



New Britain Township

Board of Supervisors

Business Meeting

Monday, October 20, 2025

7:00 PM – Business Meeting

Agenda

Business Meeting

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Chair Comments**
 - A. The board met in Executive Session before this meeting to discuss personnel and litigation matters.
- 4. Presentation/ Public Hearings/ Land Development**
 - A. Sewer Use Ordinance – John Larson – Chalfont–New Britain Township Joint Sewage Authority
- 5. Motion to Consider Consent Agenda**
 - A. Approve Minutes of September 15th, 2025, Board of Supervisors Meeting.
 - B. Approve Minutes of September 23rd, 2025, Board of Supervisors Meeting.
 - C. Approve Regular Bill List as Follows:
 - Dated October 1, 2025, In the amount of \$216,459.86.
 - Dated October 15, 2025, In the amount of \$98,086.69.
 - D. Approve Prepaid Bill List as Follows:
 - Dated September 18, 2025, In the amount of \$35,961.92.
 - Dated September 25, 2025, In the amount of \$107,526.21.
 - Dated October 1, 2025, In the amount of \$10,719.59.
 - Dated October 9, 2025, In the amount of \$9,144.15.
 - Dated October 15, 2025, In the amount of \$17,506.79.
 - E. Approve Escrow Release #1 to Benner Subdivision LP, Dolly Lane (Prime Development Group, LP.) in the amount of \$69,630.00.
 - F. Approve Escrow Release #1 (Final) to Alberto Tecce, 9 Sellersville Road and 15 Sellersville Road in the amount of \$79,305.00.
 - G. Approve Application for Payment #1 (Final) to Bray Brothers., Inc for the 2025 Road Program in the amount of \$277,755.25.
- 6. Action Items**
 - A. Consider a motion to adopt Ordinance 2025-06 Modification to NBT Non-Uniform Pension Ordinance.
 - B. Discussion on the following Zoning Hearing Board applications:
 - 31 N Chapman Road – Variance Request
 - 102 Morningside Circle – Variance Request
 - Walnut Street – Hanover Company — Variance Request
 - C. Consider a motion to approve a Waiver of Land Development for 400 Highpoint Drive.
 - D. Consider a motion to adopt Resolution 2025-10 Preliminary/Final Land Development Plans for the Barry Road Subdivision.

7. Information Items

- A. Departmental Reports
 - Finance
 - Park & Recreation
 - Public Works
 - Police
 - Zoning
- B. Engineer's Report
- C. Board of Supervisor's Comment

8. Public Comment

9. Announcements

- A. Parks & Recreation Commission – Tuesday, October 21st at 7pm.
- B. National Drug Take Back – 10am – 2pm; Collection at Township Building & Giant Shopping Center in New Britain Village.
- C. Board of Supervisors Meeting – Budget Workshop #2 – Tuesday, October 28th at 8:30am.
- D. Cancelled – Planning Commission Meeting – Tuesday, October 28th at 7pm.
- E. Trunk or Treat – NewSeasons at New Britain – Thursday, Oct. 30th - 6pm – 8pm.
- F. Chalfont Fire Company to use PW Facility for training – Thursday Oct. 30th – 7pm.
- G. Cancelled – Board of Supervisors Meeting – Monday, November 3rd at 7pm.
- H. Election Day – November 4th.
- I. Environmental Advisory Council Meeting – Wednesday, November 5th at 7pm.
- J. Township Offices Closed – Tuesday, November 11th
- K. Veterans Day Ceremony – Veterans Memorial at North Branch Park – Tuesday, November 11th at 11am.
- L. Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, November 12th at 10am.

10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, November 17th, 2025, 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.*

Chalfont-New Britain Township Joint Sewage Authority

William T. Evans, *Chairman*
Lawrence D. Nuesch, *Secretary*
M. Preston Campbell, *Assistant Secretary*

John W. Larson, *Executive Director*

Donald T. Cameron, *Vice-Chairman*
Timothy D. Hagey, *Treasurer*
Michael Sullivan, *Assistant Treasurer*

September 30, 2025

Board of Supervisors of New Britain Township
207 Park Avenue
Chalfont, PA 18914
Attn: Dan Fox, Manager

Re: **Proposed Sewer Use Ordinance**

Dear Members of the Board of Supervisors:

As some of you know through liaison meetings, I am the Executive Director of the Chalfont-New Britain Township Joint Sewage Authority. I am writing to you today in anticipation of appearing at your next meeting on October 20.

As a part of a general updating of the rules and regulations of the Authority, it has been the hope of the Authority for some time to propose and have adopted a modern sewer use ordinance for the Borough and the Township. As you may know, the Authority is not empowered to adopt ordinances, and to the extent it can, it has adopted some rules and regulations through Authority resolutions. However, some issues are significant enough that they need the compulsion of an ordinance for enforcement purposes, and these have been crafted into an ordinance for the Board's consideration and adoption. The highlights include:

- (1) prohibiting discharges into the system and regulating "strong wastes", such as certain amounts of suspended solids, phosphorus and other substances in large concentrations;
- (2) regulating fats, oils and grease discharged in substantial amounts by nonresidential users;
- (3) regulating grinder pumps utilized by a few sewer users;

(4) regulating the inspection of properties upon transfer, sale, etc... for defects in sewer laterals;

(5) regulating on-lot sewage treatment facilities, holding tanks, etc...

(6) prohibiting the erection of improvements such as fences, decks, and playsets on and along Authority sanitary sewer easements; and

(7) providing for fines and penalties for all of the above.

A similar Ordinance, modified only in terms of formatting for Chapters, section numbers, etc... was offered to Chalfont Borough Council, who adopted the Ordinance this past June 10. The Adoption of Ordinance No. 474 by Council was undertaken contemporaneously with the Authority adopting supporting Resolutions, copies of which are enclosed herein: (1) establishing surcharge rates for dischargers of "strong wastes" and (2) establishing parameters to identify and repair defects in private sewer laterals. It is expected that the Authority would adopt similar such resolutions in support of a Sewer Use Ordinance adoption by New Britain Township.

I plan to be present on October 20 to discuss the proposed Ordinance and answer any questions you may have. I look forward to seeing you at that time.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John Larson', with a stylized, cursive script.

John Larson

cc: Joesph Bagley, Authority Solicitor (via email)
Willaim Evans, Authority Chairman (via email)
Scott Holbert, Township Solicitor (via email)
Dan Fox, Township Manager (via email)

**CHALFONT BOROUGH
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE No. 474

**AN ORDINANCE OF THE BOROUGH OF CHALFONT, BUCKS COUNTY,
PENNSYLVANIA AMENDING AND REVISING CHAPTER 327 OF THE CODE OF
CHALFONT BOROUGH BY DELETING ARTICLES I, II and III; CREATING NEW
PARTS 1-8 OF CHAPTER 327 CONCERNING: DEFINITIONS, PROHIBITED
DISCHARGE STANDARDS, SEWER CONNECTIONS, PROHIBITION OF
ENCROACHMENT ON SEWER EASEMENTS, THE INSPECTION OF ALL
PROPERTIES PRIOR TO TRANSFER OF TITLE FOR COMPLIANCE, REGULATION
OF THE DISPOSAL OF FATS, OIL AND GREASES BY FOOD SERVICE
ESTABLISHMENTS AND OTHER NONRESIDENTIAL ESTABLISHMENTS AND
GRINDER PUMPS; VIOLATION AND PENALTY PROVISIONS; AND CREATING NEW
PARTS 1 AND 2 OF NEW CHAPTER 328 REGARDING THE REGULATION OF ON-LOT
SEPTIC SYSTEMS AND PENALTIES FOR SAME.**

WHEREAS, Chalfont-New Britain Township Joint Sewage Authority has constructed and operates a sanitary sewer collection and treatment system for the use and benefit of the residents, businesses, and institutions of the Borough of Chalfont; and

WHEREAS, at such time when the Authority's system is extended in the future, it will be necessary to require those whose principal structures are located adjacent to the extended system to connect in order for the system to remain adequately and uniformly funded; and

WHEREAS, the Authority has easements for its sanitary sewer lines and appurtenances on private property; and

WHEREAS, the Authority requires unhindered access to said easements for necessary maintenance and replacement of sanitary sewer lines and appurtenances; and

WHEREAS, the Authority seeks to prohibit illegal connections to the Authority's system through roof drains, sump pumps and the like which cause overloading of the system and lead to the violation of regulations and permits; and

WHEREAS, the Authority seeks to assure integrity of the sewer system from illegal connections as set forth above through an inspection program; and

WHEREAS, the Authority seeks to prohibit the improper disposal of fats, oils and greases from businesses which result in sewage overflows and improperly disposed of wastes remaining in the Authority's system; and

WHEREAS, the Authority seeks to regulate grinder pumps and grinder pump systems to ensure they are properly installed and well maintained; and

WHEREAS, the Authority has requested the Chalfont Borough Council to adopt an ordinance regulating, among other things, sewer connections to the sanitary sewer collection system, allowing the inspection of properties prior to the transfer of title, regulating the discharge of fats, oil and greases into the Authority's system; establishing requirements for grinder pumps, and setting forth penalties for violations thereof; and

WHEREAS, the Borough Code provides that the Borough Council may regulate sanitary sewers; and

WHEREAS, it is hereby declared that the enactment of this Ordinance is necessary for the protection, benefit and preservation of the health, safety and welfare of the inhabitants of the Borough.

NOW, THEREFORE, be it enacted by the Borough Council of Chalfont Borough that the Borough Code is hereby amended as follows:

ARTICLE I. Chapter 327.

Articles I, II and III of existing Chapter 327 the Chalfont Borough Code are hereby deleted and repealed in their entirety.

ARTICLE II. Chapter 327.

New Chapter 327, consisting of Parts 1-8, and New Chapter 328, consisting of Parts 1 and 2, are hereby added and amended to the Chalfont Borough Code and shall read as follows:

CHAPTER 327

SEWER REGULATIONS

PART 1

GENERAL PROVISIONS.

§327-101A. Purpose and Policy.

1. This Chapter sets forth uniform requirements for Owners and Users of the wastewater collection system and the Publicly Owned Treatment Works of the Chalfont-New Britain Township Joint Sewage Authority and enables the Chalfont-New Britain Township Joint Sewage Authority and Chalfont Borough to comply with all applicable State and Federal laws, including, but not limited to, the Clean Water Act (33 U.S.C. §1251 et seq.).
2. The objectives of this Chapter are:
 - A. To prevent the introduction of pollutants into the Publicly Owned Treatment Works that will interfere with its operation.

- B. To prevent the introduction of pollutants into the Publicly Owned Treatment Works that will pass through the Publicly Owned Treatment Works, inadequately treated, into receiving waters or otherwise be incompatible with the Publicly Owned Treatment Works.
- C. To protect both Publicly Owned Treatment Works personnel who may be affected by Wastewater and Sewage sludge in the course of their employment and the general public.

§327-102. Administration.

Except as otherwise provided herein, the Chalfont-New Britain Township Joint Sewage Authority shall administer and implement the provisions of this Chapter and Chalfont-New Britain Township Joint Sewage Authority shall enforce the provisions contained herein.

§327-103. Definitions.

Unless the provision or context specifically indicates otherwise, the following terms and phrases, as used in this Chapter, shall have the following meanings:

Act – the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C., §1251 *et seq.*

Act 537 Plan – the Borough’s Official Plan as defined in the Pennsylvania Sewage Facilities Act, Act of January 24, 1966, P.L. 1535 (1965), No. 537, as amended, 35 P.S. §750.1 *et seq.*

Biochemical Oxygen Demand or BOD – the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedures for five days at 20° C., usually expressed as a concentration (e.g., mg/l). The standard laboratory procedure shall be found in the latest edition of “Standard Methods for the Examination of Water & Wastewater”.

Borough – the Borough of Chalfont, Bucks County, Pennsylvania.

Chalfont-New Britain Township Joint Sewage Authority or Authority – an entity formed pursuant to the Pennsylvania Municipal Authorities Act (53 Pa.C.S.A. §5601 *et seq.*) that owns and operates the POTW and its Employees and agents.

Clean Streams Law – the Pennsylvania Clean Streams Law, as amended, 35 P.S. §691.1, *et seq.*

COD – the value of the test for Chemical Oxygen Demand, as described in the latest edition of “Standard Methods for the Examination of Water & Wastewater.”

Commercial Establishment – any room, group of rooms, building or enclosure connected directly or indirectly to the System and used or intended for use in the operation of a business enterprise for the sale and distribution of any product, commodity, article or service.

Compliance – Compliance, whenever necessary, with the provisions of this Chapter 327.

Council – the Borough Council of Chalfont Borough.

Equivalent Dwelling Unit, or “EDU” – the measure of nonresidential sewer usage or capacity in a unit of 250 gallons per day and shall be based upon metered water usage (when at least two years of records are available) and estimated water usage (when two years of records are not available). Water usage shall be estimated at the sole discretion of the Authority Engineer. EDUs shall be computed to the next highest whole number.

Employees – any Employees or designated representative or officials of the Authority.

Encroachment –

- A. a structure or object placed within a Sanitary Sewer Easement; or
- B. an activity, object, or condition, whether below grade, at grade, or above grade, which results in interference with the ability of the Authority to access, maintain, repair, or replace its sanitary sewer lines, or related equipment, facilities, or appurtenances within a Sanitary Sewer Easement.

Environmental Protection Agency or EPA – the United States Environmental Protection Agency or, where appropriate, the Regional Water Management Division Director or other duly authorized official of said agency.

Facilities Act – the Pennsylvania Sewage Facilities Act (35 P.S. §§750.1-750.20).

Fats, Oils, and/or Greases or FOG – all organic polar compounds derived from animal and/or plant sources that contain multiple carbon chain triglyceride molecules. These substances are detectable and measurable using analytical test procedures established in 40 CFR 136, as may be amended from time to time. All are sometimes referred to herein as “grease” or “greases.”

Generator – any person who generates or produces FOG and introduces it into the POTW without a Grease Interceptor or owns or operates a grease trap/Grease Interceptor, or whose activities or process produces a Grease Waste.

Gravity Grease Interceptor – a plumbing appurtenance or appliance that is installed in a sanitary drainage system to intercept non-petroleum FOG from a Sewage discharge and is identified by volume, 30-minute retention time, baffle(s), a minimum of two compartments, a minimum total volume of 300 gallons, and gravity separation. These interceptors are designed by a registered professional engineer. Gravity Grease Interceptors are generally installed outside.

Grease Interceptor – an appurtenance or appliance that is installed in a sanitary drainage system to intercept non-petroleum FOG from Wastewater. There are two types of Grease Interceptors, Gravity Grease Interceptors and Hydro Mechanical Grease Interceptors.

Grease Waste – material collected in and from a Grease Interceptor in the sanitary sewer service line of a commercial, institutional, or industrial food service or processing establishment, including the solids resulting from de-watering processes.

Grinder Pump – any electric motor-driven, submersible pump capable of macerating all material found in normal domestic Sewage, including reasonable amounts of objects, such as plastics, sanitary napkins, disposable diapers, rubber and the like, to a fine slurry, and pumping this material through a small-diameter discharge.

Grinder Pump System – the Grinder Pump and any associated force mains or low-pressure laterals that connect the Grinder Pump to the Authority Sewage Collection System.

Holding Tank – a watertight receptacle which receives and retains sewage and is designed and constructed to facilitate the ultimate disposal of the Sewage at another site. Holding tanks include, but are not limited to, the following:

- A. Chemical Toilet – A toilet using chemicals that discharges into a Holding Tank.
- B. Privy – A Holding Tank designed to receive Sewage where water under pressure is not available.
- C. Retention Tank – A Holding Tank to which Sewage is conveyed by a water-carrying system.

Hydro Mechanical Grease Interceptor – a plumbing appurtenance or appliance that is installed in a sanitary drainage system to intercept non-petroleum FOG from a Sewage discharge and is identified by flow rate, and separation and retention efficiency. The design incorporates air entrainment, hydro mechanical separation, interior baffling, and/or barriers in combination or separately, and an external flow control, with air intake (vent).

Improved Property – any Property within the Borough upon which there is currently or hereafter erected a structure intended for continuous or periodic habitation, occupancy or use by human beings or animals and from which structure Sewage shall or may be discharged.

Industrial Establishment – any room, group of rooms, building or other enclosure connected directly or indirectly to the System and used or intended for use, in whole or in part, in the operation of a business enterprise for manufacturing, processing, cleaning, laundering or assembling any product, commodity or article or from which any process waste, as distinct from Sewage, shall be discharged.

Lot – a part of a subdivision or a parcel of land used as a building site or intended to be used for building purposes, whether immediate or future.

Medical Wastes – isolation wastes, infectious agents, human blood and blood products, pathological wastes, sharps, body parts, contaminated bedding, surgical wastes, potentially contaminated laboratory wastes, radioactive wastes, and dialysis wastes.

Official Plan Revision – a change in the Borough's Act 537 Plan to provide for additional or newly identified future or existing Sewage facilities' needs, as defined fully in Section 1 of the Facilities Act.

On-Lot Disposal System – a privy, cesspool, vault, Holding Tank, septic tank, or any other On-Lot Disposal System for Sewage in existence upon any Improved Property.

Owner – a person vested with ownership, legal or equitable, sole or partial, of any Property located in the Borough and shall also include executors, administrators, trustees, receivers, and similar persons.

Pennsylvania Municipal Claim and Tax Lien Law – the municipal claim and tax lien law cited as 53 P.S. §7107, *et seq.*, as amended from time to time.

Person – any individual, association, partnership, co-partnership, firm, company, joint stock company, public or private corporation for-profit or not-for-profit, trust, estate, governmental entity, department, board, bureau, agency, authority, political subdivision, or any other legal entity whatsoever which is recognized by law as the subject of rights and duties or their legal representatives, agents or assigns. This definition includes all Federal, State, and local governmental entities. Whenever used in any clause prescribing and imposing the penalty or imposing a fine or imprisonment, the term “person” shall include the members of an association, partnership or firm and the officers of any local agency or municipal, public or private corporation for profit or not for profit.

Private Sewer Service Lateral – the private sewer pipe extending from a building to the public service lateral. Such private sewer pipe shall include the private 4” (or other) sewer pipe to its transition to the public 6” service lateral. Where no such transition exists, the private sewer pipe shall include the sewer pipe from the building to the curb line, where a curb line exists, and to the easement demarcation line when the private line remains on private Property through an easement. If a Property contains a different setup for the Private Sewer Service Lateral, this Ordinance shall remain applicable and such Private Sewer Service Lateral shall be inspected in accordance with this Ordinance. All Private Sewer Service Laterals shall comply with the Authority’s then current adopted specifications.

Property – any real Property located within the boundaries of the Borough.

Public Sewage System – sewer system and the treatment facility owned, operated or maintained by a municipality or municipal authority approved by the Department under a permit issued pursuant to the Clean Streams Law.

Publicly Owned Treatment Works or POTW – a treatment works as defined by §212 of the Act (33 U.S.C. §1292) which is owned by the Chalfont-New Britain Township Joint Sewage Authority. This definition includes any devices or systems used in the collection, storage, treatment, recycling, and reclamation of Sewage or industrial wastes of a liquid nature and any conveyances which convey Wastewater to a Treatment Plant.

Rules and Regulations – those rules, regulations, and specifications duly adopted by the Authority, as amended from time to time.

Sanitary Sewer Easement – each and every easement owned by the Authority for the operation, maintenance, repair, and replacement of the POTW throughout the Borough, whether acquired by the Authority by deed or other recorded document, by prescription, by condemnation, or by any other legal or equitable means.

Septic Tank Waste – any sewage from Holding Tanks, such as vessels, Chemical Toilets, campers, trailers, and septic tanks.

Sewage – any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals and any noxious or deleterious substances being harmful or inimical to the public health or to animal or aquatic life or to the use of water for domestic supply or for recreation or which constitutes pollution under the Clean Streams Law including, but not limited to, human excrement and gray water (Wastewater from household showers, dishwashing operations, etc.)

Sewage Collection System – all of the facilities for collecting and pumping Sewage that are owned by the Authority, including piping, lines, laterals, and sewers.

Stormwater – any flow occurring during or following any form of natural precipitation and resulting from such precipitation, including snowmelt.

Strong Wastes – liquid wastes discharged into the System that are higher in concentration of BOD, TDS, Suspended Solids, ammonia nitrogen, or phosphorous than normal domestic Sewage.

Sump Pump – any pump discharging into the POTW which is being used to pump Stormwater or groundwater into the POTW.

Suspended Solids – solids that either float on the surface of or are in suspension in water, Sewage, or other liquids which are removable by laboratory filtering.

System – the facilities for collecting, pumping, and disposing of sanitary sewage, which are owned by the Chalfont-New Britain Township Joint Sewage Authority within the sanitary sewer service area of the Borough and the Township as well as any areas served by written agreement.

Township – the Township of New Britain, Bucks County, Pennsylvania.

Transfer – the transfer of title to real estate by an arm's length sale or transfer which requires the issuance of a use and occupancy permit.

Transporter – a person who is registered with and authorized by the Authority to transport Sewage sludge, water treatment sludge, domestic waste, Chemical Toilet waste, grit trap waste, or grease trap waste in accordance with current regulations.

Total Dissolved Solids or TDS – the value of the test for total dissolved solids, as described in the latest edition of "Standard Methods for the Examination of Water & Wastewater"

Total Suspended Solids or TSS – the value of the test for total suspended solids or total residual solids, as described in the latest edition of "Standard Methods for the Examination of Water & Wastewater."

