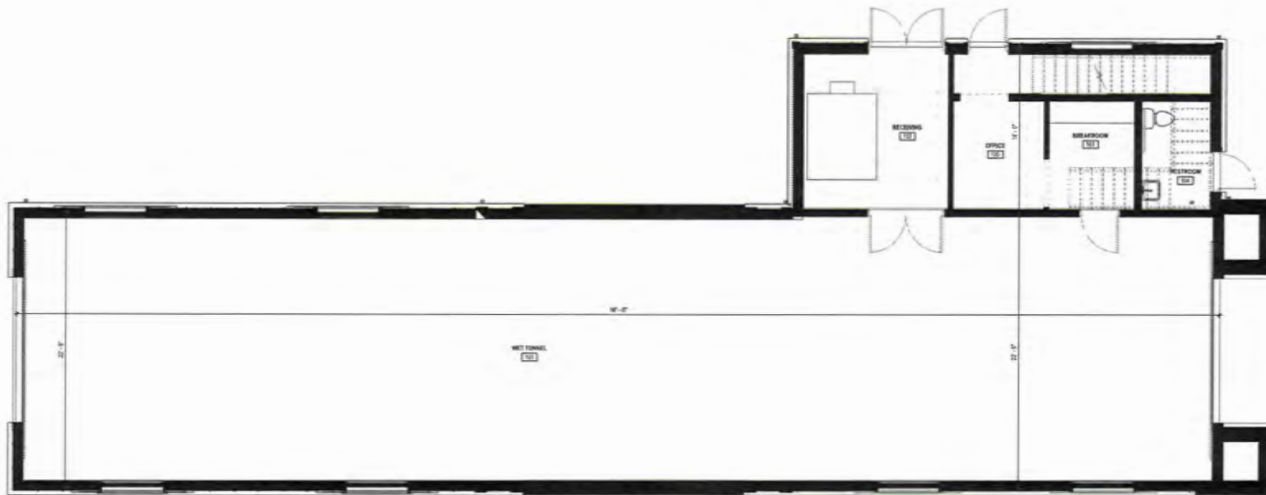
2 PROPOSED EAST ELEVATION  
3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION  
3/16" = 1'-0"



2 OVERALL SECOND FLOOR PLAN  
1/4" = 1'-0"



1 GROUND FLOOR PLAN  
1/4" = 1'-0"











# NEW BRITAIN TOWNSHIP

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

## ZONING HEARING BOARD APPEAL APPLICATION

**Please Note:**

**It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.**

**TOWNSHIP USE ONLY**

Application #:  
Date Filed: 10/25/24 do(m)  
Payment: 1200 -  
Check #: 96  
Receipt #: 161601

1. Date: October 23, 2024
2. Classification of Appeal/Application (Check one or more if applicable):  
 A. Request for Variance  
 B. Request for Special Exception  
 C. Other \_\_\_\_\_
3. Applicant:  
(a) Name: Spotless Brands LLC  
(b) Mailing Address: 950 Hemdon Parkway, Ste 400  
Hemdon, VA 20170  
(c) Phone Number: 610-952-5100  
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
Owner of equitable title  
\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.
4. Applicant's attorney, if applicable:  
(a) Name: David M. Shafkowitz, Esq.  
(b) Mailing Address: 350 S. Main Street, Suite 308  
Doylestown, PA 18901  
(c) Phone Number: 267-422-3340  
(d) Email Address: dms@shafkowitzlaw.com
5. Property:  
(a) Present Zoning Use Classification: Zoning District C1  
(b) Tax Parcel Number: 26-006-101-001  
(c) Location (With reference to nearby intersections or prominent features):  
545 W. Butler Ave  
Intersection at W Butler Ave and County Line Rd
6. Proposed use of property/construction:  
Car wash
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
Please see attached Variance List

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

\_\_\_\_\_

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

\_\_\_\_\_

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

Supplemental sheet attached.