User – any Person who contributes, causes, or permits the contribution or discharge of Wastewater into the POTW, including Persons who contribute such Wastewater from mobile sources.

Wastewater – liquid and water-carried industrial wastes and Sewage from residential dwellings, commercial buildings, industrial, and manufacturing facilities and institutions, whether treated or untreated, which are contributed to the POTW.

Wastewater Treatment Plant or Treatment Plant – that portion of the POTW which is designed to provide treatment of municipal sewage and industrial wastes.

§327-104. Usage.

Throughout this Chapter, the masculine gender shall be deemed to include the feminine and/or the neuter and vice versa, wherever required by the context. Throughout this Chapter, the singular shall be deemed to include the plural and vice versa, wherever required by the context.

§327-105. Rules and Regulations to be in Conformity with Applicable Law.

All Rules and Regulations adopted by the Authority to effectuate this Chapter shall be in conformity with the provisions herein.

§327-106. Notice to Property Owners.

Any notice to Owners and/or Users required under this Chapter may be given either by personal service or by certified mail, sent to the last-known address of such Owner or User.

ARTICLE II

GENERAL SEWER USE REQUIREMENTS

§327-201. Prohibited Discharge Standards.

1. General Prohibitions. No User shall introduce or cause to be introduced into the POTW any pollutant (see Subsection 2 below) or Wastewater which causes pass through or interference. These general prohibitions apply to all Users of the POTW whether or not they are subject to categorical pretreatment standards or any other National, State, or local pretreatment standards or requirements.
2. Specific Prohibitions. No User shall introduce or cause to be introduced into the POTW the following pollutants, substances or Wastewater:
 - A. Pollutants which create a fire or explosive hazard in the POTW including, but not limited to, waste streams with a closed-cup flashpoint of less than 140° F. (60° C.) using the test methods specified in 40 CFR §261.21.

- B. Wastewater having a pH less than 6.0 or more than 9.0 or otherwise causing corrosive structural damage to the POTW or equipment.
- C. Solid or viscous substances in amounts which will cause obstruction of the flow in the POTW resulting in interference but in no case solids greater than 1/2 inch.
- D. Pollutants, including oxygen demanding pollutants (BOD, etc.) released in a discharge at a flow rate and/or pollutant concentration which, either singly or by interaction with other pollutants, will cause interference with the POTW.
- E. Wastewater having a temperature greater than 150° F. or which will inhibit biological activity in the Treatment Plant resulting in interference, but in no case Wastewater which causes the temperature at the introduction into the Treatment Plant to exceed 104° F. (40° C.).
- F. Petroleum oil, non-biodegradable cutting oil or products of mineral oil origin, in amounts that will cause interference or pass through, unless authorized by the Authority through the issuance of an industrial pre-treatment permit in accordance with the provisions of this Chapter.
- G. Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems.
- H. Trucked or hauled pollutants, except at discharge points designated by the Authority in accordance with this Chapter.
- I. Noxious or malodorous liquids, gases, solids, or other Wastewater which, either singly or by interaction with other wastes, are sufficient to create a public nuisance or a hazard to life or to prevent entry into the sewers for maintenance or repair.
- J. Wastewater which imparts color which cannot be removed by the treatment process such as, but not limited to, dye wastes and vegetable tanning solutions which consequently imparts color to the Treatment Plant's effluent.
- K. Wastewater containing any radioactive wastes or isotopes except in compliance with applicable State or Federal regulations.
- L. Stormwater, surface water, groundwater, artesian well water, roof runoff, subsurface drainage, drainage from cellar or French drains, Sump Pump discharge, swimming pool drainage, condensate de-ionized water, noncontact cooling water, and unpolluted Wastewater, unless specifically authorized by the CNBTJSA.
- M. Sludges, screenings or other residues from the pretreatment of industrial wastes.
- N. Medical Wastes, except as specifically authorized by the CNBTJSA in a Wastewater discharge permit.

- O. Wastewater causing, alone or in conjunction with other sources, the Treatment Plant's effluent to fail a whole effluent toxicity test.
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- P. Detergents, surface-active agents, or other substances which may cause excessive foaming in the POTW.
- Q. Wastewater causing two readings on an explosion hazard meter at the point of discharge into the POTW or at any point in the POTW of more than 5% or any single reading over 10% of the lower explosive limit of the meter.
- R. Total solids of such character or quantity as to require unusual attention or expense in treatment.
- S. Conditions which violate any statute, rule, regulation, or ordinance of any public agency (including EPA).
- T. Discharges prohibited by State or Federal regulations.
- U. Toxic or hazardous substances or chemicals including, but not limited to, pesticides, disinfectants (excluding household cleaners), acids, paints, paint thinners, herbicides, gasoline and other solvents. Other prohibited substances include:
- (1) Asphalt.
 - (2) Ashes.
 - (3) Bentonite.
 - (4) Bones.
 - (5) Butcher offal.
 - (6) Building materials.
 - (7) Ceramic wastes.
 - (8) China.
 - (9) Cinders.
 - (10) Feathers (in bulk amounts).
 - (11) Glass.
 - (12) Hair (in bulk amounts).
 - (13) Leather (in bulk amounts).
 - (14) Lye.

- (15) Metal.
 - (16) Mud.
 - (17) Paint.
 - (18) Paunch manure.
 - (19) Porcelain.
 - (20) Plastic (in bulk amounts).
 - (21) Rags.
 - (22) Rubber.
 - (23) Sand.
 - (24) Shavings.
 - (25) Straw.
 - (26) Tar.
 - (27) Waxes.
 - (28) Whole blood or blood products.
 - (29) Wood.
 - (30) Wastewater from hydraulic fracturing operations.
- V. Any Fats, Oils and/or Greases of animal or vegetable origin, in amounts that will cause interference with the collection and treatment system, or as to cause pollutants to pass through the treatment works into the environment.
 - W. Industrial waste, unless authorized by the Authority through the issuance of an industrial pre-treatment permit in accordance with the provisions of this Chapter.
 - X. All wastes prohibited from discharge by the Rules and Regulations of the Authority.
 - Y. Strong Wastes.
3. Strong Wastes. In addition to any other remedy, Industrial and/or Commercial Establishments discharging a sample of wastewater to the System having a BOD greater than 250 mg/L, a TSS concentration greater than 250 mg/L, a TDS concentration greater than 1000 mg/L, an ammonia nitrogen concentration greater than 25 mg/L, or a phosphorus concentration greater than 6.6 mg/L, shall be deemed to be discharging Strong Wastes to the System and shall pay a strength of waste surcharge, in addition to the basic volume rental or charge.

- A. Surcharge rates. Rates for surcharges shall be those as adopted from time to time by resolution of the Authority. ~~Surcharge rates per pound (SR/lb) shall be established for the following parameters: BOD₅, TSS, TP, and NH₃-N.~~
- B. Exceedance fees. Fees for exceedances shall be those adopted from time to time by resolution of the Authority. Exceedance fees shall be established for the following parameters: TDS.
- C. The collection and analysis of waste samples for determining applicable surcharges shall be supervised and approved by the Authority. All costs for waste sampling and collection shall be paid by the party which desires that the waste be sampled and analyzed. The analysis of all waste samples collected to determine applicable surcharges shall be made in accordance with the latest edition of "Standard Methods for the Examination of Water & Wastewater," as published by the American Public Health Association.
- D. The normal sewer rate system is based upon domestic strength wastewater; that is, wastewater which contains 250 mg/L (milligrams per liter) or less of BOD, 250 mg/L or less of TSS, 1000 mg/L or less of TDS, 25 mg/L or less of ammonia nitrogen (NH₃N), and 6.6 mg/L or less of phosphorus as P.
4. Pollutants, substances or Wastewater prohibited by this Section shall not be processed or stored in such a manner that they could be discharged to the POTW.

PART 3

SEWER CONNECTIONS AND EASEMENTS

§327-301. Purpose.

The object of this Part is to regulate connections to the POTW in the Borough and to prohibit illegal connections to the POTW which cause overloading of the System and lead to the violation of regulations and permits. The object of this Part is to also prohibit Encroachments on sanitary sewer easements.

§327-302. Connection to System Required

As and when the POTW shall become available from time to time to the owners of Improved Properties within the Borough, to the extent that Sewage can be collected and treated from said properties, each and every owner of said Improved Property accessible to and whose principal building is within 150 feet of the Authority's Sewage Collection System, and which sewer is ready to receive Sewage through a sewer line of the Authority, shall be required to connect their premises to the Sewage Collection System in accordance with the Rules and Regulations of the Authority currently in effect pertaining to such connections, upon receipt of written notice from the Authority.

§327-303. Connection by Additional Properties.

As from time to time sewer service becomes available to additional properties within the Borough by reason of the improvement of properties abutting on, adjoining or accessible to the Sewage Collection System or by reason of extension of the Sewage Collection System so as to make sewer service available to additional Improved Properties, each and every owner of such additional properties accessible to and whose principal building is within 150 feet of the Sewage Collection System shall likewise, upon receipt of written notice from the Authority ordering connection, be required to connect their premises, including the principal buildings, with the Sewage Collection System in accordance with the Rules and Regulations of the Authority currently in effect pertaining to such connections.

§327-304. Failure of Owner to Connect.

If any owner of Improved Property accessible to and whose principal building is within 150 feet of a sewer line of the Sewage Collection System shall neglect or refuse to connect with the Sewage Collection System after written notice to do so, the Authority may give such Owner 60 days' written notice of their obligation to do so, and upon failure of such Owner to make the required connection within said 60-day period, the Authority may, in accordance with the provisions of the Borough Code, enter upon such Property and construct such connection and, upon completion of the work, send an itemized bill of the cost of the construction of such connection to the Owner, which bill shall be payable forthwith. In the case of neglect or refusal by the Owner of such Property to pay said bill, it shall be the duty of the Authority to file municipal liens for said construction within 6 months of the date of the completion of the construction.

§327-305. Failure to Connect to be a Violation.

If any Owner of Property within the Borough has failed to connect their Improved Property with the Sewage Collection System as required by this Part and the Authority has given such Owner 60 days' notice of their obligation to do so, and if such Owner has failed within said 60-day period to make the required connection, such failure shall be and hereby is declared to be a violation of this Chapter.

§327-306. Unlawful Use of On-Lot Disposal System.

1. It shall be unlawful, 60 days from the receipt of written notice of their obligation to connect, for any Person(s) to maintain, operate or use within the Borough a privy, cesspool, vault, Holding Tank, septic tank, or any other On-Lot Disposal System for Sewage upon any Improved Property which is accessible to and whose principal building is within 150 feet of the Sewage Collection System. It shall also be unlawful to connect a privy, cesspool, vault, Holding Tank, septic tank or any other On-Lot Disposal System to the Sewage Collection System.
2. If an On-Lot Disposal System was in use on a Property prior to connection to the Sewage Collection System, the Owner shall comply with all requirements and regulations of the Authority, the Bucks County Health Department, and the DEP for the abandonment of On-Lot Disposal Systems.

§327-307. Prohibition of Stormwater and Groundwater Discharges into the POTW.

1. It shall be unlawful for any Person(s) to discharge any Stormwater or groundwater into the POTW, or permit the inflow of stormwater or groundwater from any Property owned by such Person(s) into the POTW. Any discharge or inflow of Stormwater or groundwater into the POTW shall be deemed to have been permitted by the Owner of the Property upon which or within which such stormwater or groundwater enters the POTW.
2. No Person who owns any Property serviced by the POTW shall connect any Sump Pump, roof drain, French drain, foundation drain, or other Stormwater or groundwater drain or line, or permit any such drains or lines to remain connected, to the POTW.

§327-308. Separate Connection for Each Unit.

Except as otherwise provided in this Chapter, each dwelling unit on each Improved Property shall be connected to the Sewage Collection System separately and independently through its own Private Sewer Service Lateral. Grouping of more than one (1) dwelling unit on one (1) Private Sewer Service Lateral shall constitute a violation of this provision. Notwithstanding anything set forth herein above to the contrary, a single sewer connection shall be permitted to serve an apartment house or other permanent, multiple-unit structure whose individual leasable units are not subject to separate Ownership, unless otherwise expressly prohibited by the Authority's Rules and Regulations.

§327-309. Adherence to Standards and Specifications.

The construction of each Private Sewer Service Lateral and the connection thereof to the Sewage Collection System shall be done in accordance with the provisions of the Pennsylvania Uniform Construction Code and under the Borough's ordinances, Rules and Regulations pertaining thereto and the Authority's specifications and Rules and Regulations.

§327-310. Prohibition of Encroachment on Sewer Easements.

1. Access on Demand
 - A. For the purpose of exercising its easement rights and its responsibilities to maintain and operate the POTW, the Authority shall be afforded the right of immediate ingress and egress to, from, along, on, in, above and below the surface of the land encompassed by its Sanitary Sewer Easement.
 - B. The Authority has the right to immediate access to any Sanitary Sewer Easement.
 - C. Upon demand, unauthorized Encroachments shall be removed by the Owner and/or occupant within the time limit set by the Authority when demand is made, and shall not be restored without approval of the Authority. If the Encroachment has not been removed within the time limit set by the Authority, the Authority may remove the Encroachment itself, but the removal costs, court costs, attorney's fees, engineering fees and administrative costs incurred in connection with such removal shall be charged to the Owner and/or occupant and, provided further, that to collect such costs and fees, the Authority may, in addition to any other remedy available at law or in equity, institute appropriate action against the Owner or occupant of the Property on

which the Encroachment is located and may file a municipal claim for all such costs and fees pursuant to and accordance with the Pennsylvania Municipal Claim and Tax Lien Law.

2. Unlawful Act. It shall be unlawful for any Owner or occupant to:
 - A. cause or permit an unauthorized Encroachment on an Authority Sanitary Sewer Easement; or
 - B. cause any Sanitary Sewer Easement to not be readily accessible due to the conditions on the premises or actions of the Owner or occupant, such as locked gates, fences, animals, shrubbery, construction, structure additions or modifications, storage of materials or debris, parking or storage of vehicles, boats, or trailers, deposit of soil or fill or any other obstruction which shall in any way prevent or deny, access to such easement to the Authority; or
 - C. after demand, fail to abate or otherwise remove or discontinue any action or condition which results in an unauthorized Encroachment.

§327-311. Encroachment Authorization.

The Authority, at its discretion, may authorize an Encroachment by way of a revocable license agreement upon application for the same from the Owner. Such license shall only be issued if it is determined that the Encroachment can be removed in a timely fashion so as to allow the Authority immediate access to the easement. The revocable license shall be in the form of a recordable license agreement.

§327-312. Correction of Defects and Private Sewer Service Laterals.

The Private Sewer Service Lateral of an Improved Property shall be maintained in a sanitary and safe operating condition by the Owner of such Improved Property. Whenever the Authority has reason to believe that any Private Sewer Service Lateral has become defective, such Private Sewer Service Lateral shall be subject to test and inspection. For the purposes of this provision, defects shall include, but not be limited to, cracks, leaks, clogs, root interference, pipe abnormalities, overflows, obstructed and buried cleanouts and vent pipes, and the introduction of Stormwater or groundwater into the Sewage Collection System. Defects found upon such test and inspection, if any, shall be corrected as required by the Authority, in writing, at the cost and expense of the Owner of the Improved Property served through such Private Sewer Service Lateral.

§327-313. Denial of Use of Sewer System.

If any Person shall fail for sixty (60) days after written notice from the Authority to remedy any defect and/or unsatisfactory condition with respect to a Private Sewer Service Lateral, the Authority may refuse to permit such Person to use the POTW until such defect and/or unsatisfactory condition shall have been remedied to the satisfaction of the Authority Engineer or other municipal inspector as applicable. This provision shall be in addition to any other remedy applicable to this Part.

PART 4

PRETREATMENT OF FATS, OIL AND GREASE

§327-401. Pretreatment of Fats, Oils, and Grease.

1. The objective of this Part is to aid in preventing the introduction and accumulation of Fats, Oils, and/or Greases or "FOG" into the POTW which will or tend to cause or contribute to sanitary sewer blockages and obstructions. Food service establishments and other commercial or industrial establishments generating Wastewater containing FOG are subject to this Part. This Part regulates such Users by requiring that Grease Interceptors and other approved strategies be installed, implemented, and maintained in accordance with the provisions hereof.
2. Applicability and Prohibitions. This Part shall apply to all non-residential Users of the POTW.
 - A. Grease Interceptors shall not be required for residential Users.
 - B. This Part shall apply to both new and existing facilities generating FOG as a result of food manufacturing, processing, preparation, or food service. Such Users shall install, use, and maintain appropriate Grease Interceptors in compliance with this Part and the Rules and Regulations of the Authority. These facilities include, but are not limited to, restaurants, food manufacturers, food processors, hospitals, hotels and motels, prisons, nursing homes, and any other facility preparing, serving, or otherwise making any foodstuff available for consumption.
 - C. No User may intentionally or unintentionally allow the direct or indirect discharge of any FOG into the POTW in such amounts as to cause interference with the POTW, or as to cause pollutants to pass through the treatment works into the environment.
3. Grease Interceptor Criteria.
 - A. All Grease Interceptors shall be properly sized. Hydro Mechanical Grease Interceptors shall be sized in accordance with Standard PDI-G 101 of the Plumbing and Drainage Institute. Gravity Grease Interceptors shall be sized by a professional engineer to allow for a minimum retention time of 30 minutes.
 - B. Any other forms of treatment of FOG, such as by bioremediation media, must be approved in advance by the Authority in writing.
 - C. Every non-residential User who is required to install, use, and maintain a Grease Interceptor shall comply with the Rules and Regulations of the Authority for Grease Interceptor criteria, cleaning schedules, cleaning regulations, manifest requirements, and other regulations.
4. Compliance. All testing intended to satisfy the criteria set forth in the Authority's Rules and Regulations shall be scientifically sound, statistically valid, and generally accepted throughout the industry. All tests to determine FOG and other pollutant levels shall use appropriate tests which have been approved by the EPA and are defined in Title 40, Code of Federal

Regulations, Part 136. Testing shall be open to inspection by the Authority, and shall be in compliance with the Authority's approval.

§327-402. Violations and Penalties – Schedule of Penalties and Recovery of Costs

A. If the Authority determines that a User is responsible for a blockage of the Sewage Collection System line the User shall be liable for a civil penalty of \$1,000 for the first violation, \$1,500 for a second violation, and \$2,000 for the third violation if each successive violation is within a two-year period of any prior violation. Additional violations shall result in an increase in penalty by \$500 and may also result in termination of services, as well as any and all additional remedies available at law or in equity available to the Authority.

B. Any User violating any of the provisions of this Part, other than as provided in Subsection A above, shall be subject to a written warning for the first violation, a \$1,000 civil penalty for the second violation, a \$1,500 civil penalty for the third violation, and a \$2,000 civil penalty for the fourth violation if each successive violation is within a two-year period of any prior violation. Additional violations will result in a \$500 increase in civil penalty and may result in termination of service.

C. A User violating any of the provisions of this Part shall be liable for all costs incurred by the Authority due to the User's violation(s) of any of the provisions of this Part including, but not limited to, any fines, civil penalties and/or similar fees assessed upon the Authority and/or the Borough and any and all attorneys' fees and engineer fees incurred.

When the Authority finds that a User has violated or continues to violate any provision of this Part, a sewer permit, or order issued hereunder, or any other pretreatment standard or requirement, the Authority may, notwithstanding any other available remedies, petition a court of competent jurisdiction for the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the sewer permit, order, or other requirement imposed by this Part on activities of the User, without first having to resort to any other particular remedy or penalty. The Authority may also seek such other remedy as is appropriate for legal and/or equitable relief, including a requirement for the User to conduct environmental remediation. The availability of such legal and equitable remedies shall not be a bar against or a prerequisite for taking any other action against a User for noncompliance.

PART 5

GRINDER PUMPS

§327-501. Purpose.

The purpose of this Part is to establish procedures for the installation, use and maintenance of Grinder Pump System(s) and any associated force mains or low-pressure laterals.

§327-502. Planning Requirements.

The connection of existing properties or proposed new land development to an existing or proposed sewer system through the use of a Grinder Pump System shall occur only after an Official Plan revision to the Borough's Act 537 Plan, if required, is approved by both the Borough and DEP.

§327-503. Powers of Authority.

The Authority is authorized and empowered to adopt such Rules and Regulations concerning the use and maintenance of Grinder Pump Systems which they may deem necessary from time to time to achieve the purposes herein. The Authority is hereby authorized and empowered to take such other actions as are necessary, including, but not limited to, requiring Owners to enter into an agreement with the Authority to assure proper operation and maintenance of Grinder Pump Systems.

§327-504. Duties and Responsibilities of the Owner.