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

*John Lombardo*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

*State of NJ*  
Commonwealth of Pennsylvania } SS.  
County of *Mercer*

*John Lombardo* being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

*DMU*  
\_\_\_\_\_

Sworn to and described before me This  
*23* day of *October*

*DMU*  
*Dawn Skaficantz* Notary Public

My Commission expires:  
*Autumn State of NJ*



# SHAFKOWITZ LAW GROUP, P.C.

(267) 422-3310  
(215) 940-9209 (fax)

350 S. Main Street, Suite 308  
Doylestown, Pennsylvania 18901

E-Mail: [dms@shafkowitzlaw.com](mailto:dms@shafkowitzlaw.com)  
Reply to Pennsylvania

1340 Parkway Ave, Unit B  
Ewing, New Jersey 08628

*Admitted in PA & NJ*

October 24, 2024

**Via Federal Express**

New Britain Township  
207 Park Avenue  
Chalfont, PA 18914



**Re: Zoning Hearing Board Appeal Application  
Corner of County Line Road/Butler Pike  
Tax Map Parcel #26-006-101-001**

To Whom It May Concern:

Please be advised that this office represents the Applicant, Spotless Brands LLC, with regard to the above captioned matter. Enclosed please find the following:

- Zoning Hearing Board Application;
- Eight (8) copies of Zoning Hearing Exhibit Plan (folded);
- Recorded Deed; and
- Check in the amount of \$1,200.00 made payable to New Britain Township representing the application fee.

Thank you for your time and attention. Please contact my office should you require anything further to process the application.

Very truly yours,

A handwritten signature in black ink, appearing to read "DMS".

David M. Shafkowitz

DMS/mka  
Enclosures

SPOTLESS BRANDS  
VARIANCE LIST  
AS THEY RELATE TO THE SKETCH PLAN, DATED 10/22/24 AND SKETCH PLAN LAST REVISED  
10/23/24  
October 23, 2024

VARIANCE LIST:

1. §27-1202.b. Requiring a minimum side yard of fifteen (15) feet.  
*This is an existing nonconformity, as the existing building is approximately ten (10) feet from the northwesterly side lotline. The proposed vacuum booms are approximately seven (7) feet from the northwesterly side lotline.*
  
2. §27-2901.J.J19.b. Potentially requiring parking for a car wash.  
*An interpretation regarding parking requirements for a car wash is requested. Should it be determined that parking is required for a car wash, then nineteen (19) parking spaces would be required and provided. However, sixteen (16) of those spaces would also be utilized as stalls for vacuuming out vehicles.*
  
3. §27-2904.g.5. Requiring paved areas to be set back twenty feet from commercial buildings.  
*This is an existing nonconformity, as the existing building is approximately 3.4 feet from the existing parking lot. The proposed paved area in the vicinity of the drivethru is 0 feet from the proposed building.*

F:\jobfile\2024\2402NBR\SUBMISSIONS\2024-10-22 SKETCH\2024-10-23 ZONING RELIEF.docx

OFFICE LOCATIONS

[www.vancleefengineering.com](http://www.vancleefengineering.com)

Lebanon, NJ  
908-735-9500

Hamilton, NJ  
609-689-1100

Toms River, NJ  
732-573-0490

Freehold, NJ  
732-303-8700

Bethlehem, PA  
610-332-1772

Hillsborough, NJ  
908-359-8291

Mt. Arlington, NJ  
862-284-1100

Phillipsburg, NJ  
908-454-3080

Doylestown, PA  
215-345-1876

Pottstown, PA  
610-323-4040

**BUCKS COUNTY RECORDER OF DEEDS**

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

Instrument Number - 2022054655

Recorded On 9/2/2022 At 1:42:49 PM

\* Total Pages - 6

\* Instrument Type - DEED

Invoice Number - 1295393 User - TLF

\* Grantor - COUNTY LINE/NEW BRITAIN REALTY L P

\* Grantee - CHALFONT HOLDINGS LLC

\* Customer - SIMPLIFILE LC E-RECORDING

\* **FEES**

STATE TRANSFER TAX \$13,750.00

RECORDING FEES \$85.75

CENTRAL BUCKS SCHOOL \$6,875.00

DISTRICT REALTY TAX

NEW BRITAIN TOWNSHIP \$6,875.00

TOTAL PAID \$27,585.75

Bucks County UPI Certification  
On September 1, 2022 By LMC

This is a certification page

**DO NOT DETACH**

This page is now part  
of this legal document.

**RETURN DOCUMENT TO:**  
COMMONWEALTH LAND TITLE PHILADELPHIA  
COMMERCIAL - 1700 MARKE  
1700 MARKET ST STE 2110  
PHILADELPHIA, PA 19103

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



*Daniel J. McPhillips*

Daniel J. McPhillips  
Recorder of Deeds

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

1AA7FE



CERTIFIED PROPERTY IDENTIFICATION NUMBERS		
26-006-101--001	-	N BRITAIN TWP
CERTIFIED 09/01/2022 BY LMC		

Prepared By:  
Commonwealth Land Title Insurance Company  
1700 Market Street, Suite 2100  
Philadelphia, PA 19103

Return To:  
Commonwealth Land Title Insurance Company  
1700 Market Street, Suite 2100  
Philadelphia, PA 19103

TW File # 10370987  
File # PH1220891

Tax ID / Parcel No. 26-006-101-001

**This Indenture** Made this 24<sup>th</sup> day of August, 2022

**Between**

County Line/New Britain Realty L.P.

(hereinafter called the Grantor),

**AND**

Chalfont Holdings LLC, a Pennsylvania limited liability company

(hereinafter called the Grantee),

**Witnesseth** That the said Grantor for and in consideration of the sum of one million three hundred seventy-five thousand dollars and zero cents (\$1,375,000.00) lawful money of the United States of America, unto Grantor well and truly paid by the said Grantee and at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and Grantee's heirs, successors and assigns,

ALL THAT CERTAIN tract or parcel of land and premises, situate, lying and being in the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania, bounded and described according to a Plan thereof made by John E. Burkhardt and Associates, dated 8/22/1956, as follows to wit:

BEGINNING at a point formed by the intersection of the center line of County Line Road (State Highway Rural Route No. 09033) (33 feet wide), with the center line of Doylestown Pike (Legislative Route No. 178) (40 feet wide); thence extending from

Fee Simple Deed



TW File # 10370987  
File # PHI220891

said point of beginning, North 49 degrees 44 minutes West along the center line of County Line Road, 201.01 feet to a point ;thence extending, North 41 degrees 26 minutes East, along lands now or late of Ira M. Shaffer and Louise D. Shaffer, crossing the Northeasterly side of County Line Road, 250.01 feet to a monument, a corner; thence extending, South 49 degrees 44 minutes East, still by lands of the aforementioned Shaffer, crossing the Northwesterly side of Doylestown Pike, 201.01 feet to a spike on the center line of Doylestown Pike; thence extending, South 41 degrees 26 minutes West along the center line of Doylestown Pike, 250.01 feet to the first mentioned point and place of beginning.

EXCEPTING THEREOUT AND THEREFROM: All that certain Fee Simple Deed conveyed by County Line/New Britain L.P. to the Commonwealth of Pennsylvania, Department of Transportation, dated 2/4/2010 recorded 3/12/2010 in Land Record Book 6356 page 1264.

Tax ID / Parcel No. 26-006-101-001

Being part of the same premises which Allen J. Mutzig and Investors Trust Company, Co-Trustees under the Deed of Trust created by John A. Mutzig, dated 11/1/1984 by Deed dated 11/10/2008 and recorded 12/5/2008 in Bucks County in Land Record Book 5960, Page 2244 granted and conveyed unto County Line/New Britain Realty, L.P., in fee.

Fee Simple Deed

TW File # 10370987  
File # PHI220891

**Together** with all and singular improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor and Grantor's heirs, successors and assigns, as well at law as in equity, of, in, and to the same.

**To have and to hold** the said lot(s) or piece(s) of ground above described with the hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee and Grantee's heirs, successors and assigns to and for the only proper use and behoof of the said Grantee and Grantee's heirs, successors and assigns, forever,

**And** the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will WARRANT and forever DEFEND.

TW File # 10370987  
File # PHI220891

In Witness Whereof, the said Grantor has caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered**  
IN THE PRESENCE OF US

County Line/New Britain Realty, L.P., a Pennsylvania limited partnership  
By 202 GP, LLC, a Pennsylvania limited liability company, its general partner

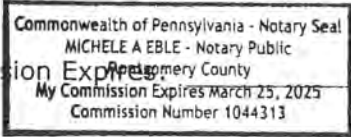
By: Marc S. Haber  
Name: Marc S. Haber  
Title: Sole Member

COMMONWEALTH OF PENNSYLVANIA )  
SS )  
COUNTY OF Montgomery )

On this, the 24th day of July, A.D. 2022, before me, a notary public the undersigned officer, personally appeared Marc S. Haber who acknowledged himself to be the Sole Member of 202 GP, LLC, the general partner of County Line/New Britain Realty, L.P. and that he as such Sole Member of the general partner being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Sole Member of the general partner.

In Witness Whereof, I hereunto set my hand and official seal.