1. Prior to installation, the Owner who proposes to install or who has installed (when applicable) a Grinder Pump System shall enter into an agreement with the Authority to assure the short- and long-term operation and maintenance, use, service, repair, or replacement of such system. The agreement shall be in a form acceptable to the Authority Solicitor and shall be recorded in the office of the Recorder of Deeds in Bucks County, Pennsylvania, prior to connection of the Property to the Authority's Sewage Collection System. The agreement shall specify that the Owner is responsible for the short- and long-term operation and maintenance, use, service, repair, and replacement of the Grinder Pump System. The agreement shall provide that if the Owner fails to adequately maintain the Grinder Pump System, the Authority may enter the Property served by such system and maintain, service, repair, or replace the same at the sole cost and expense of the Owner. All of the Authority's costs to maintain the Grinder Pump System, if any, including administrative fees and legal fees, shall constitute a lien against the Property until paid.
2. All Grinder Pump Systems (and the installation, use, operation, maintenance, service, repair, and replacement thereof) shall comply with the Rules and Regulations of the Authority, which are in effect.
3. All Grinder Pump Systems shall be connected to the Authority's POTW Sewage Collection System in full compliance with the Rules and Regulations of the Authority, which are in effect.
4. The Owner shall submit to the Authority, or its designated agent, the design and specifications for the type of Grinder Pump System to be installed by an Owner prior to the installation of the same and to obtain approval of same from the Authority.
5. Each Owner of a Property served by a Grinder Pump System shall bear full responsibility for providing, installing, using, operating, maintaining, servicing, repairing and replacing the Grinder Pump System consistent with the manufacturers' instructions. Neither the Borough nor the Authority shall bear responsibility for the purchase, installation, use, operation, maintenance, service, repair, or replacement of the Grinder Pump System, except as otherwise set forth herein.

§327-505. Abatement of Nuisances.

In addition to any other remedies provided in this Part, any violation of the immediately preceding section shall constitute a nuisance and shall be abated by the Authority by either seeking mitigation of the nuisance or other appropriate equitable or legal relief from a court of competent jurisdiction.

**PART 6
EDU ALLOCATIONS**

§327-601. Prerequisite for Grant of Equivalent Dwelling Units (EDUs).

1. The following criteria are established as prerequisites for the grant of EDUs to any applicant:
 - A. The applicant must own the Property to be served by the EDUs being requested.
 - B. The applicant must have a final, approved subdivision, land development, or PRD plan showing at least the number of units for which EDUs are being requested or, in the case of an individual, the right to a building or zoning permit.
 - C. All approvals from outside agencies must be provided to the Authority prior to EDU allocation.
 - D. Standard improvement contracts with appropriate security must be in place with the Authority.

PART 7

INSPECTION OF PROPERTY REQUIRED UPON TRANSFER OF PROPERTY

§327-701. Inspection Required Upon Transfer of Properties.

(1) The seller of any Property located in the Borough, which is connected to the System, shall be required to retain the services of a plumber licensed in the Commonwealth for purposes of conducting an inspection of the Private Sewer Service Lateral of the Property. The inspection shall require a video inspection of the Private Sanitary Sewer Lateral from the residence or other connected structure to the connection to the System and contain a report of the inspection result. Such video shall be given to the Authority for review.

(2) Should the Private Sewer Service Lateral be found to be defective by the Authority based upon the Authority's rules, regulations, specifications and resolutions and/or sound engineering practice, the lateral pipe shall be replaced, realigned or otherwise corrected. In the sole discretion of the Authority, permission for spot and/or minor repairs and maintenance may be granted. The pipe replacement/realigning/spot repair shall be performed by a plumber licensed in the Commonwealth

in accordance with the Authority's rules, regulations, specifications, and resolutions and in accordance with industry standards. ~~Any defect requiring replacement of or a major repair of the Private Sewer Service Lateral, in accordance with the Authority's rules, regulations, specifications, and resolutions, may be deemed a substantial violation of the Municipal Code and Ordinance Compliance Act, 68 P.S. §1081 et seq., as inadequate sanitary facilities and the health risks posed to adjoining properties.~~

(3) In the event that any Transfer occurs without an inspection having been conducted and without the seller obtaining a certified report, the buyer or purchaser of the Property shall be responsible for having the aforementioned inspection conducted and for the submission of the certified result to the Authority.

(4) This shall not apply to the transfer of newly constructed Property where the deed is from the builder to the first owner.

(5) The Authority, upon payment of any application and inspection fee and, upon the Authority's receipt and approval of the inspection report required above, including a copy of the televised video inspection, the report specifically certifying that there is no inflow and/or infiltration into the Private Sewer Service Lateral, not any illegal connections and that the clean-out vent is capped and not damaged; the Authority shall issue a Private Sewer Service Lateral inspection permit or approval to the Borough. The Borough may issue a conditional use and occupancy permit for minor or spot repairs or ordinary maintenance of a Private Sewer Service Lateral, allowing temporary access to the Property and conditional occupancy for the Owner while the minor or spot repair or ordinary maintenance is completed. The Borough shall not issue a conditional use and occupancy permit for a major repair(s) or replacement of a Private Sewer Service Lateral.

(6) In the event that the Property owner fails to repair or replace the Private Sewer Service Lateral as required, the Authority shall be authorized as permitted by law to enter onto the Property and repair or replace the Private Sewer Service Lateral and charge the Property owner for the cost and expenses incurred by the Authority to repair or replace the Private Sewer Service Lateral. In the event that satisfactory payment arrangements are not agreed upon between the Authority and the Property owner, the Authority may file a municipal lien against the Property pursuant to the Pennsylvania Municipal Claims Act and/or pursue other legal remedies for the collection of same. In addition thereto, the Borough can refuse the issuance of a use and occupancy permit if the necessary repairs or replacement are not completed.

(7) During the inspection of the Private Sewer Service Lateral, the Property owner shall permit the designated employees and/or agents of the Authority access to the Property to make inspections and observations.

(8) The plumber utilized by the Property owner must own its own equipment, and have appropriate insurance, in compliance with industry standards, to perform such work.

(9) If the subject Property has been transferred within the previous twelve (12) months, and a Private Sewer Service Lateral was inspected as part of that Transfer, or the Authority has received or performed an inspection of the Private Sewer Service Lateral within the previous twelve (12) months, the Property shall be exempt from the inspection requirements detailed herein.

(10) For the Transfer of a structure built within five (5) years from the adoption of this Ordinance, the initial Transfer from the first Property owner occupying the structure shall be required to be

inspected, unless such transfer meets the conditions of Section 9 hereof. Thereafter, an inspection of the Private Sewer Service lateral for such Property shall not be required for any Transfer of the Property for which the Authority has received or performed an inspection of the Private Sewer Service Lateral within the previous five (5) years.

(11) After the installation of a lateral made of PVC, the initial Transfer from the owner who had the PVC pipe installed shall require inspection. Thereafter, an inspection of the Private Sewer Service Lateral for such Property shall not be required for any Transfer of the Property for which the Authority has received or performed an inspection of the Private Sewer Service Lateral within the previous five (5) years.

PART 8

MISCELLANEOUS PROVISIONS; VIOLATIONS AND PENALTIES; REMEDIES

§327-801. Inspections.

Any inspection required by this Chapter may be conducted by a duly-authorized Authority employee, or an agent duly authorized by the Authority.

§327-802. Right of Entry, Inspection, and Sampling of Nonresidential Uses.

1. The Authority shall have the right to enter the premises of any nonresidential User or potential User to determine whether the User is complying with all requirements of this Chapter and any Wastewater discharge sewer permit or order issued hereunder. Nonresidential Users shall allow the Authority ready access to all parts of the premises for the purposes of inspection, sampling, records examination, and copying, and the performance of any additional duties.
2. Where a nonresidential User has security measures in force which require proper identification and clearance before entry into its premises, the User shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the Authority will be permitted to enter without delay for the purposes of performing specific responsibilities.
3. The Authority shall have the right to set up, or require installation of, on the nonresidential User's premises, such devices as are necessary to conduct sampling and/or metering of the User's operations.
4. The Authority may require a nonresidential User to install monitoring equipment and monitoring manholes as necessary. The nonresidential User's sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the User at its own expense. All devices used to measure Wastewater flow and quality shall be calibrated as per needed to manufacturer's specifications to ensure their accuracy.
5. Any temporary or permanent obstruction to safe and easy access to the premises to be inspected and/or sampled shall be promptly removed by the nonresidential User at the written

or verbal request of the Authority and shall not be replaced. The costs of clearing such access shall be borne by the nonresidential User.

6. Unreasonable delays in allowing the Authority access to the User's premises shall be a violation of this Chapter.

§327-803. Search Warrants.

The Authority may seek issuance of an administrative search warrant to obtain any necessary access for inspection and sampling.

§327-804. Notification of Violation.

When the Authority finds that a Person has violated, or continues to violate, any provision of this Chapter, a Wastewater discharge permit, an order issued hereunder, or any pretreatment standard or requirement, the Authority may serve upon that Person a written notice of violation. Within thirty (30) days of the receipt of the notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the Person to the entity that issued the notice. Submission of this plan in no way relieves the Person of liability for any violations occurring before or after receipt of the notice of violation. Nothing in this Section shall limit the authority of the Authority to take any action, including emergency actions or any other enforcement action, without first issuing a notice of violation.

§327-805. Fines and Penalties--Sewage Facilities Act.

1. Any Person who violates any provision of the Facilities Act or the rules, regulations, or standards promulgated thereunder or who is the Owner of a Property on which a condition exists which constitutes a nuisance under the Facilities Act or who resists or interferes with any officer, agent or employee of the Authority in the performance of his or her duties, shall be guilty of a summary offense. Upon conviction thereof, such Person shall be sentenced to pay a fine of not less than Five Hundred dollars (\$500) nor more than Five Thousand Dollars (\$5000), plus costs, or imprisonment not to exceed ninety days or both. Each day or fraction thereof that a violation persists shall constitute a separate violation. Each separate building, each separate dwelling unit and each separate discharge in respect to which a violation occurs shall be deemed a separate violation.
2. A violator shall also be liable for all costs and expenses incurred by the Authority due to that Person's violation(s) of any of the provisions of this Chapter including, but not limited to, any fines, civil penalties and/or similar fees assessed upon the Authority, legal costs, and any and all attorneys' fees and engineer fees incurred.
3. This entire Chapter is hereby incorporated by reference into the Rules and Regulations of the Authority, any violation therefore being referable by the Authority for prosecution as a summary offense pursuant to 53 Pa.C.S.A. §5607(17). The Authority is hereby specifically

authorized, through its designated representative(s), to file citations as needed to commence such prosecution for a summary offense.

§327-806. Civil Penalties—Sewage Facilities Act.

1. In addition to proceeding under any other remedy available at law or in equity for a violation of any provision of this Chapter promulgated under the Facilities Act, any rule or regulation promulgated under the Facilities Act, or any order or permit issued by DEP, or the Authority pursuant to the Facilities Act, the Authority, after notice and hearing, may assess a civil penalty against the Person(s) liable for such violation. In addition, the Authority may assess the cost of damages caused by such violation and the cost of correcting such violation. Before assessing a civil penalty and/or such costs, the Authority shall provide a violator with a notice of proposed assessment which cites the violation of this Chapter, the Facilities Act, or the regulation, permit, or order issued thereunder and offer to conduct an assessment hearing to evaluate the violation and the amount of the penalty or cost. The notice of proposed assessment shall contain an explanation of the right to a hearing and appeal. The Authority shall assign a representative to hold the assessment hearing. The assessment hearing shall not be governed by requirements for formal adjudicatory hearings and may be held at any time at the convenience of the parties. The civil penalty may be assessed whether or not the violation was willful. The civil penalty so assessed shall not be less than three hundred dollars (\$300) and not more than two thousand five hundred dollars (\$2,500) for each violation. In determining the amount of the penalty, the Authority shall consider:
 - A. the willfulness of the violation;
 - B. damage to water, land or other natural resources or their uses, cost of restoration and abatement;
 - C. savings resulting to the Person in consequence of the violation;
 - D. deterrence of future violation; and
 - E. other relevant factors.
2. If a Person against whom costs or a civil penalty has been assessed after notice and hearing pursuant to Subsection 1 above fails to pay the assessed costs or penalty in full or to perfect an appeal *de novo* under Subsection 3 below within thirty (30) days following assessment of the civil penalty, such failure to pay or perfect an appeal shall constitute a separate violation for which an additional civil penalty may be assessed pursuant to Subsection 1 above. Additional violations shall be deemed to occur and additional civil penalties may be assessed pursuant to the Subsection 1 above each time a Person fails to pay or perfect an appeal under Subsection 3 below.
3. When the Authority has assessed costs or a civil penalty pursuant to Subsection 1 or 2 above, the Person assessed with the costs or civil penalty shall then have thirty (30) days to pay the costs or penalty in full. If the Person wishes to contest the penalty or the fact of the violation, the Person shall have a right to an appeal *de novo* pursuant to the Facilities Act. The Person shall forward the amount of the civil penalty to the entity assessing the civil penalty within the thirty-day period for placement in an escrow account, post this amount in an irrevocable

letter of credit issued by a Federal or Commonwealth-chartered lending institution, or post ~~this amount in an appeal bond, executed by a surety licensed to do business in this~~ Commonwealth, to the agency or entity assessing the civil penalty. The letter of credit or bond must be in a form satisfactory to the agency or entity assessing the civil penalty. If through administrative or final judicial review of the proposed assessed penalty it is determined that no violation occurred or that the amount of the penalty is reduced, the agency or entity which assessed the civil penalty shall, within thirty days, remit the appropriate amount to the Person. Failure to make the required deposit in escrow or submit an irrevocable letter of credit or a surety bond as provided in this subsection shall result in a waiver of all legal rights to appeal the violation or the amount of the penalty.

4. In any case where the Authority determines that damage resulting from the violation is of a continuing nature, the Authority may impose a weekly assessment of not more than two thousand five hundred dollars (\$2,500) per week for each week the violation continues unabated by the violator. The weekly assessment shall accrue indefinitely after the date of notice of the assessment to the violator.
5. Costs and civil penalties shall be payable to the entity assessing the civil penalty and shall be collectable in any manner provided by law for the collection of debts. If any Person liable to pay these costs or penalty neglects or refuses to pay the same after demand, the amount of the costs or civil penalty, together with interest and any costs that may accrue, shall constitute a judgment in favor of the agency or entity assessing the costs or civil penalty upon the real Property of the Person from the date it has been entered and docketed on record by the Bucks County Prothonotary.

§327-807. Injunctive Relief.

When the Authority finds that a Person has violated, or continues to violate, any provision of this Chapter, the Authority may petition a court of competent jurisdiction for the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the Wastewater discharge requirement imposed by this Chapter on activities of the Person, without first having to resort to any other particular remedy or penalty. Prior to instituting such a suit, the Authority shall serve notice of its intention to petition the court upon the Pennsylvania Attorney General. The Authority may also seek such other remedy as is appropriate for legal and/or equitable relief, including a requirement for the Person to conduct environmental remediation. The availability of such legal and equitable remedies shall not be a bar against or a prerequisite for taking any other action against a Person for noncompliance.

§327-808. Right to a Hearing under Facilities Act - Authority.

1. Any Person aggrieved by an action of the Authority under this Chapter and the Facilities Act concerning the granting or denying of a permit, the issuing of an order, or other actions taken

under this Chapter and Facilities Act may appeal such action to the Authority Board within thirty (30) days after receipt of notice of the action for a hearing.

2. Revocation of permits by the Authority shall occur only after notice and opportunity for a hearing before the Authority Board has been given to the permittee.
3. Hearings under this Section shall be conducted pursuant to the Act of December 2, 1968 (P.L. 1133, No. 353), known as the "Local Agency Law."
4. Any subsequent appeal shall be to the Bucks County Court of Common Pleas. The Attorney General of the Commonwealth shall be notified in writing by the appellant of any appeal challenging the constitutionality of any provision of the Facilities Act or the validity of any rule or regulation promulgated thereunder.

§327-810. Consent Orders.

The Authority may enter into consent orders, assurance of voluntary compliance, or other similar documents establishing an agreement with any User responsible for non-compliance. Such documents will include specific action to be taken by the User to correct the noncompliance within a time period specified by the document. Such documents shall have the same force and effect as the administrative orders issued pursuant to this Part and shall be judicially enforceable.

§327-811. Compliance Orders.

When the Authority finds that a User has violated, or continues to violate, any provision of this Chapter, the Authority may issue an order to the User responsible for the discharge directing that the User come into compliance within a specified time. If the User does not come into compliance within the time provided, sewer service may be discontinued unless adequate treatment facilities, devices, or other related appurtenances are installed and properly operated. Compliance orders may also contain other requirements to address the noncompliance, including additional self-monitoring and management practices designated to minimize the amount of pollutants discharged to the sewer. A compliance order does not relieve the User of liability for any violation, including any continuing violation. Issuance of a compliance order shall not be a bar against, or a prerequisite for, taking any other action against the User by the Authority.

§327-812. Cease and Desist Orders.

1. When the Authority finds that a User has violated, or continues to violate, any provision of this Chapter, Wastewater discharge Permit or that the User's past violations are likely to recur,

the Authority may issue an order to the User directing it to cease and desist all such violations and directing the User to:

- A. Immediately comply with all requirements.
 - B. Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and/or terminating the discharge.
2. Issuance of a cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the User by the Authority.

§327-813. Fines.

For a violation of any provision of this Chapter, any rule or regulation promulgated under this Chapter or any order or permit issued by the Authority pursuant to this Chapter, the Authority may bring an action before a magisterial district judge in the same manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure for a criminal fine not to exceed One Thousand Dollars (\$1,000.00) per violation and/or imprisonment to the extent allowed by law for the punishment of summary offenses. Each day or fraction thereof that a violation persists shall constitute a separate violation. Each separate building, each separate dwelling unit and each separate discharge in respect to which a violation occurs shall be deemed a separate violation.

§327-814. Choice of Remedies.

In addition to the penalties set forth in this Part, the Authority shall have full authority to invoke any legal, equitable or special remedy for the enforcement of this Chapter, without first having to resort to any other particular remedy or penalty.

ARTICLE III. Chapter 328.

A new chapter, Chapter 328, is hereby added to the Chalfont Borough Code and shall read as follows:

CHAPTER 328

ON-LOT SEWAGE TREATMENT FACILITIES

PART 1

IMPLEMENTATION OF THE PENNSYLVANIA SEWAGE FACILITIES ACT

§328-101. Definitions.

Unless the provision or context specifically indicates otherwise, the following terms and phrases, as used in this Chapter, shall have the following meanings:

Clean Streams Law – the Pennsylvania Clean Streams Law, as amended, 35 P.S. §691.1, *et seq.*

Compliance – compliance, whenever necessary, with the provisions of this Chapter 18B.

Community Sewage System – any system, whether publicly or privately owned, for the collection of Sewage from two or more lots or the disposal of the sewage on one or more Lots or at any other site. This term includes community on-Lot Sewage systems, including sand mounds.

Conventional Sewage System – a system employing the use of demonstrated on-Lot Sewage treatment and disposal technology in a manner specifically recognized by the regulations promulgated under the Facilities Act. This term includes individual Lot Sewage systems, including individual sand mounds.

Council – the Borough Council of Chalfont Borough.

Facilities Act – the Pennsylvania Sewage Facilities Act (35 P.S. §§750.1-750.20).

Holding Tank – a watertight receptacle which receives and retains Sewage and is designed and constructed to facilitate the ultimate disposal of the Sewage at another site. Holding tanks include, but are not limited to, the following:

- A. Chemical Toilet – A toilet using chemicals that discharges into a Holding Tank.
- B. Privy – A Holding Tank designed to receive Sewage where water under pressure is not available.

C. Retention Tank – A Holding Tank to which Sewage is conveyed by a water-carrying system.

Improved Property – any Property within the Borough upon which there is currently or hereafter erected a structure intended for continuous or periodic habitation, occupancy or use by human beings or animals and from which structure Sewage shall or may be discharged.

Individual Residential Spray Irrigation System (IRSIS) – an Individual Sewage System permitted under §7 of the Facilities Act, which serves a single dwelling and which treats and disposes of sewage using a system of piping, treatment tanks, and soil renovation through spray irrigation.

Individual Sewage System – a system of piping, tanks or other facilities serving a single Lot and collecting and disposing of Sewage in whole or in part into the soil or into any waters of this Commonwealth.

Lot – a part of a subdivision or a parcel of land used as a building site or intended to be used for building purposes, whether immediate or future.

On-Lot Disposal System – a Privy, cesspool, vault, Holding Tank, septic tank or any other on-Lot disposal system for Sewage in existence upon any Improved Property and disposes of sewage using a system of piping, treatment tanks, and soil renovation through spray irrigation.

Individual Sewage System – a system of piping, tanks or other facilities serving a single Lot and collecting and disposing of Sewage in whole or in part into the soil or into any waters of this Commonwealth.

Lot – a part of a subdivision or a parcel of land used as a building site or intended to be used for building purposes, whether immediate or future.

On-Lot Disposal System – a Privy, cesspool, vault, Holding Tank, septic tank or any other on-Lot disposal system for Sewage in existence upon any Improved Property.

Owner – a person vested with Ownership, legal or equitable, sole or partial, of any Property located in the Borough and shall also include executors, administrators, trustees, receivers, and similar persons.

Person.— any individual, association, partnership, co-partnership, firm, company, joint stock company, public or private corporation for-profit or not-for-profit, trust, estate, governmental entity, department, board, bureau, agency, authority, political subdivision, or any other legal entity whatsoever which is recognized by law as the subject of rights and duties or their legal representatives, agents or assigns. This definition includes all Federal, State, and local governmental entities. Whenever used in any clause prescribing and imposing the penalty or imposing a fine or imprisonment, the term “person” shall include the members of an association, partnership or firm and the officers of any local agency or municipal, public or private corporation for profit or not for profit.

Pollutant – dredged soil, solid waste, incinerator residue, filter backwash, Sewage, garbage, sewage sludge, munitions, Medical Wastes, chemical wastes, biological materials, radioactive

materials, heat, wrecked or discarded equipment, rock, sand, cellar dirt, municipal wastes, agricultural wastes, industrial wastes, and certain characteristics of Wastewater (e.g., pH, temperature, TSS, TDS, turbidity, color, BOD, COD, toxicity, or odor).