Michele A. Eble  
Notary Public

My Commission Expires March 25, 2025  


TW File # 10370987  
File # PHI220891

## DEED

**Grantor:** County Line/New Britain Realty L.P., a Pennsylvania limited partnership

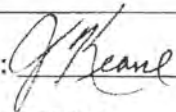
## TO

**Grantee:** Chalfont Holdings LLC, a Pennsylvania limited liability company

**PREMISES**

545 W. Butler Pike  
New Britain Township  
Bucks County, PA

The address of the above named Grantee is:  
2200 Michener Street - Suite 4  
Philadelphia, PA 19115

Certified by:  \_\_\_\_\_

TW File # 10370987  
File # PHI220891

Fee Simple Deed







**RESOLUTION NO. 2025-**

**NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING WAIVER OF LAND DEVELOPMENT APPROVAL TO PLUMSTEAD CHRISTIAN SCHOOL FOR THE LAND DEVELOPMENT PLAN FOR TAX MAP PARCEL #26-003-140-002 LOCATED AT 753 NEW GALENA ROAD, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM LLC, DATED OCTOBER 2, 2024 AND LAST REVISED NOVEMBER 12, 2024, CONSISTING OF 3 SHEETS, WHICH PROPOSES THE ADDITION OF MODULAR CLASSROOMS

**WHEREAS**, Plumstead Christian School ("*Applicant*") has submitted an Application for Waiver of Land Development Approval which proposes the addition of two (2) modular classroom buildings ("*Project*") on a parcel located at or near 753 New Galena Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-003-140-002 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled Land Development Plan for Plumstead Christian School, prepared by Holmes Cunningham LLC, dated October 2, 2024 and last revised November 12, 2024, 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 December 3, 2024, revised December 5, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant shall install/ construct all improvements shown on the Plan, including, but not limited to, water and sewer facilities and stormwater facilities.
3. The former property line between the residential parcel ( formerly identified as Bucks County tax map parcel 26-003-139) and institutional parcel (identified as Bucks County tax map parcel 26-003-140-102) shall be shown on the Plan for illustrative purposes.
4. The original school parcel (TMP #26-003-140-002, 17.45 ac.) should be shown as the subject parcel. The Site Capacity Calculations, Impervious Coverage



Calculations, Resource Protection Standards and Zoning Data table shall all be revised to reflect the original school parcel. A formal Lot Consolidation Plan shall be approved by the Township as part of any subsequent Land Development phase.

5. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: DEP Sewage Facilities Planning approval, Bucks County Health Department, and Bucks County Conservation District E & S Permit.
6. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee based on 5% of construction cost of BMP's in accordance with Resolution 2024-02. The Stormwater Maintenance Agreement shall be recorded with the Bucks County Recorder of Deeds.
7. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
8. A pre-construction meeting shall be held with Township officials and Engineer, and the Legal and Engineering escrow shall be replenished to a minimum of \$5,000.00 prior to construction.
9. All site improvements shall be completed in accordance with the approved Plan and observed by the Township Engineer prior to issuance of an occupancy permit for the modular units.
10. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
11. Applicant and its professionals shall execute, notarize and seal the Plan.
12. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
13. 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. 2025-**

**DULY ADOPTED**, this \_\_\_\_ day of \_\_\_\_\_, 2025, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

\_\_\_\_\_  
Dan Fox, Township Manager

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Vice-Chair

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

\_\_\_\_\_  
Member

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

Applicant agrees to the above terms and conditions contained in Resolution 2025-\_\_\_\_\_  
this the \_\_\_\_ day of \_\_\_\_\_, 2025.

APPLICANT:  
PLUMSTEAD CHRISTIAN SCHOOL

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



# MEMO

**TO:** Board of Supervisors  
**FROM:** Chief Clowser  
**DATE:** January 6, 2025  
**RE:** New Galena and Sellersville Roads Intersection Improvement

The Township experienced an increase in accidents at the intersection of New Galena Road and Sellersville Road in 2024. The police department therefore requested Local Technical Assistance Program (LTAP) support from PennDOT to determine if there were any recommendations to improve the safety of the intersection and reduce crash risk.

The LTAP began on September 12, 2024 and was submitted to NBTPD on November 29, 2024. Report is attached.

In summary there two courses of action for the Township to pursue with PennDOT approval.

1. An all-way Stop is a viable option to reduce crashes at this location, particularly given a review of the crashes, warrants, and comments from motorists who were expecting the intersection to be an all-way stop. The Township should submit a request to PennDOT to study and approve an all-way stop at this intersection.
2. While PennDOT makes the decision on an all-way stop installation, there are additional low-cost measures that the Township can try to address the proceeding without clearance crashes:
  - a. Removal of vegetation along New Galena Road to maximize sight lines. This would be Township responsibility.
  - b. Doubling up the Cross Road (W2-1) warning sign and supplemental signs on the New Galena Road approaches. These sign assemblies can be oversized and/or supplemented with conspicuity plaques, yellow warning beacons, and retroreflective strips as described above. This would be PennDOT responsibility.
  - c. Request additional intersection delineation from PennDOT such as pavement markings and additional warning signs as seen in PennDOT's *Highway Safety Program Guide*, Publication 638 (Pub. 638). Refer to Figure 10. Traffic control devices on the New Galena Road approach and in PennDOT right-of-way will be their responsibility. Traffic control devices on the Sellersville Road approach and in Township right-of-way will be your responsibility.

To address eastbound and westbound Sellersville Road vehicles running Stop signs, the Township can consider the following:

- a. Oversizing Stop (R1-1) signs on both approaches.
- b. Adding a red warning beacon on top of the Stop signs (PennDOT permit required).
- c. Using Flashing LED Stop signs on both approaches (PennDOT permit required)
- d. Adding a red retroreflective strip to the northbound approach Stop sign supports.

**STAFF RECOMMENDATION:**

Work with PennDOT to make New Galena and Sellersville Roads intersection an All-Way Stop. While awaiting approval, pursue low cost measures indicated above to improve the safety of the intersection.

# Memorandum

To: Paul Zielinski, New Britain Township Police

From: Mark M. Hood, P.E., LTAP

Date: November 29, 2024

Subject: New Galena Road & Sellersville Road, New Britain Township, Bucks County

## Safety Concern and Background Data

In response to a technical assistance request from New Britain Township, LTAP met with PFC Zielinski and Officer Jones of the New Britain Township Police to examine the intersection of New Galena Road (SR 4001) and Sellersville Road (T-338) on September 12, 2024. The Township expressed safety concerns at the intersection and inquired about potential safety improvements to reduce crash risk.

Figure 1 shows an aerial view of the study intersection with the current traffic control. We assessed the study area through walking and reviewing site conditions.



Figure 1: Aerial View of the Study Intersection

### Field Observations

New Galena Road (SR 4001) forms a cross intersection with Sellersville Road (T-338) in the northern portion of New Britain Township. New Galena Road is a two-lane, two-way State road with no sidewalks or curbs along the roadside. The roadway width is 20 feet from edge-of-pavement to edge-of-pavement with double yellow center lines and white edge lines on both sides of the road. This width consists of two 10-foot lanes and has a 40 MPH posted speed limit. The northbound approach of New Galena Road has a +1% approach grade to the intersection, and the southbound approach has a -2% approach grade. Land use near the intersection is residential. Overhead lighting is not present. Both New Galena Road approaches are uncontrolled but have Cross Road (W2-1) warning signs supplemented with 35 MPH Advisory Speed plaques (W13-1P) and Single Line Advanced Street Name plaques [Sellersville Road] (W16-8P) about 325 feet in advance of the intersection. Refer to Figures 2 and 3.

Sellersville Road is a two-lane, two-way Township roadway with no sidewalks or curbs along the roadside. The roadway width is 20 feet from edge-of-pavement to edge-of-pavement. The west leg has no center lines and no edge lines, but the east leg has double yellow center lines. Stop bars are present on both intersection approaches. Posted speeds are 45 MPH west of the intersection and 40 MPH east of the intersection. There are truck restrictions (except local deliveries) on both legs. Land use near the intersection is residential. Refer to Figures 4 and 5.

Current traffic control consists of Stop signs (R1-1) on both Sellersville Road approaches to New Galena Road. These Stop signs are doubled up with Stop signs on the left side of the roadway and are supplemented with Cross Traffic Does Not Stop (W4-4P) plaques.