Private Sewer Service Lateral – The private sewer pipe extending from a building to the public service lateral. Such private sewer pipe shall include the private 4" (or other) sewer pipe to its transition to the public 6" service lateral. Where no such transition exists, the private sewer pipe shall include the sewer pipe from the building to the curb line, where a curb line exists, and to the easement demarcation line when the private line remains on private Property through an easement. If a Property contains a different setup for the Private Sewer Service Lateral, this Ordinance shall remain applicable and such Private Sewer Service Lateral shall be inspected in accordance with this Ordinance. All Private Sewer Service Laterals shall comply with the Authority's then current adopted specifications.

Property – any real Property located within the boundaries of the Borough.

Public Sewage System – sewer system and the treatment facility owned, operated or maintained by a municipality or municipal authority approved by DEP under a permit issued pursuant to the Clean Streams Law.

Septic Tank Waste – any Sewage from Holding Tanks, such as vessels, Chemical Toilets, campers, trailers and septic tanks.

Sewage – any substance that contains any of the waste products or excrement or other discharge from the bodies of human beings or animals and any noxious or deleterious substances being harmful or inimical to the public health or to animal or aquatic life or to the use of water for domestic supply or for recreation or which constitutes pollution under the Clean Streams Law, including, but not limited to, human excrement and gray water (Wastewater from household showers, dishwashing operations, etc.)

Small Flow Treatment Facility – an individual or Community Sewage System designed to adequately treat Sewage flows not greater than 2,000 gpd for final disposal using a stream discharge or discharge to the surface of the ground.

Stormwater – any flow occurring during or following any form of natural precipitation and resulting from such precipitation, including snowmelt.

Suspended Solids – the total suspended matter that floats on the surface of or is suspended in water, Wastewater, or other liquid and which is removable by laboratory filtering.

Total Dissolved Solids or TDS – the value of the test for total dissolved solids, as described in the latest edition of "Standard Methods for the Examination of Water & Wastewater"

Total Suspended Solids or TSS – the value of the test for total Suspended Solids or total residual solids, as described in the latest edition of "Standard Methods for the Examination of Water & Wastewater."

Wastewater – liquid and water-carried industrial wastes and Sewage from residential dwellings, commercial buildings, industrial, and manufacturing facilities and institutions, whether treated or untreated.

§328-102. Abbreviations.

The following abbreviations, when used in this Chapter, shall have the following designated meanings:

BCDH	Bucks County Department of Health.
BOD	Biological Oxygen Demand.
COD	Chemical Oxygen Demand.
DEP	Pennsylvania Department of Environmental Protection.
Gpd	Gallons per day.

§328-103. Usage

Throughout this Chapter, the masculine gender shall be deemed to include the feminine and/or the neuter and vice versa, wherever required by the context. Throughout this Chapter, the singular shall be deemed to include the plural and vice versa, wherever required by the context.

§328-104. Sewage Facilities Act Implemented.

This Chapter shall be construed as implementing for the Authority the provisions of the Facilities Act.

§328-105. Connection With Individual Sewage Systems.

Where public sewer services are not available to an Owner, the Private Sewer Service Lateral shall be connected to an Individual Sewage System complying with the provisions of this Chapter and the Facilities Act.

§328-106. Conformity to All Regulations.

The type, capacities, location, and layout of a Community Sewage System Community Sewage System or an Individual Sewage System and Private Sewer Service Lateral shall comply with this Chapter; all rules, regulations, and ordinances of the BCDH, and DEP; and all applicable statutes of the Commonwealth of Pennsylvania.

§328-107. Holding Tanks.

1. If BCDH or DEP determines that the use of a Holding Tank is necessary to abate a nuisance or public health hazard; or for use by an institutional, recreational, or commercial establishment with a Sewage flow of 400 gallons per day or less; or for temporary installation when an Act 537 provision provides for a replacement of the temporary Holding Tank by

adequate Sewage services in accordance with the schedule approved by DEP, such Holding Tanks shall be subject to the following additional regulations:

- A. The collection and transportation of all Sewage from any use utilizing a Holding Tank shall be performed under the direction and control of BCDH. The disposal site thereof shall be made only at such site or sites as may be approved by DEP.
 - B. All Holding Tanks are required to be permitted by BCDH and/or DEP.
2. Public Sewer Connections. From time to time in the future, as public Sewage services become available for a Property utilizing a Holding Tank, each and every Owner of such Property shall be required to make the necessary connection to the abutting or adjoining sewer lines. The Holding Tank must be disconnected and disposed of in accordance with applicable DEP and BCDH Rules and Regulations.

§328-108. Individual Residential Spray Irrigation Systems.

1. The Owner of a Property that utilizes an Individual Spray Irrigation System shall construct and maintain the system in conformance with this Chapter and the Facilities Act, the Rules and Regulations of the BCDH and the DEP, and all applicable statutes of the Commonwealth of Pennsylvania.
2. Public Sewer Connections. From time to time in the future, as public Sewage services become available for a Property utilizing an IRSIS, each and every Owner of such Property shall be required to make the necessary connection to the abutting or adjoining sewer lines. The IRSIS must be disconnected and disposed of in accordance with applicable DEP and BCDH Rules and Regulations.

§328-109. Small Flow Treatment Facilities.

1. The Owner of a Property that utilizes an individual Small Flow Treatment System shall construct and maintain the system in conformance with this Chapter and the Facilities Act, the Rules and Regulations of BCDH and DEP, and all applicable statutes of the Commonwealth of Pennsylvania.
2. Public Sewer Connections. From time to time in the future, as public Sewage services become available for a Property utilizing a Small Flow Treatment Facility, each and every Owner of such Property shall be required to make the necessary connection to the abutting or adjoining sewer lines. The Small Flow Treatment Facility must be disconnected and disposed of in accordance with applicable DEP and BCDH Rules and Regulations.

§328-110. Conventional Sewage Systems.

Permit approval from BCDH and DEP shall be required for the installation of an Individual Conventional Sewage System and Private Sewer Service Lateral prior to the construction of any buildings for which such system or systems will be installed and prior to the alteration, replacement, repair, or extension of any such existing Sewage system.

§328-111. Additional Rules and Regulations Authorized.

The Authority Board is hereby authorized to make and promulgate any additional Rules and Regulations for the review, regulation, approval, administration, and enforcement of Sewage systems within the Borough not in conflict with this Chapter and violations of the same shall be subject to the same penalties as provided in this Chapter.

PART 2

VIOLATIONS AND PENALTIES; MISCELLANEOUS PROVISIONS

§328-201. Notification of Violation.

When the Authority finds that a Person has violated, or continues to violate, any provision of this Chapter or a permit or order issued hereunder, the Authority may serve upon that Person a written notice of violation. Within thirty (30) days of the receipt of the notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the Person to the Authority. Submission of this plan in no way relieves the Person of liability for any violations occurring before or after receipt of the notice of violation. Nothing in this Section shall limit the authority of the Authority to take any action, including emergency actions or any other enforcement action, without first issuing a notice of violation.

§328-202. Penalties.

1. Any Person who violates any provision of this Chapter or the rules, regulations, or standards promulgated thereunder or who is the Owner of a Property on which a condition exists which constitutes a nuisance under the Facilities Act or who resists or interferes with any officer, agent or employee of the Authority in the performance of his or her duties, shall be guilty of a summary offense. Upon conviction thereof, such Person shall be sentenced to pay a fine of not less than Five Hundred Dollars (\$500) nor more than Five Thousand Dollars (\$5,000), plus costs, or to imprisonment not to exceed ninety (90) days, or both, unless a statute allows a greater fine. Each day or fraction thereof that a violation persists shall constitute a separate violation. Each separate building, each separate dwelling unit and each separate discharge in respect to which a violation occurs shall be deemed a separate violation.
2. The violator shall also be liable for all costs and expenses incurred by the Authority due to that Person's violation(s) of any of the provisions of this Chapter including, but not limited to, any fines, civil penalties and/or similar fees assessed upon the Authority, legal costs, and any and all attorneys' fees and engineer fees.

§328-203. Civil Penalties.

1. In addition to proceeding under any other remedy available at law or in equity for a violation of any provision of this Chapter; any rule or regulation promulgated under the Facilities Act; or any order or permit issued by DEP or the Authority pursuant to the Facilities Act; the

Authority, after notice and hearing, may assess a civil penalty against any Person for that violation. In addition, the Authority may assess the cost of damages caused by such violation and the cost of correcting such violation. Before assessing a civil penalty or such costs, the Authority shall provide a violator with a notice of proposed assessment which cites the violation of this Chapter; the Facilities Act; or regulation, permit, or order issued thereunder and offer to conduct an assessment hearing to evaluate the violation and the amount of the penalty or cost. The notice of proposed assessment shall contain an explanation of the right to a hearing and appeal. The Authority shall assign a representative to hold the assessment hearing. The assessment hearing shall not be governed by requirements for formal adjudicatory hearings and may be held at any time at the convenience of the parties. The civil penalty may be assessed whether or not the violation was willful. The civil penalty so assessed shall not be less than Three Hundred Dollars (\$300) and not more than Two Thousand Five Hundred Dollars (\$2,500) for each violation. In determining the amount of the penalty, the Authority shall consider:

- A. the willfulness of the violation;
 - B. damage to water, land or other natural resources or their uses, cost of restoration and abatement;
 - C. savings resulting to the Person in consequence of the violation;
 - D. deterrence of future violation; and
 - E. other relevant factors.
2. If a Person against whom costs or a civil penalty has been assessed after notice and hearing pursuant to Subsection 1 above fails to pay the assessed costs or penalty in full or to perfect an appeal *de novo* under Subsection 3 below within thirty (30) days following assessment of the civil penalty, such failure to pay or perfect an appeal shall constitute a separate violation for which an additional civil penalty may be assessed pursuant to Subsection 1 above. Additional violations shall be deemed to occur and additional civil penalties may be assessed pursuant to Subsection 1 above each time a Person fails to pay or perfect an appeal under Subsection 3 below.
3. When the Authority has assessed costs or a civil penalty pursuant to Subsection 1 or 2 above, the Person assessed with the costs or civil penalty shall then have thirty (30) days to pay the costs or penalty in full. If the Person wishes to contest the penalty or the fact of the violation, the Person shall have a right to an appeal *de novo* pursuant to the Facilities Act. The Person shall forward the amount of the civil penalty to the Authority within the thirty-day period for placement in an escrow account, post this amount in an irrevocable letter of credit issued by a Federal or Commonwealth-chartered lending institution, or post this amount in an appeal bond, executed by a surety licensed to do business in this Commonwealth, to the agency or entity assessing the civil penalty. The letter of credit or bond must be in a form satisfactory to the Authority. If through administrative or final judicial review of the proposed assessed penalty it is determined that no violation occurred or that the amount of the penalty is reduced, the Authority shall, within thirty days, remit the appropriate amount to the Person. Failure to make the required deposit in escrow or submit an irrevocable letter of credit or a surety bond

as provided in this subsection shall result in a waiver of all legal rights to appeal the violation or the amount of the penalty.

4. In any case where the Authority determines that damage resulting from the violation is of a continuing nature, the Authority may impose a weekly assessment of not more than Two Thousand Five Hundred Dollars (\$2,500) per week for each week the violation continues unabated by the violator. The weekly assessment shall accrue indefinitely after the date of notice of the assessment to the violator.
5. Costs and civil penalties shall be payable to the Authority and shall be collectable in any manner provided by law for the collection of debts. If any Person liable to pay these costs or penalty neglects or refuses to pay the same after demand, the amount of the costs or civil penalty, together with interest and any costs that may accrue, shall constitute a judgment in favor of the Authority from the date it has been entered and docketed on record by the Bucks County Prothonotary.

§328-204. Injunctive Relief.

When the Authority finds that a Person has violated, or continues to violate, any provision of this Chapter or a permit or order issued hereunder, the Authority may petition a court of competent jurisdiction for the issuance of a temporary or permanent injunction, as appropriate, which restrains or compels the specific performance of the permit, order, or other requirement imposed by this Chapter on activities of the Person, without first having to resort to any other particular remedy or penalty. Prior to instituting such a suit, the Authority shall serve notice of its intention to petition the court upon the Pennsylvania Attorney General. The Authority may also seek such other remedy as is appropriate for legal and/or equitable relief, including a requirement for the Person to conduct environmental remediation. The availability of such legal and equitable remedies shall not be a bar against or a prerequisite for taking any other action against a Person for noncompliance.

§328-205. Certificate/Permit Revocation.

In the event that any Person or Property Owner fails to construct, operate or maintain an Individual or Community Sewage System in accordance with this Chapter, the Facilities Act, or the Rules and Regulations of BCDH or DEP, the Authority, with the cooperation of the Borough, may revoke any certificate of occupancy issued for the use or uses being served by the Individual or Community Sewage System.

§328-206. Collection and Use of Fines and Penalties – Facilities Act Violations.

Fines and civil penalties collected pursuant to this Chapter and the Facilities Act by the Authority shall be placed in a restricted account and shall only be used for the repair of damage; mitigation of threats to the public health; for costs incurred to investigate and take enforcement action; and for the administration of the Facilities Act. Any fees collected by the Authority pursuant to this Chapter and the Facilities Act shall only be used for the administration of this Chapter and Act.

§328-207. Right to a Hearing under Facilities Act.

1. Any Person aggrieved by an action of the Authority under this Chapter and the Facilities Act concerning the granting or denying a permit, the issuing an order, or other actions taken under

this Chapter and Act may appeal such action to the Authority Board within thirty (30) days after receipt of notice of the action for a hearing.

2. Revocation of permits by the Authority shall occur only after notice and opportunity for a hearing before the Authority Board has been given to the permittee.
3. Hearings under this Section shall be conducted pursuant to the Act of December 2, 1968 (P.L. 1133, No. 353), known as the "Local Agency Law."
4. Any subsequent appeal shall be to the Bucks County Court of Common Pleas. The Attorney General of the Commonwealth shall be notified in writing by the appellant of any appeal challenging the constitutionality of any provision of the Facilities Act or the validity of any rule or regulation promulgated thereunder.

§328-208. Choice of Remedies.

The remedies provided for in this Chapter are not exclusive. The Authority may take any, all or any combination of these actions against a Person. Furthermore, the Authority is empowered to take more than one enforcement action against any Person. In addition to the penalties set forth in this Chapter, the Authority shall have full authority to invoke any legal, equitable or special remedy for the enforcement of this Chapter, without first having to resort to any other particular remedy or penalty.

§328-209. Public Nuisances.

A violation of any provision of this Chapter, a permit or order issued hereunder, or any other requirement is hereby declared a public nuisance and shall be corrected or abated as directed by the Authority. Any Person(s) creating a public nuisance shall be subject to the provisions of the laws of the Commonwealth of Pennsylvania governing such nuisance and the ordinances, Rules and Regulations of the Borough and the Rules and Regulations of the Authority.

ARTICLE IV. Failure to Enforce Not a Waiver.

The failure of the Authority to enforce any provision of this Ordinance shall not constitute a waiver by the Authority of its rights of future enforcement hereunder.

ARTICLE V. Repealer.

Except as expressly set forth above, all ordinances or parts of ordinances which are inconsistent herewith are hereby repealed, but only to the extent of such conflict.

ARTICLE VI. Severability.

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is

hereby declared as the intent of the Council that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ARTICLE VII. Effective Date.

This Ordinance shall become effective five (5) days after final enactment.

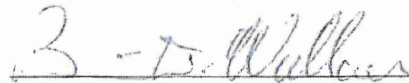
This Ordinance is ORDAINED and ENACTED this 10th day of June, 2025.

ATTEST:

CHALFONT BOROUGH COUNCIL


Dawn M. Tremmel, Borough Secretary


John R. Engel, President


Brian D. Wallace, Mayor

CERTIFICATION

This is to certify that the foregoing Ordinance No. 474 is a true and correct copy of Ordinance No. 474 enacted at a meeting of Borough Council of the Borough of Chalfont, Bucks County, Pennsylvania, held on the 10th day of June, 2025.

A handwritten signature in blue ink, appearing to read "Dawn M. Tremmel", is written over a horizontal line.

Dawn M. Tremmel, Borough Secretary

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Bucks County, Pennsylvania

SURCHARGE RATE RESOLUTION

RESOLUTION 2025-2

**A RESOLUTION OF THE BOARD OF THE CHALFONT-NEW BRITAIN TOWNSHIP
JOINT SEWAGE AUTHORITY, BUCKS COUNTY, PENNSYLVANIA ESTABLISHING
SURCHARGE RATES AND EXCEEDANCE FEES FOR THE VIOLATION OF
PARAMETERS OF THE SEWER USE ORDINANCE OF CHALFONT BOROUGH.**

WHEREAS, Chalfont-New Britain Township Joint Sewage Authority ("Authority") is a municipal authority existing under and governed by Title 53 Pa C.S. Chapter 56 (Municipality Authorities Act), as amended from time to time; and

WHEREAS, the Borough of Chalfont has or may adopt a certain sewer use ordinance which, among other things, establishes parameters for the discharge of certain substances as more fully set forth in said ordinance, termed therein and herein "Strong Wastes", in order to protect the Authority's wastewater treatment and collection systems and to protect the public health; and

WHEREAS, said Ordinance provides, or will provide, that the surcharge for exceeding each parameter for Strong Wastes will be established by the adoption, from time to time, of a resolution by the Authority.

NOW, THEREFORE, BE IT RESOLVED by the duly organized Board of the Authority as follows:

SECTION I. SURCHARGE RATES

- 1) The surcharges for violation of each parameter set forth in the Chalfont Borough Code, Chapter 327, Section 201 are as follows:
 - a) Biochemical Oxygen Demand or BOD₅: \$265.74 per 1000 Lbs.
 - b) Total Suspended Solids or TSS: \$257.79 per 1000 Lbs.
 - c) Total Phosphorus, TP or phosphorus: \$2040.43 per 1000 Lbs.
 - d) Ammonia Nitrogen or NH₃N: \$6,403.05 per 1000 Lbs.

SECTION II. EXCEEDANCE FEES

1) The exceedance fee for the violation of the following parameter set forth in the Chalfont Borough Code, Chapter 327, Section 201, is as follows:

a) Total Dissolved Solids: \$1000.00 per occurrence

SECTION III. GENERAL PROVISIONS

1) The Authority may, from time to time, adopt modifications of, supplements to, or amendments to, this Resolution.

2) This Resolution shall be effective immediately upon enactment of said implementing legislation by the Chalfont Borough Council.

3) In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of this Authority that such remainder shall be and shall remain in full force and effect.

4) All Resolutions or parts of Resolutions inconsistent herewith or in conflict herewith are expressly repealed.

DULY ADOPTED, this 8th day of April, 2025 by the Board of the Chalfont-New Britain Township Joint Sewage Authority, Bucks County, Pennsylvania in lawful session duly assembled.

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

ATTEST: 
Lawrence Nuesch, Secretary


By: Bill Evans, Chairman

CHALFONT-NEW BRITAIN TOWNSHIP JOINT SEWAGE AUTHORITY

Bucks County, Pennsylvania

Sewer Use Ordinance Regulations

RESOLUTION 2025-3

**A RESOLUTION OF THE BOARD OF THE CHALFONT-NEW BRITAIN TOWNSHIP
JOINT SEWAGE AUTHORITY, BUCKS COUNTY, PENNSYLVANIA ESTABLISHING
PARAMETERS FOR THE ENFORCEMENT OF CHAPTER 327, PART 7 OF THE
SEWER USE ORDINANCE OF CHALFONT BOROUGH.**

WHEREAS, Chalfont-New Britain Township Joint Sewage Authority (“Authority”) is a municipal authority existing under and governed by Title 53 Pa C.S. Chapter 56 (Municipality Authorities Act), as amended from time to time; and

WHEREAS, the Borough of Chalfont has or may soon adopt a certain sewer use ordinance which, among other things, establishes parameters for the inspection of Private Sewer Service Laterals (as defined more specially therein), in order to protect the Authority’s wastewater treatment and collection systems and to protect the public health; and

WHEREAS, said Ordinance provides, or will provide, that the properties in the Borough shall be inspected upon the transfer (as more specifically defined therein, essentially at the time of the transfer of title to real estate by an arm’s length sale or transfer which requires the issuance of a use and occupancy permit); and

WHEREAS, the Authority seeks to establish parameters for such inspections so as to provide clarity and regularity for inspectors, owners, the Authority and others as to the standards necessary in order to comply with such Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the duly organized Board of the Authority as follows:

SECTION I. RATINGS

- 1) The Authority adopts the following NASSCO¹ rating system in order to identify different defects and features:

1-5 scale

5 – Most significant defect grade • Deformed/Collapsed, Infiltration Gusher, Roots Ball

¹ National Association of Sewer Service Companies.