Figure 2: Northbound New Galena Road Approach





Figure 3: Southbound New Galena Road Approach



Figure 4: Eastbound Sellersville Road Approach



**Figure 5: Westbound Sellersville Road Approach**

### **Crash Data**

LTAP obtained crash data for a five-year period starting from January 1, 2019, through December 31, 2023, from PennDOT's online Pennsylvania Crash Information Tool (PCIT). This crash data was supplemented by nonreportable crash data from the New Britain Township Police Department from January 1, 2020 through October 14, 2024. This data indicates that there were fourteen (15) reportable and five (5) nonreportable crashes at the intersection of New Galena Road and Sellersville Road during this time frame. Key summary statistics are as follows:

- Seven (7) crashes resulted in injury or suspected injury, and the rest resulted in property damage only.
- Nineteen (19) crashes were angle crashes, and one (1) was a rear-end crash.
- Four (4) crashes were eastbound vehicles on Sellersville Road running the stop sign and hitting either a northbound or southbound vehicle on New Galena Road.
- Two (2) crashes involved a westbound vehicle on Sellersville Road running the stop sign and hitting either a northbound or southbound vehicle on New Galena Road.
- One (1) crash involved a westbound vehicle on Sellersville Road proceeding without clearance and hitting a northbound vehicle on New Galena Road.
- Six (6) crashes involved an eastbound vehicle on Sellersville Road proceeding without clearance and hitting either a northbound or southbound vehicle on New Galena Road.
- Six (6) crashes involved vehicles on Sellersville Road proceeding without clearance and hitting either a northbound or southbound vehicle on New Galena Road. It was unclear whether the vehicles were eastbound or westbound on Sellersville Road.

- In total, thirteen (13) of the twenty (20) crashes were proceeding without clearance crashes and six (6) were running the stop sign crashes.
- In the crash narratives that were available, at least five (5) motorists who proceeded without clearance indicated that they assumed there was an all-way stop at the intersection.
- For crashes where data was available, all but one occurred in dry, daylight conditions.

The predominant crash type (13 crashes) involved vehicles on Sellersville Road proceeding without clearance and hitting either a northbound or southbound vehicle on New Galena Road. The second most common (6 crashes) involved vehicles on Sellersville Road running the stop sign and striking a northbound or southbound vehicle on New Galena Road.

**Traffic and Speed Data**

The PennDOT Traffic Information Repository (TIRe) indicated an average daily traffic (ADT) of 3,807 vehicles per day (vpd) on New Galena Road. New Britain Township collected volume data on Sellersville Road from September 17, 2024 to September 24, 2024. This data indicated an ADT of 2,326 vpd east of the intersection and 1,500 vpd west of the intersection. Overall ADT is 1,913 vpd. As indicated above, the posted speed limit on New Galena Road is 40 MPH and on Sellersville Road is 45 MPH west of the intersection and 40 MPH east of the intersection. Actual speeds were not collected.

New Galena Road is functionally classified as a collector road and Sellersville Road is functionally classified as a local road.

**Sight Distance Assessment**

We reviewed sight distance from both Sellersville Road approaches to New Galena Road. PennDOT’s *Official Traffic Control Devices – Chapter 212*, Publication 212 requires that the sight distance measurements be made 10 feet back from the edge of the travel lane (including the parking lane, if applicable), from a driver’s eye height of 3.5 feet, looking for an object height of 3.5 feet. Results of the sight distance review are shown in Table 1. Note that LTAP assumed an 85<sup>th</sup> percentile speed of 40 MPH (posted speed limit). If speed data are collected, the required sight distance may change.

**Table 1. Sight Distance Requirements Based on 40 MPH**

Sellersville Road	New Galena Rd. Approach	Required Sight Distance	Measured Sight Distance
EB looking Left	Southbound	325'	400'+
EB looking Right	Northbound	309'	350'+
WB looking Left	Northbound	309'	285'
WB looking Right	Southbound	325'	230'

In the eastbound direction looking left and right, sight distance was adequate from Sellersville Road onto New Galena Road. Refer to Figures 6 and 7. In the westbound direction, sight distance was NOT adequate from Sellersville Road onto New Galena Road. It appeared that sight distance looking right was limited by utilities and by vegetation when looking left. Refer to Figures 8 and 9.



**Figure 6: EB Sellersville Road Looking Left**



**Figure 7: EB Sellersville Road Looking Right**



**Figure 8: WB Sellersville Road Looking Right**



**Figure 9: WB Sellersville Road Looking Left**

## Laws and Regulations

Title 75 of Pennsylvania's consolidated statutes (Vehicle Code) gives PennDOT and municipalities the authority to "designate any highway as a through highway or designate any intersection or junction of roadways as a stop or yield intersection or junction." Refer to Section 6109(a)(6). When exercising that authority, the Vehicle Code requires that an engineering and traffic study be conducted (Section 6109(e)), an ordinance be enacted (Section 6109(b)), and signs be installed (Section 6109(c)). In other words, before installing a Stop sign, you must complete a study and adopt an ordinance to make it a legal installation. This includes the installation of a multi-way Stop.