- 4 – Significant defect grade • Broken, Infiltration Runner, Roots Ball
- 3 – Moderate defect grade • Crack Multiple, Infiltration Dripper, Roots Medium
- 2 – Minor to moderate defect grade • Crack Longitudinal, Infiltration Weeper, Roots Tap
- 1 – Minor defect grade • Crack Circumferential, Roots Fine

SECTION II. REMEDIES

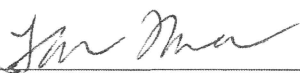
- 1) The Authority adopts the following table of remedies directly corresponding to the rating system in Section I above.
 - 5 -Replace lateral
 - 4 -Replace lateral or major repair depending upon the extent of the defect(s)
 - 3 -Major or minor repair depending upon the extent of the defect(s)
 - 2 -Minor or spot repair depending upon the extent of the defect(s)
 - 1 -Spot repair or ordinary maintenance depending upon the extent of the defect(s)

SECTION III. GENERAL PROVISIONS

- 1) This Resolution shall be effective immediately upon enactment of said implementing legislation by the Chalfont Borough Council.
- 2) This Resolution shall be effective immediately upon enactment of said implementing legislation by the Chalfont Borough Council.
- 3) In the event any provision, section, sentence, clause or part of this Resolution shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Resolution, it being the intent of this Authority that such remainder shall be and shall remain in full force and effect.
- 4) All Resolutions or parts of Resolutions inconsistent herewith or in conflict herewith are expressly repealed.

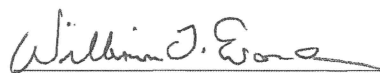
DULY ADOPTED, this 8th day of April, 2025 by the Board of the Chalfont-New Britain Township Joint Sewage Authority, Bucks County, Pennsylvania in lawful session duly assembled.

**CHALFONT-NEW BRITAIN
TOWNSHIP JOINT**

ATTEST: 

Lawrence Nuesch, Secretary

SEWAGE AUTHORITY



By: William T. Evans, Chairman

**BOARD OF SUPERVISORS
MEETING MINUTES
September 15, 2025**

The Board of Supervisors Meeting of New Britain Township was held on Monday, September 15, 2025, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

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

- 1. Call to Order:** MaryBeth McCabe called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance:** MaryBeth McCabe led the Board and public in the Pledge of Allegiance.
- 3. Chair Comments** MaryBeth McCabe 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. Walnut Street – Hanover Company — Concept Plan – Greg Alderman on behalf of Hanover gave a presentation on what they would like to build with the property on Walnut Street and County Line Road. This includes 3 warehouse style buildings to be constructed as spec buildings, and he explained how this new development will impact the surrounding area. Greg discussed the types of zoning relief the developer will be applying for in order to move the project forward. A discussion ensued regarding concerns over the building heights and what would be allowable, giving the current zoning and building ordinances. A discussion ensued regarding building within the floodplain and what the developer plans on doing to remedy the issue. A discussion ensued regarding the impact on traffic in the immediate area and increased number of trucks coming in and out of the new facility and the impact on the current roadway.

Carol Weston-Young raised concerns regarding the amount of impervious coverage these new building will have as well as stormwater run-off onto other properties once these buildings are erected.

Mary Margaret Briggs – 245 Forest Park Drive - raised concerns about the amount of by-right impervious and if the calculations include the parts of the property that are within the floodplain.

Craig Kennard stated that he would need to review the plans in their entirety and determine if credits for impervious coverage would or would not be applied.

5. Motion to Consider Consent Agenda

Bill Jones moved, seconded by Bridget Kunakorn, to approve the Consent Agenda:

- A.** Approve Minutes of August 18th, 2025, Board of Supervisors Meeting.
- B.** Approve Minutes of August 29th, 2025, Board of Supervisors Meeting.
- C.** Approve Regular Bill List as Follows:
 - Dated September 10, 2025, In the amount of \$94,582.71.
- D.** Approve Prepaid Bill List as Follows:
 - Dated August 21, 2025, In the amount of \$215,246.90.
 - Dated August 28, 2025, In the amount of \$15,077.48.
 - Dated September 4, 2025, In the amount of \$6,895.18.
 - Dated September 10, 2025, In the amount of \$21,656.11.
- E.** Approve Escrow Release #1 for 38 E. Peace Valley Road (Labrozzi) in the amount of \$27,065.00.

There were no public comments.

All voted aye, motion carried 4-0.

6. Action Items

- A.** Consider a motion to approve the New Britain Township Pension Plans – 2026 Minimum Municipal Obligation (MMO).

Stephanie Shortall motioned to approve the 2026 MMO. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 4-0.

- B.** Consider a motion to approve the Waiver of Land Development for 241 W. Butler Ave./Tractor Supply.

Bridget Kunakorn motioned to approve the Waiver of Land Development. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 4-0.

- C.** Consider a motion to award the recommendation for the Salt bid.

Bill Jones motioned to award the Salt bid to Morton Salt, Inc. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 4-0.

D. Consider a motion to prepare and advertise Ordinance 2025-06 Modification to NBT Non-Uniform Pension Ordinance.

Bridget Kunakorn motioned to approve the preparation and advertisement of the 2025-06 Pension Ordinance modification. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 4-0.

E. Consider a motion to approve the Implementation of an Unmanned Aerial System (UAS) Program.

Stephanie Shortall motioned to approve the implementation of the Unmanned Aerial System. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 4-0.

7. Information Items

A. Departmental Reports

- Dan Fox discussed that the finance documents included within the monthly report and the cash receipts list. Dan also explained the Township's financial status regarding revenues, specifically the collected Real Estate tax, and expenditures to-date compared to this time, last year.
- Dan Fox went over the Park & Recreation report. The crew has been busy cutting grass, maintaining the parks, and maintaining the ball fields.
- Dan Fox explained the Public Works monthly report. The department has been busy with preparing roads and inlets for the upcoming road program. The department will turn its focus to completing trail work as well as the Keller Road bridge streambank project.
- Chief Clowser went over the Police Department's monthly report and noted that the newly purchased license plate readers have assisted with solving recent retail thefts. Chief Clowser also stated that the month of September will be busy with the department helping with various community events.

B. Engineer's Report.

- Craig Kennard gave an update on the September report and the various projects the Township has been working on. He also described upcoming projects and progress within current developments. Craig discussed an MS4 project that the Township could pursue regarding a basin retrofit and stream realignment.

C. Board of Supervisor's Comment

- Bridget Kunakorn also expressed excitement over the upcoming Fall Festival and encouraged all to attend. Gave thanks to Public Works, Police, Staff, Supervisors that will be in attendance and volunteers for helping with this event.
- Bill Jones expressed excitement about the upcoming Fall Festival and hoped traffic would not be a problem considering there is an event taking place at the Shrine on the same day.
- Stephanie Shortall echoed the previous comments.
- MaryBeth McCabe encouraged all to attend the upcoming Fall Festival held at North Branch Park. She thanked staff, police and all departments for helping with the event. MaryBeth also thanked the sponsors of the event.

8. Public Comment

- Mary Margaret Briggs – 245 Forest Park Drive– wanted to let the Board of Supervisors know that the Herald did an article on the Pollinator Garden and its success and that the article was shared on the Township's website.

9. Announcements

Parks & Recreation Commission – Tuesday, September 16th at 7pm.
Veterans Committee Meeting – Wednesday, September 17th at 6pm.
Cancelled – Zoning Hearing Board Meeting – Thursday, September 18th at 7pm.
Annual Fall Festival – North Branch Park – Saturday September 20th, 10am – 3pm.
Cancelled – Board of Supervisors Meeting – Monday, September 22nd at 7pm.
Board of Supervisors Meeting – Budget Workshop #1 – Tuesday, September 23rd at 8:30am.
Cancelled – Planning Commission Meeting – Tuesday, September 23rd at 7pm.
Environmental Advisory Council Meeting – Wednesday, October 1st at 7pm.
Cancelled – Board of Supervisors Meeting – Monday, October 6th at 7pm.
Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, October 8th at 10am
Veterans Committee Meeting – Wednesday, October 15th at 6pm.
Zoning Hearing Board Meeting – Thursday, October 16th at 7pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, October 20th, 2025, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

10. Adjournment

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

The Board unanimously adjourned the meeting at 8:14 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

BUDGET WORKSHOP #1
MEETING MINUTES
September 23, 2025

The Board of Supervisors Budget Workshop #1 Meeting of New Britain Township was held on Tuesday, September 23, 2025, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 8:30am.

Present were Supervisors: Cynthia M. Jones- Chair, Bill Jones, Stephanie Shortall, and Bridget Kunakorn. Also present were Dan Fox - Township Manager, Chief Richard Clowser, Ryan Cressman – Public Works Superintendent, Bill May – Park & Recreation Supervisor, Kristin Carpenter – Director of Finance, and Alexandria Mullin – Assistant to the Township Manager.

1. **Call to Order:** Cynthia Jones called the meeting to order at 8:30 am.
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. **Information Items**
 - A. Township Manager- Budget Overview

Dan Fox described the 2026 Budget process. He explained that each department head will have an opportunity to discuss their needs and capital requests. He further explained how the Township will reflect those expenditures within the budget and how the funds will be managed.

B. Departmental Requests

Chief Clowser described each item on his Capital Plan request form and why these requests would be important to the department. Chief Clowser ranked the items in order of priority.

Bill May described within his Capital Plan request form and why these projects/items would be essential to the Park & Recreation department. Bill May ranked the items in order of priority.

Ryan Cressman presented and explained each item on his Capital Plan request form and discussed why these requests would be important to the department. Ryan Cressman ranked the items in order of priority.

Alex Mullin described the current needs of the Administration department. She also explained the Capital Plan requests of the department and how each request would benefit the Township.

C. Township Manager – Expenditures / Capital Overview

Dan Fox explained how at the end of September the Township will be able to provide more accurate accounting of the expenditures and revenue and where the Township stands so far in 2025 compared to projections.

5. Public Comment

- A. Kathleen Davis- 32 Clearview – Chair of EAC – commented on how great the Police departments efforts are to move towards hybrid vehicles. Kathleen also commented on how the EAC will be going after grants to support MS4 projects for the Township. She spoke about her wishes for the Township to have a tank truck to assist with watering the various areas around the Township. Kathleen asked when feedback on the budget would be accepted.

Bill Jones suggested Kathleen submit any suggestions and/or feedback to Dan.

6. Announcements

The next meeting of the Board of Supervisors Budget Workshop #2 of New Britain Township will take place on **Tuesday, October 28th, 2024, 8:30 a.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

7. Adjournment

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

The Board unanimously adjourned the meeting at 9:44 am.

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

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated October 1, 2025, in the amount of \$216,459.86.

Attest: _____

Date: _____

Page No: 1

Rcvd Batch Id Range: KG0915RG to KG0915RG

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
AUTOZ005 AutoZone, Inc.											
25001257	09/08/25	PARTS									
1 PARTS		15.50	01-437-300		E VEHICLE REPAIRS	R	09/08/25	09/08/25		06203724008	N
Vendor Total:		15.50									
BARRY010 BARRY ISETT & ASSOCIATES INC											
25001248	09/09/25	EMERGENCY MGMT SERVICES									
1 EMERGENCY MGMT SERVICES		500.00	01-415-100		E EMERGENCY MANAGEMENT ADMIN EXP	R	09/09/25	09/09/25		0204003	N
Vendor Total:		500.00									
BILLM010 BILL MITCHELL'S AUTO SERVICE I											
25001295	09/24/25	EMISSION INSPECTION - 48-32									
1 EMISSION INSPECTION - 48-32		98.00	01-437-300		E VEHICLE REPAIRS	R	09/24/25	09/24/25		A050016	N
Vendor Total:		98.00									
BKSCT050 BKS CTY PLANNING COMMISSION											
25001314	09/23/25	OPEN SPACE PLAN UPDATE									
1 OPEN SPACE PLAN UPDATE		2,437.50	04-414-150		E CONSULTANT/LAND PRESERVATION	R	09/23/25	09/23/25		CC26-08-25	N
Vendor Total:		2,437.50									
BRENN005 BRENNA M DICOLA											
25001247	09/11/25	RETURN OF ESCROW									
1 RETURN OF ESCROW		5,000.00	90-414-600		E REFUND OF ESCROW	R	09/11/25	09/11/25		091125	N
Tracking Id: 2024-13909 153 WALTER RD - ALAN YUHAS/DICOLA											
Vendor Total:		5,000.00									

October 1, 2025
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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
		Item	Description	Amount	Charge	Account	Acct Type	Enc Date	Date	Date	Invoice	Exc1
CHALF060 CHALFONT FIRE CO RELIEF ASSOCI												
		25001263	09/17/25	FIRE RELIEF DISTRIBUTION 2025								
		1	FIRE RELIEF DISTRIBUTION 2025	102,477.42	01-488-540		E FIREMEN'S RELIEF DISTRIBUTION	R	09/17/25	09/17/25	091725	N
			Vendor Total:	102,477.42								
COLEM005 COLEMAN HAY FARMS LLC												
		25001296	09/19/25	2025 FALL FEST STRAW/PUMPKINS								
		1	2025 FALL FEST STRAW/PUMPKINS	2,493.00	07-454-300		E ACTIVITIES/PROGRAMS	R	09/19/25	09/19/25	3575	N
			Vendor Total:	2,493.00								
CONSE005 CONSERVATION RESOURCES LLC												
		25001251	09/10/25	STRAW BALES								
		1	STRAW BALES	32.00	01-438-460		E GENERAL EXPENSE	R	09/10/25	09/10/25	44975	N
		25001294	09/18/25	STRAW BALES								
		1	STRAW BALES	32.00	01-438-460		E GENERAL EXPENSE	R	09/18/25	09/18/25	45051	N
			Vendor Total:	64.00								
CURTI040 CURTIN & HEEFNER, LLP												
		25001249	09/09/25	EMPLOYMENT MATTERS								
		1	EMPLOYMENT MATTERS	1,081.00	01-404-101		E SOLICITOR/LABOR	R	09/09/25	09/09/25	10166859	N
			Vendor Total:	1,081.00								
DAWNF010 DAWN FARVER												
		25001301	09/29/25	ZONING HEARING BOARD 7/17/25								
		1	ZONING HEARING BOARD 7/17/25	30.00	01-414-141		E ZONING HEARING BOARD	R	09/29/25	09/29/25	092925	N
			Vendor Total:	30.00								
DOYLE070 DOYLESTOWN FIREFIGHTERS' RELIE												
		25001266	09/17/25	FIRE RELIEF DISTRIBUTION 2025								
		1	FIRE RELIEF DISTRIBUTION 2025	2,329.03	01-488-540		E FIREMEN'S RELIEF DISTRIBUTION	R	09/17/25	09/17/25	091725	N
			Vendor Total:	2,329.03								

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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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	Exc1
DUBLI020 DUBLIN FIRE COMPANY RELIEF ASS											
25001265 09/17/25 FIRE RELIEF DISTRIBUTION 2025											
1		FIRE RELIEF DISTRIBUTION 2025	4,658.06	01-488-540	E FIREMEN'S RELIEF DISTRIBUTION	R	09/17/25	09/17/25		091725	N
Vendor Total:			4,658.06								
FLAGE005 FLAGER & ASSOCIATES, P.C.											
25001279 09/22/25 LEGAL EXPENSES											
1		LEGAL EXPENSES	2,812.50	01-404-310	E SOLICITOR/GENERAL SERVICES	R	09/22/25	09/22/25		7112	N
2		LEGAL EXPENSES	1,372.50	01-414-310	E LEGAL, PLNG & ZONING	R	09/22/25	09/22/25		7112	N
			4,185.00								
25001280 09/22/25 LEGAL EXPENSES											
1		LEGAL EXPENSES	127.50	90-414-451	E LEGAL BILLED	R	09/22/25	09/23/25		7113	N
Tracking Id: 18-0100-02 38 E PEACE VALLEY (FKA 123 CREEK RD)-LABROZZI											
2		LEGAL EXPENSES	212.50	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7115	N
Tracking Id: 2022-12535 308 DOROTHY LANE-MIKE THEVAR - L&E(STORM) & POOL											
3		LEGAL EXPENSES	340.00	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7116	N
Tracking Id: 2025-ZP-01 315 OLD LIMEKILN 2 LOTS NO ADDRESS TRIUMPH											
4		LEGAL EXPENSES	722.50	01-414-310	E LEGAL, PLNG & ZONING	R	09/22/25	09/23/25		7114	N
Tracking Id: 2025-6-Z 241 W BUTLER CELEK CHALFONT											
5		LEGAL EXPENSES	765.00	01-414-310	E LEGAL, PLNG & ZONING	R	09/22/25	09/23/25		7117	N
Tracking Id: 2025-LD-05 400 HIGHPOINT DR PENNTEX CONSTR SALDO											
6		LEGAL EXPENSES	127.50	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7118	N
Tracking Id: 2024-13604 4645 COUNTY LINE RD - HULTON CONTRACTING											
7		LEGAL EXPENSES	212.50	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7120	N
Tracking Id: 2024-13573 753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN											
8		LEGAL EXPENSES	212.50	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7119	N
Tracking Id: UNASSIGNED UNASSIGNED EXPENSES											
			2,720.00								
25001284 09/22/25 LEGAL EXPENSES											
1		LEGAL EXPENSES	467.50	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7121	N
Tracking Id: 2025-LD-03 56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)											
2		LEGAL EXPENSES	850.00	90-414-451	E LEGAL BILLED	R	09/22/25	09/22/25		7123	N

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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Vendor #	Name	Contract	PO Type	First	Rcvd	Chk/Void	1099					
PO #	PO Date	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc1
FLAGE005	FLAGER & ASSOCIATES, P.C.		Continued									
25001284	09/22/25	LEGAL EXPENSES		Continued								
	Tracking Id: 2024-33-Z 256 Ferry Road - Solana FKA 2024-13595		1,317.50									
	Vendor Total:		8,222.50									
GILMO010	GILMORE & ASSOCIATES INC.											
25001260	08/31/25	ENGINEERING EXPENSES										
1	ENGINEERING EXPENSES		373.75	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510678	N
	Tracking Id: 15-0200-00 9 SELLERSVILLE RD - TECCE SUBDIVISION											
2	ENGINEERING EXPENSES		321.90	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510679	N
	Tracking Id: 15-1600-00 324 SCHOOLHOUSE RD - HOLLY PROP CLAUSER TREE SERV											
3	ENGINEERING EXPENSES		975.22	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510680	N
	Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK											
4	ENGINEERING EXPENSES		353.75	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510681	N
	Tracking Id: 18-0100-02 38 E PEACE VALLEY (FKA 123 CREEK RD)-LABROZZI											
5	ENGINEERING EXPENSES		3,924.40	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510682	N
	Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METRPN SERV GRP/FOX HOMES											
6	ENGINEERING EXPENSES		588.60	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510683	N
	Tracking Id: 20-1600-00 DOLLY LANE - PRIME DEVLPR/PRIME BLDRS BENNER SUBDIV											
7	ENGINEERING EXPENSES		13,314.48	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510685	N
	Tracking Id: 2024-13470 CNTY LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00											
8	ENGINEERING EXPENSES		762.16	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510686	N
	Tracking Id: 2022-12263 396 KING RD - CASADONTI-L&E,WELL,SECURITY GUARANTY											
9	ENGINEERING EXPENSES		995.00	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510687	N
	Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS											
10	ENGINEERING EXPENSES		1,547.35	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510688	N
	Tracking Id: 2022-12511 137(141) S LIMEKILN DEFELICE PRESTIGE PRTNR/M GOLD											
11	ENGINEERING EXPENSES		552.75	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510689	N
	Tracking Id: 2022-12535 308 DOROTHY LANE-MIKE THEVAR - L&E(STORM) & POOL											
12	ENGINEERING EXPENSES		2,813.82	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510690	N
	Tracking Id: 2024-13573 753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN											
13	ENGINEERING EXPENSES		727.50	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510691	N
	Tracking Id: 2024-13604 4645 COUNTY LINE RD - HULTON CONTRACTING											
14	ENGINEERING EXPENSES		225.00	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510693	N
	Tracking Id: 2024-13909 153 WALTER RD - ALAN YUHAS/DICOLA											
15	ENGINEERING EXPENSES		666.25	90-414-311	E	ENGINEERING BILLED	R	08/31/25	08/31/25		PS-INV2510694	N

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[illegible]

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	Exc
HILLT010	HILLTOWN FIRE CO. RELIEF ASSOC										
25001264	09/17/25	FIRE RELIEF DISTRIBUTION 2025									
1	FIRE RELIEF DISTRIBUTION 2025	6,987.10	01-488-540		E FIREMEN'S RELIEF DISTRIBUTION	R	09/17/25	09/17/25		091725	N
Vendor Total:				6,987.10							
HILLT050	HILLTOWN SERVICES, INC										
25001286	09/15/25	GOLF CART RENTAL-SHRINE EVENT									
1	GOLF CART RENTAL-SHRINE EVENT	725.00	01-410-250		E GENERAL EXPENSE	R	09/15/25	09/15/25		591480	N
Vendor Total:				725.00							
INTEG010	INTEGRATED TURF MANAGEMENT INC										
25001307	09/24/25	LATE SUMMER/EARLY FALL IPM APP									
1	LATE SUMMER/EARLY FALL IPM APP	1,517.00	07-454-312		E NORTH BRANCH PARK EXP	R	09/24/25	09/24/25		NBTPW25-2	N
2	LATE SUMMER/EARLY FALL IPM APP	1,500.00	07-454-311		E W.B. PARK EXPENSE	R	09/24/25	09/24/25		NBTPW25-2	N
3	LATE SUMMER/EARLY FALL IPM APP	1,500.00	07-454-401		E HIGHLAND PARK	R	09/24/25	09/24/25		NBTPW25-2	N
4	LATE SUMMER/EARLY FALL IPM APP	500.00	07-454-317		E VETERAN'S PARK	R	09/24/25	09/24/25		NBTPW25-2	N
				5,017.00							
Vendor Total:				5,017.00							
JLAUT010	J L AUTO BODY										
25001323	10/01/25	POLICE - 2022 FORD EXPL 48-02									
1	POLICE - 2022 FORD EXPL 48-02	763.00	01-410-370		E VEHICLE MAINT/REPAIRS-OUTSIDE	R	10/01/25	10/01/25		100125	N
Vendor Total:				763.00							
KEYST050	KEYSTONE MUNICIPAL SERVICES IN										
25001256	09/04/25	OUTSIDE INSPECTIONS									
1	OUTSIDE INSPECTIONS	2,660.00	01-413-122		E OUTSIDE INSPECTIONS	R	09/04/25	09/04/25		39566	N
Vendor Total:				2,660.00							

October 1, 2025
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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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Vendor # Name	PO # PO Date Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
KRISTO15 KRISTIN IVES										
	25001304 09/29/25 ZONING HEARING BOARD 7/17/25									
	1 ZONING HEARING BOARD 7/17/25	30.00	01-414-141	E ZONING HEARING BOARD	R	09/29/25	09/29/25		092925	N
	Vendor Total:	30.00								
MCDON010 MCDONALD UNIFORM COMPANY										
	25001311 09/26/25 UNIFORM									
	1 UNIFORM	190.44	01-410-241	E UNIFORMS/VESTS	R	09/26/25	09/26/25		250456	N
	2 UNIFORM	69.78	01-410-241	E UNIFORMS/VESTS	R	09/26/25	09/26/25		251019	N
	3 UNIFORM	666.91	01-410-241	E UNIFORMS/VESTS	R	09/26/25	09/26/25		250745	N
		927.13								
	Vendor Total:	927.13								
NYCOC010 NYCO CORPORATION										
	25001259 09/12/25 HYDRA HOSE ASSEMBLY									
	1 HYDRA HOSE ASSEMBLY	160.58	01-437-300	E VEHICLE REPAIRS	R	09/12/25	09/12/25		254274	N
	Vendor Total:	160.58								
PANGA005 PANGARO TRAINING & MANAGEMENT										
	25001262 09/17/25 INVESTIGATIONS TRAINING									
	1 INVESTIGATIONS TRAINING	149.00	01-410-181	E EDUCATION/TRAINING IN SERVICE	R	09/17/25	09/17/25		091725	N
	Vendor Total:	149.00								
PJFIT005 PJ FITZPATRICK LLC										
	25001308 09/26/25 OVERPAYMENT-PERMIT-2025-284MP									
	1 OVERPAYMENT-PERMIT-2025-284MP	95.50	01-362-430	R PLUMBING/MECHANICAL PERMITS	R	09/26/25	09/26/25		092625	N
	Vendor Total:	95.50								
SEALM010 PMG SM HOLDINGS LLC										
	25001258 09/09/25 4 - ASPHALT RAKES									
	1 4 - ASPHALT RAKES	276.00	01-438-460	E GENERAL EXPENSE	R	09/09/25	09/09/25		INV2103201	N
	Vendor Total:	276.00								

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11:12 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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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
PRIMA005 PRIMARY ARMS LLC											
25001253	09/10/25	SUPPLIES									
1 SUPPLIES			520.01	01-410-240	E FIREARMS & SUPPLIES	R	09/10/25	09/10/25		INV-769557	N
Vendor Total:			520.01								
SCOTT070 SCOTT FISCHER											
25001302	09/29/25	ZONING HEARING BOARD 7/17/25									
1 ZONING HEARING BOARD 7/17/25			30.00	01-414-141	E ZONING HEARING BOARD	R	09/29/25	09/29/25		092925	N
Vendor Total:			30.00								
SERVI010 SERVICE TIRE TRUCK CENTERS											
25001312	09/26/25	TIRES PD 48-06									
1 TIRES PD 48-06			572.16	01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	09/26/25	09/26/25		25-0977978-011	N
25001313	09/26/25	TIRES PW 48-25									
1 TIRES PW 48-25			313.32	01-437-300	E VEHICLE REPAIRS	R	09/26/25	09/26/25		25-0985649-011	N
Vendor Total:			885.48								
STAND020 STANDARD DIGITAL IMAGING											
25001288	09/19/25	WASTE TONER CARTRIDGE - ADMIN									
1 WASTE TONER CARTRIDGE - ADMIN			65.04	01-400-740	E MAJOR EQUIPMENT LEASE/PURCHASE	R	09/19/25	09/19/25		100749	N
Vendor Total:			65.04								
STEVE065 STEVE GUDKNECHT											
25001303	09/29/25	ZONING HEARING BOARD 7/17/25									
1 ZONING HEARING BOARD 7/17/25			30.00	01-414-141	E ZONING HEARING BOARD	R	09/29/25	09/29/25		092925	N
Vendor Total:			30.00								
UNITE010 UNITED INSPECTION AGENCY INC.											
25001261	09/10/25	OUTSIDE INSPECTIONS									
1 OUTSIDE INSPECTIONS			240.00	01-413-122	E OUTSIDE INSPECTIONS	R	09/10/25	09/10/25		167200	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						
UNITE010	UNITED INSPECTION AGENCY INC.	Continued										
25001287	09/17/25 OUTSIDE INSPECTIONS											
1	OUTSIDE INSPECTIONS	1,115.00	01-413-122		E	OUTSIDE INSPECTIONS	R	09/17/25	09/17/25		167416	N
25001321	09/24/25 OUTSIDE INSPECTIONS											
1	OUTSIDE INSPECTIONS	750.00	01-413-122		E	OUTSIDE INSPECTIONS	R	09/24/25	09/24/25		167619	N
Vendor Total:		2,105.00										
WITME010	WITMER PUBLIC SAFETY GROUP, INC											
25001252	09/04/25 UNIFORM											
1	UNIFORM	3,405.18	01-410-241		E	UNIFORMS/VESTS	R	09/04/25	09/04/25		INV742550	N
Vendor Total:		3,405.18										
Total Purchase Orders: 40 Total P.O. Line Items: 82 Total List Amount: 216,459.86 Total Void Amount: 0.00												

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	154,744.41	0.00	154,744.41	95.50	0.00	154,839.91
LAND PRESERVATION FUND:	5-04	2,437.50	0.00	2,437.50	0.00	0.00	2,437.50
PARKS & RECREATION FUND:	5-07	7,510.00	0.00	7,510.00	0.00	0.00	7,510.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	3,455.30	0.00	3,455.30	0.00	0.00	3,455.30
ESCROW:	5-90	48,217.15	0.00	48,217.15	0.00	0.00	48,217.15
Total Of All Funds:		216,364.36	0.00	216,364.36	95.50	0.00	216,459.86

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	154,744.41	0.00	154,744.41	95.50	0.00	154,839.91
LAND PRESERVATION FUND:	04	2,437.50	0.00	2,437.50	0.00	0.00	2,437.50
PARKS & RECREATION FUND:	07	7,510.00	0.00	7,510.00	0.00	0.00	7,510.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	3,455.30	0.00	3,455.30	0.00	0.00	3,455.30
ESCROW:	90	48,217.15	0.00	48,217.15	0.00	0.00	48,217.15
Total of All Funds:		<u>216,364.36</u>	<u>0.00</u>	<u>216,364.36</u>	<u>95.50</u>	<u>0.00</u>	<u>216,459.86</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	154,744.41	0.00	0.00	0.00	154,744.41
LAND PRESERVATION FUND:	5-04	2,437.50	0.00	0.00	0.00	2,437.50
PARKS & RECREATION FUND:	5-07	7,510.00	0.00	0.00	0.00	7,510.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	3,455.30	0.00	0.00	0.00	3,455.30
ESCROW:	5-90	48,217.15	0.00	0.00	0.00	48,217.15
Total of All Funds:		<u>216,364.36</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>216,364.36</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated October 15, 2025, in the amount of \$98,086.69.

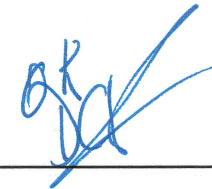
Attest: _____

Date: _____

October 15, 2025
12:30 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes
Vendors: All
Rcvd Batch Id Range: KG1006RG to KG1006RG

Open: N
Rcvd: Y
Bid: Y
Prior Year Only: N

Paid: N
Held: Y
State: Y
* Means Prior Year Line

Void: N
Aprv: N
Other: Y
Exempt: Y

Include Non-Budgeted: Y

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
AIMPO005	AIMPOINT INC															
25001330	09/10/25	DUTY RDS - ONE PIECE NUT MOUNT														
1	DUTY RDS - ONE PIECE NUT MOUNT	1,038.00	01-410-240		E	FIREARMS & SUPPLIES					R	09/10/25	09/10/25		150775	N
	Vendor Total:	1,038.00														
BARRY010	BARRY ISETT & ASSOCIATES INC															
25001369	09/30/25	EMERGENCY MGMT SERVICES														
1	EMERGENCY MGMT SERVICES	500.00	01-415-100		E	EMERGENCY MANAGEMENT ADMIN EXP					R	09/30/25	09/30/25		0205178	N
	Vendor Total:	500.00														
BILLM010	BILL MITCHELL'S AUTO SERVICE I															
25001370	09/29/25	EMISSION INSPECTION - 48-20														
1	EMISSION INSPECTION - 48-20	83.00	01-437-300		E	VEHICLE REPAIRS					R	09/29/25	09/29/25		A050569	N
25001380	10/14/25	EMISSION INSPECTION 48-28														
1	EMISSION INSPECTION 48-28	83.00	01-437-300		E	VEHICLE REPAIRS					R	10/14/25	10/14/25		A050776	N
25001381	10/09/25	EMISSION INSPECTION 48-15														
1	EMISSION INSPECTION 48-15	87.57	01-410-370		E	VEHICLE MAINT/REPAIRS-OUTSIDE					R	10/09/25	10/09/25		A050732	N
	Vendor Total:	253.57														
BOBSH005	BOB SHAW'S SIGNS INC.															
25001375	09/15/25	FALL FEST SPONSOR YARD SIGNS														
1	FALL FEST SPONSOR YARD SIGNS	216.00	07-454-300		E	ACTIVITIES/PROGRAMS					R	09/15/25	10/15/25		35093	N
25001378	09/18/25	PUBLIC WORKS STREET SIGNS														
1	PUBLIC WORKS STREET SIGNS	236.00	01-438-460		E	GENERAL EXPENSE					R	09/18/25	09/18/25		35099	N

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	Exc1	
BOBSH005 BOB SHAW'S SIGNS INC. Continued												
25001379	09/18/25	FALL FEST SIGN AND BANNER										
1	FALL FEST SIGN AND BANNER		159.00	07-454-300	E ACTIVITIES/PROGRAMS	R	09/18/25	09/18/25		35099	N	
Vendor Total:			611.00									
BRENN005 BRENNA M DICOLA												
25001372	10/14/25	RETURN OF ESCROW										
1	RETURN OF ESCROW		2,078.40	90-414-600	E REFUND OF ESCROW	R	10/14/25	10/14/25		101425	N	
Tracking Id: 2024-13909 153 WALTER RD - ALAN YUHAS/DICOLA												
Vendor Total:			2,078.40									
CHALF080 CHALFONT FIRE COMPANY												
25001327	10/03/25	FIRE COMPANY STIPEND										
1	FIRE COMPANY STIPEND		8,500.00	01-411-230	E RECRUITMENT/RETENTION INCENTIVE	R	10/03/25	10/03/25		100325	N	
Vendor Total:			8,500.00									
CONSE005 CONSERVATION RESOURCES LLC												
25001358	10/07/25	STRAW MATTING/PINS - CIRCLE DR										
1	STRAW MATTING/PINS - CIRCLE DR		55.00	01-436-300	E STORM SEWERS & DRAINS	R	10/07/25	10/07/25		45207	N	
Vendor Total:			55.00									
CURTI040 CURTIN & HEEFNER, LLP												
25001345	10/02/25	EMPLOYMENT MATTERS										
1	EMPLOYMENT MATTERS		4,830.00	01-404-310	E SOLICITOR/GENERAL SERVICES	R	10/02/25	10/02/25		10167470	N	
Vendor Total:			4,830.00									
DSIME010 DSI MEDICAL SERVICES INC.												
25001374	09/30/25	TESTING - DOT MRO BUNDLED										
1	TESTING - DOT MRO BUNDLED		57.71	01-438-460	E GENERAL EXPENSE	R	09/30/25	09/30/25		DSINV015909	N	
Vendor Total:			57.71									

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
ESTAB005 ESTABLISHED TRAFFIC CONTROL												
25001328	09/20/25	REFLECTIVE CONES - 30										
1		REFLECTIVE CONES - 30	705.00	01-438-460	E GENERAL EXPENSE		R	09/20/25	09/20/25		25497	N
Vendor Total:			705.00									
GILMO010 GILMORE & ASSOCIATES INC.												
25001359	10/06/25	ENGINEERING EXPENSES										
1		ENGINEERING EXPENSES	367.50	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511569	N
Tracking Id: 15-0200-00 9 SELLERSVILLE RD - TECCE SUBDIVISION												
2		ENGINEERING EXPENSES	189.00	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511570	N
Tracking Id: 16-1300-00 TOWNSHIP LN/WALTERS RD - MAR MAR BLDRS - 7 HOMES												
3		ENGINEERING EXPENSES	849.85	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511571	N
Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK												
4		ENGINEERING EXPENSES	1,270.68	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511572	N
Tracking Id: 17-2000-00 (ADDRESS) HALLMARK MILL RDGE SUBDV/ASSALTRCT												
5		ENGINEERING EXPENSES	2,433.43	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511573	N
Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METRPN SERV GRP/FOX HOMES												
6		ENGINEERING EXPENSES	762.21	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511574	N
Tracking Id: 19-1200-00 409 W BUTLER COUNTY BUILDERS MIXED USE												
7		ENGINEERING EXPENSES	1,853.75	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511575	N
Tracking Id: 2025-ZP-01 315 OLD LIMEKILN 2 LOTS NO ADDRESS TRIUMPH												
8		ENGINEERING EXPENSES	791.00	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511576	N
Tracking Id: 20-1600-00 DOLLY LANE - PRIME DEVLPR/PRIME BLDRS BENNER SUBDIV												
9		ENGINEERING EXPENSES	277.50	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511577	N
Tracking Id: 2023-13521 654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY												
10		ENGINEERING EXPENSES	3,388.48	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511579	N
Tracking Id: 2024-13470 CNTY LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00												
11		ENGINEERING EXPENSES	1,596.25	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511580	N
Tracking Id: 2022-12263 HENRY 3 LOTS -CASADONTI-L&E,WELL&SECURITY 396 KING												
12		ENGINEERING EXPENSES	3,780.00	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511581	N
Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS												
13		ENGINEERING EXPENSES	187.50	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511582	N
Tracking Id: 2022-12535 308 DOROTHY LANE-MIKE THEVAR - L&E(STORM) & POOL												
14		ENGINEERING EXPENSES	571.25	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511583	N
Tracking Id: 2023-12917 140 UPPER CHURCH RD - CASADONTI - SKETCH												
15		ENGINEERING EXPENSES	601.20	90-414-311	E ENGINEERING BILLED		R	10/06/25	10/06/25		PS-INV2511584	N
Tracking Id: 2023-12977 4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN												

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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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
GILMO010 GILMORE & ASSOCIATES INC. Continued											
25001359	10/06/25 ENGINEERING EXPENSES		Continued								
16	ENGINEERING EXPENSES	2,849.85	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511586	N
	Tracking Id: 2024-13573 753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN										
17	ENGINEERING EXPENSES	260.00	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511588	N
	Tracking Id: 2024-13909 153 WALTER RD - ALAN YUHAS/DICOLA										
18	ENGINEERING EXPENSES	4,086.25	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511589	N
	Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ										
19	ENGINEERING EXPENSES	727.50	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511590	N
	Tracking Id: 2024-33-Z 256 Ferry Road - Solana FKA 2024-13595										
20	ENGINEERING EXPENSES	343.08	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511591	N
	Tracking Id: 2024-98-Z 702 NEW GALENA JAMES ETHERIDGE										
21	ENGINEERING EXPENSES	2,100.00	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511592	N
	Tracking Id: 2025-LD-06 66 SELLERSVILLE RD SHANIA&ANDREW COLEMAN SKETCH										
22	ENGINEERING EXPENSES	285.00	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511593	N
	Tracking Id: 2025-ZP-02 226 CHAPMAN RD BUCKS COUNTY										
23	ENGINEERING EXPENSES	4,653.75	01-408-100	E	GENERAL ENGINEERING	R	10/06/25	10/06/25		PS-INV2511594	N
24	ENGINEERING EXPENSES	6,168.75	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511595	N
	Tracking Id: 2025-LD-03 56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)										
25	ENGINEERING EXPENSES	2,156.25	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511596	N
	Tracking Id: 2025-LD-05 400 HIGHPOINT DR PENNTEX CONSTR SALDO										
26	ENGINEERING EXPENSES	45.00	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511597	N
	Tracking Id: 15-0900-00 ESTATES AT JULIUS FARM (MAURER TRACT) MUN JOB										
27	ENGINEERING EXPENSES	135.00	90-414-311	E	ENGINEERING BILLED	R	10/06/25	10/06/25		PS-INV2511600	N
	Tracking Id: 2024-13964 318 OLD LIMEKILN LOT 6 VINEYRD @ PEACE VAL -M GOLD										
28	ENGINEERING EXPENSES	10,235.00	18-436-367	E	NPDES COMPLIANCE	R	10/06/25	10/06/25		PS-INV2511598	N
29	ENGINEERING EXPENSES	370.01	18-436-367	E	NPDES COMPLIANCE	R	10/06/25	10/06/25		PS-INV2511599	N
30	ENGINEERING EXPENSES	4,500.00	01-414-313	E	ENGINEERING PLANNING/ZONING	R	10/06/25	10/06/25		PS-INV2511578	N
31	ENGINEERING EXPENSES	1,420.50	01-408-100	E	GENERAL ENGINEERING	R	10/06/25	10/06/25		PS-INV2511585	N
32	ENGINEERING EXPENSES	10,896.48	01-408-100	E	GENERAL ENGINEERING	R	10/06/25	10/06/25		PS-INV2511677	N
33	ENGINEERING EXPENSES	3,918.75	01-408-100	E	GENERAL ENGINEERING	R	10/06/25	10/06/25		PS-INV2511601	N
		74,070.77									
Vendor Total:		74,070.77									

HABER010 H.A. BERKHEIMER INC.

25001346 09/30/25 COMMISSION FEE SEPTEMBER 2025

1	COMMISSION FEE SEPTEMBER 2025	4.28	04-403-370	E	EIT TAX COLLECTOR EXPENSE	R	09/30/25	10/07/25		OST 093025	N
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[illegible]

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
RUSSE005	RUSSELL P. SACCO, LLC													
25001361	10/09/25	ZONING LEGAL SERVICES												
1	ZONING LEGAL SERVICES	784.00	01-414-310	E LEGAL, PLNG & ZONING	R	10/09/25	10/09/25		6473		N			
Vendor Total:		784.00												
STRAY005	STRAY CAT BLUES													
25001331	10/01/25	REFUND 2025 FALL FEST VENDOR												
1	REFUND 2025 FALL FEST VENDOR	40.00	07-454-300	E ACTIVITIES/PROGRAMS	R	10/01/25	10/01/25		100125		N			
Vendor Total:		40.00												
UNITE010	UNITED INSPECTION AGENCY INC.													
25001357	10/01/25	OUTSIDE INSPECTIONS												
1	OUTSIDE INSPECTIONS	425.00	01-413-122	E OUTSIDE INSPECTIONS	R	10/01/25	10/01/25		167845		N			
Vendor Total:		425.00												
WEHRU010	WEHRUNG'S													
25001333	09/30/25	MATERIALS												
1	MATERIALS	7.98	01-438-460	E GENERAL EXPENSE	R	09/30/25	09/30/25		28449		N			
2	MATERIALS	46.58	01-410-319	E EQUIP SUPPLIES	R	09/30/25	09/30/25		28558		N			
3	MATERIALS	16.99	01-438-460	E GENERAL EXPENSE	R	09/30/25	09/30/25		28564		N			
4	MATERIALS	19.99	01-410-250	E GENERAL EXPENSE	R	09/30/25	09/30/25		28591		N			
		91.54												
Vendor Total:		91.54												
WITME010	WITMER PUBLIC SAFETY GROUP, INC													
25001329	09/25/25	UNIFORM												
1	UNIFORM	508.45	01-410-241	E UNIFORMS/VESTS	R	09/25/25	09/25/25		INV754049		N			
Vendor Total:		508.45												
Total Purchase Orders: 27 Total P.O. Line Items: 65 Total List Amount: 98,086.69 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:	5-01	46,850.88	0.00	46,850.88	0.00	0.00	46,850.88
LAND PRESERVATION FUND:	5-04	4.28	0.00	4.28	0.00	0.00	4.28
PARKS & RECREATION FUND:	5-07	471.84	0.00	471.84	0.00	0.00	471.84
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	10,605.01	0.00	10,605.01	0.00	0.00	10,605.01
ESCROW:	5-90	40,154.68	0.00	40,154.68	0.00	0.00	40,154.68
Total of All Funds:		98,086.69	0.00	98,086.69	0.00	0.00	98,086.69

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	46,850.88	0.00	46,850.88	0.00	0.00	46,850.88
LAND PRESERVATION FUND:	04	4.28	0.00	4.28	0.00	0.00	4.28
PARKS & RECREATION FUND:	07	471.84	0.00	471.84	0.00	0.00	471.84
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	10,605.01	0.00	10,605.01	0.00	0.00	10,605.01
ESCROW:	90	40,154.68	0.00	40,154.68	0.00	0.00	40,154.68
Total of All Funds:		98,086.69	0.00	98,086.69	0.00	0.00	98,086.69

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:	5-01	46,850.88	0.00	0.00	0.00	46,850.88
LAND PRESERVATION FUND:	5-04	4.28	0.00	0.00	0.00	4.28
PARKS & RECREATION FUND:	5-07	471.84	0.00	0.00	0.00	471.84
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	10,605.01	0.00	0.00	0.00	10,605.01
ESCROW:	5-90	40,154.68	0.00	0.00	0.00	40,154.68
Total of All Funds:		<u>98,086.69</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>98,086.69</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated September 18, 2025, in the amount of \$35,961.92.