### ***Warrants for a Multi-Way Stop-Controlled Intersection***

PennDOT and the *Manual on Uniform Traffic Control Devices* (MUTCD) have specific warrants for the installation of multi-way stop control at an intersection. There are four main warrants, as follows (from MUTCD Section 2B.07):

#### **Section 2B.07 Multi-Way Stop Applications**

##### Support:

- 01 Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.
- 02 The restrictions on the use of STOP signs described in Section 2B.04 also apply to multi-way stop applications.

##### Guidance:

- 03 *The decision to install multi-way stop control should be based on an engineering study.*
- 04 *The following criteria should be considered in the engineering study for a multi-way STOP sign installation:*
- A. *Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*
  - B. *Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*
  - C. *Minimum volumes:*
    1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*
    2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but*
    3. *If the 85<sup>th</sup>-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.*
  - D. *Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.*

##### Option:

- 05 Other criteria that may be considered in an engineering study include:
- A. The need to control left-turn conflicts;
  - B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
  - C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
  - D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

PennDOT has additional warrants for multi-way STOP signs in Section 212.106(c) of Title 67 (PennDOT's Publication 212):

(c) *Multiway stop applications.* In addition to the criteria and options warranting multiway stop applications in the MUTCD, the following apply:

- (1) The five or more reported crashes in a 12-month period for Warrant B may include both reportable crashes, and nonreportable crashes that are documented in the police files, that occurred during a 12-month period during the most recent 3 years of available crash data.
- (2) Multiway stop applications may not be used because of limited available corner sight distance unless there is no practical method of improving the sight distance or reducing the speed limit to satisfy the minimum corner sight distance values.

## Discussion

The Township requested assistance in confirming proper traffic control at this intersection focusing on whether a multi-way stop is warranted.

The study location is the intersection of a state road (New Galena Road) and a local road (Sellersville Road) where the state road carrying the larger volume of traffic is the through road, and the local road carrying the minor volume of traffic is stop-controlled. Therefore, traffic control is appropriate based on current traffic flow through the intersection. **If the Township would like to pursue a change in traffic control to a multi-way stop or traffic signal, coordination with and approval from PennDOT will be necessary. PennDOT has the sole authority to control traffic onto and off their roadway so PennDOT District 6-0 Traffic Unit will conduct the formal study. You can include information in this memo with your request to PennDOT.**

Based on a preliminary review, this intersection does satisfy the basic warrants for a multi-way stop for the following reasons:

- A signal warrant analysis was not conducted, so it is unknown if Warrant A is satisfied.
- There have been twenty (20) reportable crashes (19 angle crashes) over the last 5 years of available data including five (5) angle crashes in a continuous 12-month period. Thirteen (13) crashes were proceeding without clearance crashes. These crashes may have been correctable by an all-way stop; therefore, Warrant B is satisfied.
- Hourly traffic volumes on New Galena Road were not collected, so it is unknown whether Warrant C is satisfied. It is unlikely as hourly volumes on Sellersville were close but would not meet thresholds.
- Hourly traffic volumes on New Galena Road were not collected, so it is unknown whether Warrant D is satisfied. It is unlikely as hourly volumes on Sellersville were close but would not meet thresholds.

Upon review of sight distance, this intersection may satisfy Warrant C of the additional criteria for consideration of an all-way stop in Section 2B.07 of the MUTCD: Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop. Note that Section 212.106(c)(2) of Pub 212 supplements this by stating that multi-way stop applications may not be used because of limited available corner sight distance unless there is no practical method of improving the sight distance or reducing the speed limit to satisfy the minimum corner sight distance values.

As discussed above, sight distance looking left exiting Sellersville Road in the westbound direction was limited by vegetation. Refer to Figure 9. This may be correctable by trimming vegetation back to obtain at least 309 feet. Sight distance looking right exiting Sellersville Road in the westbound direction was limited by utility poles. Refer to Figure 8. This is not likely practical or cost-efficient to correct. Removal or relocation of the utility poles may not completely mitigate the sight distance concerns.