Attest: _____

Date: _____

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								
MICHA220 MICHAEL BOWIE												
25001241 09/11/25 2025 MEDICAL REIMBURSEMENT												
1 2025 MEDICAL REIMBURSEMENT	50.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R		09/11/25	09/11/25			091125	N
Vendor Total:	50.00											
PILOT005 PILOT THOMAS LOGISTICS LL												
25001246 09/08/25 POLICE FUEL												
1 POLICE FUEL	1,163.22	01-410-224		E FUELS/OIL	R		09/08/25	09/08/25			1357753-IN	N
Vendor Total:	1,163.22											
TRAIS005 TRAISR, LLC												
25001240 07/31/25 DATA REQUESTS/COLLECTION												
1 DATA REQUESTS/COLLECTION	1,600.00	01-414-319		E COMPUTER SOFTWARE AND SERVICES	R		07/31/25	07/31/25			3753	N
Vendor Total:	1,600.00											
VERIZ010 VERIZON												
25001244 09/05/25 POLICE INTERNET												
1 POLICE INTERNET	289.59	01-410-320		E COMMUNICATIONS	R		09/05/25	09/05/25			0001-17 090525	N
Vendor Total:	289.59											
Total Purchase Orders: 9 Total P.O. Line Items: 9 Total List Amount: 35,961.92 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: 5-01	4,691.92	0.00	4,691.92	0.00	0.00	4,691.92
CAPITAL IMPROVEMENT/EQUIPMENT FUND: 5-18	4,205.00	0.00	4,205.00	0.00	0.00	4,205.00
ESCROW: 5-90	27,065.00	0.00	27,065.00	0.00	0.00	27,065.00
Total of All Funds:	35,961.92	0.00	35,961.92	0.00	0.00	35,961.92

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	4,691.92	0.00	4,691.92	0.00	0.00	4,691.92
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	4,205.00	0.00	4,205.00	0.00	0.00	4,205.00
ESCROW:	90	27,065.00	0.00	27,065.00	0.00	0.00	27,065.00
Total of All Funds:		<u>35,961.92</u>	<u>0.00</u>	<u>35,961.92</u>	<u>0.00</u>	<u>0.00</u>	<u>35,961.92</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:	5-01	4,691.92	0.00	0.00	0.00	4,691.92
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	4,205.00	0.00	0.00	0.00	4,205.00
ESCROW:	5-90	27,065.00	0.00	0.00	0.00	27,065.00
Total of All Funds:		<u>35,961.92</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>35,961.92</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated September 25, 2025, in the amount of \$107,526.21.

Attest: _____

Date: _____

September 25, 2025
11:21 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 1

OK
DJ

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

Rcvd Batch Id Range: KG0922PD to KG0922PD

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
ATTMO010 AT&T MOBILITY											
25001291 09/13/25 MOBILE PHONE SERVICE											
1 MOBILE PHONE SERVICE			73.45	01-400-320	E TELEPHONE/COMMUNICATIONS	R	09/13/25	09/13/25		091325	N
2 MOBILE PHONE SERVICE			164.47	01-430-320	E COMMUNICATIONS/MAINT	R	09/13/25	09/13/25		091325	N
			237.92								
Vendor Total:			237.92								
BCATO035 BCATO											
25001272 09/10/25 2025 FALL EVENT-4 BOS MEMBERS											
1 2025 FALL EVENT-4 BOS MEMBERS			200.00	07-454-300	E ACTIVITIES/PROGRAMS	R	09/10/25	09/10/25		091025	N
Vendor Total:			200.00								
BOBSH005 BOB SHAW'S SIGNS INC.											
25001267 08/15/25 PUBLIC WORKS SIGNS											
1 PUBLIC WORKS SIGNS			70.00	01-438-460	E GENERAL EXPENSE	R	08/15/25	08/15/25		35044	N
25001269 08/15/25 2025 FALL FEST BANNER											
1 2025 FALL FEST BANNER			250.00	07-454-300	E ACTIVITIES/PROGRAMS	R	08/15/25	08/15/25		35044	N
Vendor Total:			320.00								
DAVID165 DAVID KEEBLER											
25001285 09/23/25 2025 MEDICAL REIMBURSEMENT											
1 2025 MEDICAL REIMBURSEMENT			145.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	09/23/25	09/23/25		092325	N
Vendor Total:			145.00								
DVHIT010 DVHT											
25001271 09/01/25 HEALTH INSURANCE											
1 HEALTH INSURANCE			4,617.29	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	09/01/25	09/01/25		29908	N

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	
DVHIT010	DVHT	Continued										
25001271	09/01/25	HEALTH INSURANCE		Continued								
2		HEALTH INSURANCE	6,528.43	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	09/01/25	09/01/25		29908		N
3		HEALTH INSURANCE	3,709.95	01-402-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	09/01/25	09/01/25		29908		N
4		HEALTH INSURANCE	45,411.59	01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	09/01/25	09/01/25		29908		N
5		HEALTH INSURANCE	4,322.86	01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	09/01/25	09/01/25		29908		N
6		HEALTH INSURANCE	1,175.33	01-414-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	09/01/25	09/01/25		29908		N
7		HEALTH INSURANCE	8,143.28	01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	09/01/25	09/01/25		29908		N
8		HEALTH INSURANCE	7,293.84	07-454-151	E MEDICAL/DENTAL INSURANCE	R	09/01/25	09/01/25		29908		N
			81,202.57									
		Vendor Total:	81,202.57									
ADTCO005	EVERON FKA ADT COMMERCIAL											
25001297	09/09/25	SECURITY SYSTEM										
1		SECURITY SYSTEM	148.22	01-430-370	E BUILDING MAINTENANCE	R	09/09/25	09/09/25		159660296		N
2		SECURITY SYSTEM	279.98	01-430-370	E BUILDING MAINTENANCE	R	09/09/25	09/09/25		159660297		N
			428.20									
		Vendor Total:	428.20									
GEORG040	GEORGE ALLEN PORTABLE TOILETS											
25001282	09/16/25	PORTABLE TOILETS/PARKS										
1		PORTABLE TOILETS/PARKS	396.00	07-454-360	E UTILITIES	R	09/16/25	09/16/25		I242279		N
2		PORTABLE TOILETS/PARKS	198.00	07-454-360	E UTILITIES	R	09/16/25	09/16/25		I242280		N
3		PORTABLE TOILETS/PARKS	70.00	07-454-360	E UTILITIES	R	09/16/25	09/16/25		I242282		N
4		PORTABLE TOILETS/PARKS	70.00	07-454-360	E UTILITIES	R	09/16/25	09/16/25		I242283		N
			734.00									
		Vendor Total:	734.00									
GUIDE010	GUIDEMARK INC.											
25001293	09/15/25	LINE PAINTING										
1		LINE PAINTING	14,127.26	01-433-210	E LINE PAINTING	R	09/15/25	09/15/25		39919		N
		Vendor Total:	14,127.26									

September 25, 2025
11:21 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
Item Description	Amount	Charge Account	Acct Type Description								
MASTE010 MASTERS TELECOM LLC											
25001270 09/04/25 SPECIALTY VOICE MAIL/FAX LINE											
1 SPECIALTY VOICE MAIL/FAX LINE	87.80	01-400-320	E TELEPHONE/COMMUNICATIONS			R	09/04/25	09/04/25		65909	N
Vendor Total:	87.80										
MCCAL005 MCCALLION TEMPS, INC											
25001278 09/19/25 STAFFING SERVICES											
1 STAFFING SERVICES	550.80	01-402-131	E SALARY/ADMIN ASST T.P.			R	09/19/25	09/19/25		12804	N
Vendor Total:	550.80										
MICHA220 MICHAEL BOWIE											
25001289 09/24/25 2025 MEDICAL REIMBURSEMENT											
1 2025 MEDICAL REIMBURSEMENT	50.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS			R	09/24/25	09/24/25		092425	N
Vendor Total:	50.00										
PILOT005 PILOT THOMAS LOGISTICS LL											
25001274 09/08/25 PW FUEL											
1 PW FUEL	1,487.76	01-437-330	E FUEL & OIL EQUIP			R	09/08/25	09/08/25		1357749-IN	N
25001275 09/08/25 PW DIESEL											
1 PW DIESEL	804.63	01-437-330	E FUEL & OIL EQUIP			R	09/08/25	09/08/25		1357750-IN	N
25001276 08/25/25 PW DIESEL											
1 PW DIESEL	931.67	01-437-330	E FUEL & OIL EQUIP			R	08/25/25	08/25/25		1345493-IN	N
25001277 08/25/25 POLICE FUEL											
1 POLICE FUEL	916.19	01-410-224	E FUELS/OIL			R	08/25/25	08/25/25		1345518-IN	N
Vendor Total:	4,140.25										
REPU005 REPUBLIC SERVICES #320											
25001290 09/15/25 TRASH SERVICES											
1 TRASH SERVICES	265.78	01-437-360	E HEAT AND UTILITIES			R	09/15/25	09/15/25		0320-004596597	N
2 TRASH SERVICES	242.88	01-409-360	E UTILITIES			R	09/15/25	09/15/25		0320-004596597	N
3 TRASH SERVICES	242.88	01-410-360	E UTILITIES			R	09/15/25	09/15/25		0320-004596597	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
REPUB005 REPUBLIC SERVICES #320 Continued												
25001290	09/15/25	TRASH SERVICES		Continued								
4	TRASH SERVICES	265.78	07-454-360		E UTILITIES	R	09/15/25	09/15/25			0320-004596597	N
		1,017.32										
Vendor Total:		1,017.32										
STAND010 STANDARD INSURANCE COMPANY												
25001283	09/15/25	LIFE/DISABILITY INSURANCE										
1	LIFE/DISABILITY INSURANCE	260.40	01-400-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	09/15/25	09/15/25			091525	N
2	LIFE/DISABILITY INSURANCE	206.18	01-402-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	09/15/25	09/15/25			091525	N
3	LIFE/DISABILITY INSURANCE	2,338.49	01-410-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	09/15/25	09/15/25			091525	N
4	LIFE/DISABILITY INSURANCE	193.90	01-413-151		E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	09/15/25	09/15/25			091525	N
5	LIFE/DISABILITY INSURANCE	99.17	01-414-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	09/15/25	09/15/25			091525	N
6	LIFE/DISABILITY INSURANCE	586.73	01-430-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	09/15/25	09/15/25			091525	N
7	LIFE/DISABILITY INSURANCE	290.06	07-454-151		E MEDICAL/DENTAL INSURANCE	R	09/15/25	09/15/25			091525	N
		3,974.93										
Vendor Total:		3,974.93										
SUSAN035 SUSAN GELB												
25001292	09/24/25	2025 FALL FEST REIMBURSEMENT										
1	2025 FALL FEST REIMBURSEMENT	109.78	07-454-300		E ACTIVITIES/PROGRAMS	R	09/24/25	09/24/25			092425	N
Vendor Total:		109.78										
VERIZ010 VERIZON												
25001273	09/12/25	FIOS SERVICES/EQUIP										
1	FIOS SERVICES/EQUIP	22.30	01-430-320		E COMMUNICATIONS/MAINT	R	09/12/25	09/12/25			0001-65 091225	N
25001281	09/14/25	FIOS SERVICES/EQUIP										
1	FIOS SERVICES/EQUIP	178.08	01-430-320		E COMMUNICATIONS/MAINT	R	09/14/25	09/14/25			0001-97 091425	N
Vendor Total:		200.38										
Total Purchase Orders: 21 Total P.O. Line Items: 42 Total List Amount: 107,526.21 Total Void Amount: 0.00												

September 25, 2025
11:21 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 5

[illegible]

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	98,382.75	0.00	98,382.75	0.00	0.00	98,382.75
PARKS & RECREATION FUND:	5-07	9,143.46	0.00	9,143.46	0.00	0.00	9,143.46
Total Of All Funds:		<u>107,526.21</u>	<u>0.00</u>	<u>107,526.21</u>	<u>0.00</u>	<u>0.00</u>	<u>107,526.21</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	98,382.75	0.00	98,382.75	0.00	0.00	98,382.75
PARKS & RECREATION FUND:	07	9,143.46	0.00	9,143.46	0.00	0.00	9,143.46
Total of All Funds:		<u>107,526.21</u>	<u>0.00</u>	<u>107,526.21</u>	<u>0.00</u>	<u>0.00</u>	<u>107,526.21</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	98,382.75	0.00	0.00	0.00	98,382.75
PARKS & RECREATION FUND:	5-07	9,143.46	0.00	0.00	0.00	9,143.46
Total of All Funds:		<u>107,526.21</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>107,526.21</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated October 1, 2025, in the amount of \$10,719.59.

Attest: _____

Date: _____

October 1, 2025
11:10 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 1

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

Rcvd Batch Id Range: KG0929PD to KG0929PD

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
FOLEY005 FOLEY INC									
25001319 09/22/25 EXCAVATOR - KELER RD BRIDGE									
1 EXCAVATOR - KELER RD BRIDGE	3,170.00	18-436-367	E NPDES COMPLIANCE	R	09/22/25	09/22/25		INV0654394	N
25001320 09/24/25 SKID STEER - KELLER RD BRIDGE									
1 SKID STEER - KELLER RD BRIDGE	713.00	18-436-367	E NPDES COMPLIANCE	R	09/24/25	09/24/25		INV0656075	N
Vendor Total:	3,883.00								
MCCAL005 MCCALLION TEMPS, INC									
25001310 09/26/25 STAFFING SERVICES									
1 STAFFING SERVICES	833.09	01-402-131	E SALARY/ADMIN ASST T.P.	R	09/26/25	09/26/25		12824	N
Vendor Total:	833.09								
PAULZ010 PAUL ZIELINSKI									
25001305 09/29/25 2025 MEDICAL REIMBURSEMENT									
1 2025 MEDICAL REIMBURSEMENT	1,115.76	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	09/29/25	09/29/25		092925	N
Vendor Total:	1,115.76								
PILOT005 PILOT THOMAS LOGISTICS LL									
25001317 09/17/25 PW PARK/REC DIESEL									
1 PW PARK/REC DIESEL	505.10	01-437-330	E FUEL & OIL EQUIP	R	09/17/25	10/01/25		1366953-IN	N
25001318 09/17/25 POLICE FUEL									
1 POLICE FUEL	495.96	01-410-224	E FUELS/OIL	R	09/17/25	10/01/25		1366953-IN	N
Vendor Total:	1,001.06								

October 1, 2025
11:10 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 2

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
STAND015	STANDARD DIGITAL LEASING	25001299	09/21/25	ADMIN COPIER												
	1 ADMIN COPIER				270.80	01-400-740			E	MAJOR EQUIPMENT LEASE/PURCHASE	R	09/21/25	09/21/25		592300255	N
25001300	09/21/25 POLICE COPIER															
	1 POLICE COPIER				245.96	01-410-226			E	COPIER EXPENSES	R	09/21/25	09/21/25		592300255	N
	Vendor Total:				516.76											
SUSAN035	SUSAN GELB	25001309	09/30/25	2025 SANTA HOUSE REIMBURSEMENT												
	1 2025 SANTA HOUSE REIMBURSEMENT				129.90	07-454-300			E	ACTIVITIES/PROGRAMS	R	09/30/25	09/30/25		093025	N
	Vendor Total:				129.90											
SUSET005	SUSETTE DUBIN	25001315	10/01/25	FACILITY CLEANING - ADMIN												
	1 FACILITY CLEANING - ADMIN				400.00	01-409-370			E	BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	10/01/25	10/01/25		100125	N
25001316	10/01/25 FACILITY CLEANING - POLICE															
	1 FACILITY CLEANING - POLICE				740.00	01-409-370			E	BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	10/01/25	10/01/25		100125	N
	Vendor Total:				1,140.00											
THOMA125	THOMAS FORD	25001298	09/26/25	2025 MEDICAL REIMBURSEMENT												
	1 2025 MEDICAL REIMBURSEMENT				141.00	01-486-157			E	HEALTH & VISION REIMBURSEMENTS	R	09/26/25	09/26/25		092625	N
	Vendor Total:				141.00											
VERIZ050	VERIZON WIRELESS	25001306	09/19/25	POLICE WIRELESS SERVICE												
	1 POLICE WIRELESS SERVICE				720.68	01-410-320			E	COMMUNICATIONS	R	09/19/25	09/19/25		00002 091925	N
	2 POLICE WIRELESS SERVICE				318.17	01-400-320			E	TELEPHONE/COMMUNICATIONS	R	09/19/25	09/19/25		00001 091925	N
	3 POLICE WIRELESS SERVICE				657.42	01-410-320			E	COMMUNICATIONS	R	09/19/25	09/19/25		00001 091925	N

October 1, 2025
11:10 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

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				
VERIZ050	VERIZON WIRELESS	Continued													
25001306	09/19/25	POLICE WIRELESS SERVICE	Continued												
4	POLICE WIRELESS SERVICE	262.75	01-430-320		E COMMUNICATIONS/MAINT	R	09/19/25	09/19/25		00001 091925	N				
		1,959.02													
Vendor Total:		1,959.02													

Total Purchase Orders:	13	Total P.O. Line Items:	16	Total List Amount:	10,719.59	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: 5-01	6,706.69	0.00	6,706.69	0.00	0.00	6,706.69
PARKS & RECREATION FUND: 5-07	129.90	0.00	129.90	0.00	0.00	129.90
CAPITAL IMPROVEMENT/EQUIPMENT FUND: 5-18	3,883.00	0.00	3,883.00	0.00	0.00	3,883.00
Total of All Funds:	<u>10,719.59</u>	<u>0.00</u>	<u>10,719.59</u>	<u>0.00</u>	<u>0.00</u>	<u>10,719.59</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	6,706.69	0.00	6,706.69	0.00	0.00	6,706.69
PARKS & RECREATION FUND:	07	129.90	0.00	129.90	0.00	0.00	129.90
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	3,883.00	0.00	3,883.00	0.00	0.00	3,883.00
Total of All Funds:		10,719.59	0.00	10,719.59	0.00	0.00	10,719.59

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	6,706.69	0.00	0.00	0.00	6,706.69
PARKS & RECREATION FUND:	5-07	129.90	0.00	0.00	0.00	129.90
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	3,883.00	0.00	0.00	0.00	3,883.00
Total of All Funds:		<u>10,719.59</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,719.59</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated October 9, 2025, in the amount of \$9,144.15.