## Suggestions

PennDOT or the Township has installed Cross Road (W2-1) warning signs supplemented with 35 MPH Advisory Speed plaques (W13-1P) and Single Line Advanced Street Name plaques [Sellersville Road] (W16-8P) about 325 feet in advance of the intersection in both directions, but crashes continue to occur. An all-way Stop is a viable option to reduce crashes at this location, particularly given a review of the crashes, warrants, and comments from motorists who were expecting the intersection to be an all-way stop. The Township should submit a request to PennDOT to study and approve an all-way stop at this intersection. This memo may be part of your request. PennDOT may:

- Collect hourly traffic volumes on New Galena Road.
- Complete a capacity analysis and Level of Service determination to evaluate the operational impact of a multi-way stop (or traffic signal) at this location.
- Collect and use of 85th percentile speed on New Galena Road rather than posted speed limit to determine adequacy of both intersection sight distance and SSSD.

While PennDOT makes the decision on an all-way stop installation, there are additional low-cost measures that the Township can try to address the proceeding without clearance crashes:

1. Removal of vegetation along New Galena Road to maximize sight lines. This would be Township responsibility.
2. Doubling up the Cross Road (W2-1) warning sign and supplemental signs on the New Galena Road approaches. These sign assemblies can be oversized and/or supplemented with conspicuity plaques, yellow warning beacons, and retroreflective strips as described above. This would be PennDOT responsibility.
3. Request additional intersection delineation from PennDOT such as pavement markings and additional warning signs as seen in PennDOT's *Highway Safety Program Guide*, Publication 638 (Pub. 638). Refer to Figure 10. Traffic control devices on the New Galena Road approach and in PennDOT right-of-way will be their responsibility. Traffic control devices on the Sellersville Road approach and in Township right-of-way will be your responsibility.

To address eastbound and westbound Sellersville Road vehicles running Stop signs, the Township can consider the following:

1. Oversizing Stop (R1-1) signs on both approaches.
2. Adding a red warning beacon on top of the Stop signs (PennDOT permit required).
3. Using Flashing LED Stop signs on both approaches (PennDOT permit required).
4. Adding a red retroreflective strip to the northbound approach Stop sign supports.

Longer term solutions may involve an overhead flashing beacon, traffic signal or roundabout at this intersection. The Township will need to work with their Township engineer, PennDOT and DVRPC if exploring these options.



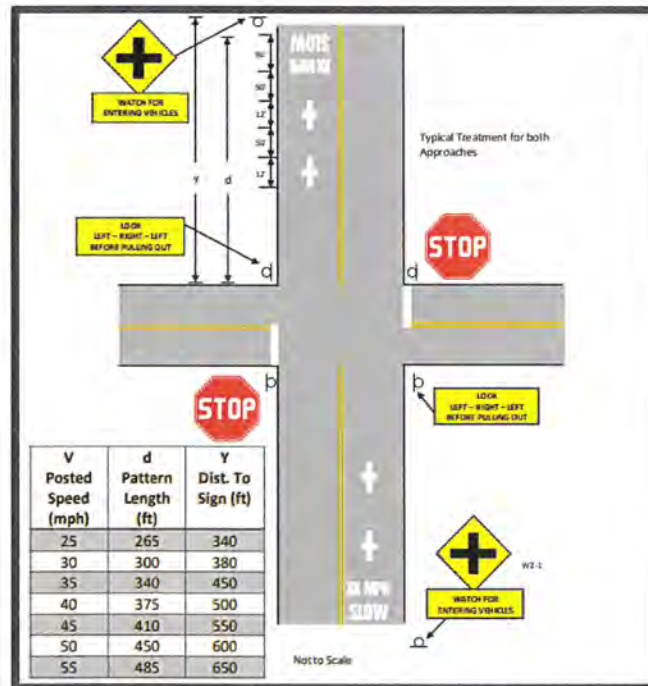


Figure 10: Pub. 638 Intersection Warning Treatment

### Summary and Next Steps

Based on a field view of the study intersection, a review of the traffic and crash data, and a review of the applicable standards/guidelines, an all-way Stop is warranted at this location. Work with PennDOT to determine if they are in concurrence and will change the traffic control at the intersection. In the meantime, the Township can consider additional low-cost measures to remove vegetation and increase sign conspicuity of existing traffic control devices.

### References

Field observations, discussions with municipal personnel, application of state/federal traffic control device guidelines, highway safety research, and traffic engineering experience are largely responsible for the content and findings of this memo. In addition, specific references that were consulted include:

- 2009 Current Edition of the *Manual on Uniform Traffic Control Devices (MUTCD)*
- PennDOT Publications 46, 111, 212, 236, and 638
- PA Vehicle Code, Title 75
- PA Code, Title 67
- FHWA Intersection Safety: <https://safety.fhwa.dot.gov/intersection/>