Attest: _____

Date: _____

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 1

Rcvd Batch Id Range: KG1006PD to KG1006PD

[illegible]

[illegible]

Vendor #	Name												
PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PENNS020 PA ONE CALL SYSTEM, INC.													
25001348	09/30/25	PA ONE CALLS											
1	PA ONE CALLS		104.90	01-438-460		E	GENERAL EXPENSE	R	09/30/25	09/30/25		0001121727	N
	Vendor Total:		104.90										
PECOE020 PECO ENERGY-PAYMENT PROCESSING													
25001324	10/01/25	ELECTRIC											
1	ELECTRIC		18.75	02-434-360		E	UTILITY EXPENSE	R	10/01/25	10/01/25		7718996000	N
	Vendor Total:		18.75										
PILOT005 PILOT THOMAS LOGISTICS LL													
25001342	10/01/25	POLICE FUEL											
1	POLICE FUEL		1,000.48	01-410-224		E	FUELS/OIL	R	10/01/25	10/01/25		1378976-IN	N
25001343	09/24/25	PW DIESEL											
1	PW DIESEL		1,115.75	01-437-330		E	FUEL & OIL EQUIP	R	09/24/25	09/24/25		1371923-IN	N
25001344	09/24/25	PW FUEL											
1	PW FUEL		1,599.22	01-437-330		E	FUEL & OIL EQUIP	R	09/24/25	09/24/25		1371923-IN	N
	Vendor Total:		3,715.45										
READY005 PRIMO BRANDS													
25001354	10/04/25	BOTTLED WATER											
1	BOTTLED WATER		75.99	01-410-360		E	UTILITIES	R	10/04/25	10/04/25		15J0436107759	N
2	BOTTLED WATER		241.90	01-409-360		E	UTILITIES	R	10/04/25	10/04/25		15J0436107759	N
			317.89										
25001355	10/04/25	BOTTLED WATER											
1	BOTTLED WATER		129.41	01-410-360		E	UTILITIES	R	10/04/25	10/04/25		15J0436449664	N
2	BOTTLED WATER		446.73	01-437-360		E	HEAT AND UTILITIES	R	10/04/25	10/04/25		15J0436449664	N
			576.14										
	Vendor Total:		894.03										

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	Exc'l
THOMA125 THOMAS FORD												
25001353	10/06/25	MEAL REIMBURSEMENT										
1 MEAL REIMBURSEMENT			84.00	01-410-181		E EDUCATION/TRAINING IN SERVICE	R	10/06/25	10/06/25		100625	N
Vendor Total:			84.00									
TUSTI005 TUSTIN MECHANICAL SERVICES												
25001339	10/02/25	SERVICES AGMT 10/1/25-2/28/26										
1 SERVICES AGMT 10/1/25-2/28/26			437.50	01-430-370		E BUILDING MAINTENANCE	R	10/02/25	10/02/25		990041426	N
Vendor Total:			437.50									
VERIZ010 VERIZON												
25001337	09/27/25	INTERNET										
1 INTERNET			110.99	01-430-320		E COMMUNICATIONS/MAINT	R	09/27/25	09/27/25		0001-98 092725	N
Vendor Total:			110.99									
VERIZ050 VERIZON WIRELESS												
25001338	09/23/25	POLICE WIRELESS SERVICE										
1 POLICE WIRELESS SERVICE			25.02	01-410-320		E COMMUNICATIONS	R	09/23/25	09/23/25		00001 092325	N
Vendor Total:			25.02									
Total Purchase Orders: 21 Total P.O. Line Items: 30 Total List Amount: 9,144.15 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:	5-01	9,089.92	0.00	9,089.92	0.00	0.00	9,089.92
STREET LIGHTING FUND:	5-02	18.75	0.00	18.75	0.00	0.00	18.75
PARKS & RECREATION FUND:	5-07	35.48	0.00	35.48	0.00	0.00	35.48
Total of All Funds:		9,144.15	0.00	9,144.15	0.00	0.00	9,144.15

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	9,089.92	0.00	9,089.92	0.00	0.00	9,089.92
STREET LIGHTING FUND:	02	18.75	0.00	18.75	0.00	0.00	18.75
PARKS & RECREATION FUND:	07	35.48	0.00	35.48	0.00	0.00	35.48
Total of All Funds:		<u>9,144.15</u>	<u>0.00</u>	<u>9,144.15</u>	<u>0.00</u>	<u>0.00</u>	<u>9,144.15</u>

October 9, 2025
11:20 AM

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

Page No: 7

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	9,089.92	0.00	0.00	0.00	9,089.92
STREET LIGHTING FUND:	5-02	18.75	0.00	0.00	0.00	18.75
PARKS & RECREATION FUND:	5-07	35.48	0.00	0.00	0.00	35.48
Total of All Funds:		<u>9,144.15</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>9,144.15</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: October 15, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated October 15, 2025, in the amount of \$17,506.79.

Attest: _____

Date: _____

October 15, 2025
12:28 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 1

P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes
Vendors: All Include Non-Budgeted: Y
Rcvd Batch Id Range: KG1013PD to KG1013PD

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
DAVID165 DAVID KEEBLER														
25001362	10/10/25	2025	MEDICAL REIMBURSEMENT											
1	2025		MEDICAL REIMBURSEMENT	66.61	01-486-157		E HEALTH & VISION REIMBURSEMENTS		R	10/10/25	10/10/25		101025	N
Vendor Total:				66.61										
HPT HPT SYSTEMS, INC.														
25001366	09/30/25		MONTHLY CLOUD BACKUP (3)											
1			MONTHLY CLOUD BACKUP (3)	941.20	01-400-741		E COMPUTER HARDWARE/SOFTWARE/LICENSES		R	09/30/25	09/30/25		14273	N
Vendor Total:				941.20										
MARCW005 MARC WEILANDICS														
25001376	10/15/25	2025	HEALTH REIMBURSEMENT											
1	2025		HEALTH REIMBURSEMENT	1,390.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS		R	10/15/25	10/15/25		101525	N
25001377	10/15/25	2025	ORTHODONTIC REIMBURSEMENT											
1	2025		ORTHODONTIC REIMBURSEMENT	2,500.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS		R	10/15/25	10/15/25		101525	N
Vendor Total:				3,890.00										
MCCAL005 MCCALLION TEMPS, INC														
25001368	10/10/25		STAFFING SERVICES											
1			STAFFING SERVICES	605.88	01-402-131		E SALARY/ADMIN ASST T.P.		R	10/10/25	10/10/25		12859	N
Vendor Total:				605.88										
PAULZ010 PAUL ZIELINSKI														
25001365	10/10/25		MEAL REIMBURSEMENT											
1			MEAL REIMBURSEMENT	27.00	01-410-181		E EDUCATION/TRAINING IN SERVICE		R	10/10/25	10/10/25		101025	N
Vendor Total:				27.00										

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
PILOT005	PILOT THOMAS LOGISTICS LL													
25001367	10/07/25	PW FUEL												
1	PW FUEL	2,311.18	01-437-330	E FUEL & OIL EQUIP	R	10/07/25	10/07/25	1383428-IN	N					
25001382	10/14/25	PW PARK/REC DIESEL												
1	PW PARK/REC DIESEL	233.59	01-437-330	E FUEL & OIL EQUIP	R	10/14/25	10/14/25	1386338-IN	N					
25001383	10/14/25	POLICE FUEL												
1	POLICE FUEL	808.36	01-410-224	E FUELS/OIL	R	10/14/25	10/14/25	1386338-IN	N					
Vendor Total:		2,353.13												
POWER005	PowerDMS, Inc.													
25001363	08/28/25	POWER TIME SUBSCRIPTION												
1	POWER TIME SUBSCRIPTION	9,125.48	01-410-210	E COMPUTERS SUPPLIES	R	08/28/25	08/28/25	INV-143541	N					
Vendor Total:		9,125.48												
SANDRA	SANDRA EZZO													
25001364	10/09/25	2025 TRAVEL/MILEAGE REIMB												
1	2025 TRAVEL/MILEAGE REIMB	207.90	01-400-330	E VEHICLE EXPENSE/ADMIN	R	10/09/25	10/09/25	100925	N					
Vendor Total:		207.90												
VERIZ010	VERIZON													
25001373	10/05/25	POLICE INTERNET												
1	POLICE INTERNET	289.59	01-410-320	E COMMUNICATIONS	R	10/05/25	10/05/25	0001-17 100525	N					
Vendor Total:		289.59												
Total Purchase Orders: 12 Total P.O. Line Items: 12 Total List Amount: 17,506.79 Total Void Amount: 0.00														

Totals by Year-Fund
Fund Description

Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
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GENERAL FUND:	5-01	17,506.79	0.00	17,506.79	0.00	0.00	17,506.79
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Total of All Funds:		<u>17,506.79</u>	<u>0.00</u>	<u>17,506.79</u>	<u>0.00</u>	<u>0.00</u>	<u>17,506.79</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	17,506.79	0.00	17,506.79	0.00	0.00	17,506.79
Total of All Funds:		<u>17,506.79</u>	<u>0.00</u>	<u>17,506.79</u>	<u>0.00</u>	<u>0.00</u>	<u>17,506.79</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:	5-01	17,506.79	0.00	0.00	0.00	17,506.79
Total of All Funds:		<u>17,506.79</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>17,506.79</u>



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 25, 2025

File No. 2011032

Doreen Curtin, Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Prime Development Group, L.P., Escrow Release 1
Benner Subdivision and Land Development, Dolly Lane

Dear Doreen:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office observed the site improvements on September 22, 2025. We have prepared Certificate of Completion 1 in the amount of **\$69,630.00** for consideration at an upcoming public meeting.

We recommend the release of funds as delineated on the attached breakdown and which equal Sixty-Nine Thousand, Six Hundred Thirty Dollars and Zero Cents (\$69,630.00) to Prime Development Group L.P (Prime Custom Homes). This leaves \$119,315.00 remaining in the total escrow fund. The escrowed site improvements are approximately 50% completed.

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

Sincerely,

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

JM/tw

Enclosures: as referenced

cc: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Kristin Carpenter, Finance Director
Stephanie Hess, Vice President, Prime Development Group, L.P.
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

September 24, 2025
Project No.: G&A #2011032

**CERTIFICATE OF COMPLETION NO. 1
BENNER SUBDIVISION AND LAND DEVELOPMENT
NEW BRITAIN TOWNSHIP**

Original Financial Security:	\$ 164,300.00 (Total Construction)
	\$ 16,430.00 (Total Contingency)
	\$ 8,215.00 (Total Eng/Insp./Legal)
	\$ 188,945.00 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Prime Development Group, L.P., relative to the construction and installation of certain improvements to the Benner Subdivision site have been completed to the extent of Sixty-Nine Thousand, Six Hundred Thirty Dollars and Zero Cents (\$69,630.00). This certificate authorizes the escrow be reduced to the extent of \$69,630.00 pursuant to the Development Agreement between the Township and Prime Custom Builders.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Prime Development Group, L.P. may have an interest. It is payable in an amount not to exceed \$69,630.00 to Prime Custom Builders or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 188,945.00
Amount of Previous Releases:	\$ 0.00
Amount of this Request:	\$ 69,630.00
Amount of Construction Available:	\$ 94,670.00
Total Escrow Remaining:	\$ 119,315.00

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 9/24/2025
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) Stephanie Hess
Title Vice president
Signature Stephanie Hess

NEW BRITAIN TOWNSHIP:

Daniel Fox, Township Manager



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME:	Benner Subdivision	TOTAL CONSTRUCTION:	\$164,300.00		
PROJECT NO.:	2011032	TOTAL CONSTRUCTION CONTINGENCY:	\$16,430.00		
PROJECT OWNER:	Prime Development Group, LP			AMOUNT OF THIS RELEASE:	\$69,630.00
		TOTAL ENG/INSP/LEGAL:	\$8,215.00		
MUNICIPALITY:	New Britain Township			TOTAL ESCROW RELEASED TO DATE:	\$69,630.00
ESCROW AGENT:	Meridian Bank	TOTAL ESCROW POSTED:	\$188,945.00	TOTAL ESCROW REMAINING:	\$119,315.00
TYPE OF SECURITY:	LOC			TOTAL CONSTRUCTION CONTINGENCY:	\$16,430.00
AGREEMENT DATE:	March 7, 2024	RELEASE NO.:	1	TOTAL ENG/INSP/LEGAL:	\$8,215.00
		DATE:	September 24, 2025		
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$94,670.00

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ. 2



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT				
PROJECT NAME:	Benner Subdivision	TOTAL CONSTRUCTION:	\$164,300.00	
PROJECT NO.:	2011032	TOTAL CONSTRUCTION CONTINGENCY:	\$16,430.00	
PROJECT OWNER:	Prime Development Group, LP			AMOUNT OF THIS RELEASE: \$69,630.00
		TOTAL ENG/INSP/LEGAL:	\$8,215.00	
MUNICIPALITY:	New Britain Township			TOTAL ESCROW RELEASED TO DATE: \$69,630.00
ESCROW AGENT:	Meridian Bank	TOTAL ESCROW POSTED:	\$188,945.00	TOTAL ESCROW REMAINING: \$119,315.00
TYPE OF SECURITY:	LOC			TOTAL CONSTRUCTION CONTINGENCY: \$16,430.00
AGREEMENT DATE:	March 7, 2024	RELEASE NO.:	1	TOTAL ENG/INSP/LEGAL: \$8,215.00
		DATE:	September 24, 2025	
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$94,670.00

ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE		RELEASE REQ. 2
					TOTAL		TOTAL		
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	
V.	LANDSCAPING								
	Detention Basin Screening								
1.	Deciduous/ Evergreen Tree	EA	19	\$300.00		\$5,700.00		19	\$5,700.00
2.	Deciduous/ Evergreen Shrub	EA	380	\$50.00		\$19,000.00		380	\$19,000.00
VI.	MISCELLANEOUS								
1.	Traffic Signage	EA	6	\$250.00		\$1,500.00		6	\$1,500.00
2.	Stop Bar	EA	1	\$200.00		\$200.00		1	\$200.00
3.	Concrete Monuments	EA	10	\$250.00		\$2,500.00		10	\$2,500.00
4.	Iron Pins	EA	2	\$150.00		\$300.00		2	\$300.00
5.	As-Built Plans	LS	1	\$5,000.00		\$5,000.00		1	\$5,000.00



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 15, 2025

File No. 1801149

Doreen Curtin, Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Alberto Tecce, Escrow Release 1 (Final)
9 Sellersville Road, TMP # 26-001-133-001
15 Sellersville Road, TMP # 26-001-133

Dear Doreen:

In response to the Applicant's request for an escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on October 10, 2025. We have prepared Certificate of Completion 1, a letter of credit reduction, in the amount of **\$79,305.00** for consideration at an upcoming public meeting.

We recommend the reduction in the Letter of Credit as delineated on the attached breakdown and which equals Seventy-Nine Thousand, Three Hundred Five Dollars and Zero Cents (\$79,305.00) to Alberto and Rose Marie Tecce.

In addition to this release, we recommend formal acceptance of the completed improvements and waiver of the 18-month maintenance period.

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

Sincerely,

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

JM/tw

Enclosures: as referenced

cc: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Kristin Carpenter, Finance Director
Scott Flager, Esq., Flager & Associates PC, Township Solicitor
Alberto & Rose Marie Tecce, Owner/ Applicant
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com



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

October 14, 2025
Project No.: G&A #1505019

**CERTIFICATE OF COMPLETION NO. 1 (FINAL)
9 SELLERSVILLE ROAD (TECCE)
NEW BRITAIN TOWNSHIP**

Original Financial Security: \$ 63,444.00 (Total Construction)
 \$ 6,344.40 (Total Contingency)
 \$ 9,516.60 (Total Eng/Insp/Legal)
 \$ 79,305.00 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Rose Marie Tecce relative to the construction and installation of certain improvements to 9 Sellersville Road (Tecce) site have been completed to the extent of Seventy-Nine Thousand, Three Hundred Five Dollars and Zero Cents (\$79,305.00). This certificate authorizes the Letter of Credit be reduced to the extent of **\$79,305.00** pursuant to the Development Agreement between the Township and Rose Marie Tecce.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Rose Marie Tecce may have an interest. It is payable in an amount not to exceed \$79,305.00 to Rose Marie Tecce or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 79,305.00
Amount of Previous Releases:	\$ 0.00
Amount of this Request:	\$ 79,305.00
Amount of Construction Available:	\$ 0.00
Total Escrow Remaining:	\$ 0.00

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 10/14/2025
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc.
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) ALBERTO M TECCE
Title CO-OWNER
Signature Alberto M Tecce

NEW BRITAIN TOWNSHIP:

Daniel Fox, Township Manager



ESCROW STATUS REPORT

PROJECT NAME:	9 Sellersville Road-New Britain Township	TOTAL CONSTRUCTION:	\$63,444.00	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$63,444.00
PROJECT NO.:	15-05019	TOTAL CONSTRUCTION CONTINGENCY:	\$6,344.40	CONSTRUCTION CONTINGENCY TO BE RELEASED:	\$6,344.40
PROJECT OWNER:	Alberto & Rose Marie Tecce	TOTAL ENG/INSP/LEGAL:	\$9,516.60	TOTAL ENG/INSP/LEGAL TO BE RELEASED:	\$ 9,516.60
		TOTAL ESCROW POSTED:	\$79,305.00	AMOUNT OF THIS RELEASE:	\$79,305.00
MUNICIPALITY:	New Britain Township	RELEASE NO.:	1 (FINAL)	TOTAL ESCROW RELEASED TO DATE:	\$ 79,305.00
ESCROW AGENT:	Univest Bank and Trust Company	RELEASE DATE:	October 14, 2025	TOTAL ESCROW REMAINING:	\$ -
TYPE OF SECURITY:	Irrevocable Standby Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ -
AGREEMENT DATE:	July 11, 2022			TOTAL RETAINAGE TO DATE:	\$ -
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 2
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
I. EROSION CONTROL											
1. Rock Construction Entrance	EA	2	\$1,500.00	\$3,000.00	2	\$3,000.00	2	\$3,000.00			
2. Silt Sock - 18"	LF	400	\$5.50	\$2,200.00	400	\$2,200.00	400	\$2,200.00			
3. Orange Tree Protection Fence	LF	870	\$2.00	\$1,740.00	870	\$1,740.00	870	\$1,740.00			
4. Temporary Seeding (Topsoil Pile and Site)	LS	1	\$1,000.00	\$1,000.00	1	\$1,000.00	1	\$1,000.00			
5. Inlet Filters	EA	3	\$120.00	\$360.00	3	\$360.00	3	\$360.00			
6. S75 Matting	SY	810	\$1.50	\$1,215.00	810	\$1,215.00	810	\$1,215.00			
7. Filter Bag	EA	1	\$500.00	\$500.00	1	\$500.00	1	\$500.00			
8. E&S Maintenance	LS	1	\$500.00	\$500.00	1	\$500.00	1	\$500.00			
9. E&S Removal	LS	1	\$1,000.00	\$1,000.00	1	\$1,000.00	1	\$1,000.00			
II. LOT 1 STORM SEWER											
1. Basin Excavation	CY	133	\$3.00	\$399.00	133	\$399.00	133	\$399.00			
2. Geotextile Fabric	SF	2,838	\$1.00	\$2,838.00	2838	\$2,838.00	2838	\$2,838.00			
3. 2B Clean Stone Backfill	TN	200	\$32.00	\$6,400.00	200	\$6,400.00	200	\$6,400.00			
4. Basin Cleanout	EA	3	\$50.00	\$150.00	3	\$150.00	3	\$150.00			
5. 6" Perf. PVC Pipe	LF	50	\$8.00	\$400.00	50	\$400.00	50	\$400.00			
6. Pop-Up Emitter	EA	1	\$225.00	\$225.00	1	\$225.00	1	\$225.00			
7. Yard Drain	EA	2	\$200.00	\$400.00	2	\$400.00	2	\$400.00			
8. 6" PVC	LF	200	\$8.00	\$1,600.00	200	\$1,600.00	200	\$1,600.00			
9. Yard Cleanouts	EA	2	\$100.00	\$200.00	2	\$200.00	2	\$200.00			
10. Roof Leaders	LF	40	\$12.00	\$480.00	40	\$480.00	40	\$480.00			
III. LOT 2 STORM SEWER											
1. Basin Excavation	CY	224	\$3.00	\$672.00	224	\$672.00	224	\$672.00			
2. Geotextile Fabric	SF	3,350	\$1.00	\$3,350.00	3350	\$3,350.00	3350	\$3,350.00			
3. 2B Clean Stone Backfill	TN	335	\$32.00	\$10,720.00	335	\$10,720.00	335	\$10,720.00			
4. Basin Cleanout	EA	2	\$50.00	\$100.00	2	\$100.00	2	\$100.00			
5. 6" Perf. PVC Pipe	LF	35	\$8.00	\$280.00	35	\$280.00	35	\$280.00			
6. Pop Up Emitter	EA	1	\$225.00	\$225.00	1	\$225.00	1	\$225.00			
7. Yard Drain	EA	1	\$200.00	\$200.00	1	\$200.00	1	\$200.00			
8. 6" PVC	LF	30	\$8.00	\$240.00	30	\$240.00	30	\$240.00			
9. Yard Cleanouts	EA	2	\$100.00	\$200.00	2	\$200.00	2	\$200.00			
10. Roof Leaders	LF	90	\$12.00	\$1,080.00	90	\$1,080.00	90	\$1,080.00			
IV. EARTHWORK											
1. Topsoil 8" Strip/Stockpile	CY	940	\$3.00	\$2,820.00	940	\$2,820.00	940	\$2,820.00			
2. Site Grading	SY	3,000	\$3.00	\$9,000.00	3000	\$9,000.00	3000	\$9,000.00			



ESCROW STATUS REPORT

PROJECT NAME:	9 Sellersville Road-New Britain Township	TOTAL CONSTRUCTION:	\$63,444.00	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$63,444.00
PROJECT NO.:	15-05019	TOTAL CONSTRUCTION CONTINGENCY:	\$6,344.40	CONSTRUCTION CONTINGENCY TO BE RELEASED:	\$6,344.40
PROJECT OWNER:	Alberto & Rose Marie Tecce	TOTAL ENG/INSP/LEGAL:	\$9,516.60	TOTAL ENG/INSP/LEGAL TO BE RELEASED:	\$ 9,516.60
		TOTAL ESCROW POSTED:	\$79,305.00	AMOUNT OF THIS RELEASE:	\$79,305.00
MUNICIPALITY:	New Britain Township	RELEASE NO.:	1 (FINAL)	TOTAL ESCROW RELEASED TO DATE:	\$ 79,305.00
ESCROW AGENT:	Univest Bank and Trust Company	RELEASE DATE:	October 14, 2025	TOTAL ESCROW REMAINING:	\$ -
TYPE OF SECURITY:	Irrevocable Standby Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ -
AGREEMENT DATE:	July 11, 2022			TOTAL RETAINAGE TO DATE:	\$ -
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 2
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
V. <u>SURVEY AND ASBUILTS</u>											
1.	Survey and Asbuilts	LS	1	\$2,500.00	\$2,500.00	1	\$2,500.00	1	\$2,500.00		
2.	Monuments	EA	7	\$150.00	\$1,050.00	7	\$1,050.00	7	\$1,050.00		
3.	Pins	EA	2	\$100.00	\$200.00	2	\$200.00	2	\$200.00		
VI. <u>LANDSCAPING</u>											
1.	Shade/Street Trees	EA	6	\$400.00	\$2,400.00	6	\$2,400.00	6	\$2,400.00		
2.	Evergreen Trees	EA	6	\$300.00	\$1,800.00	6	\$1,800.00	6	\$1,800.00		
3.	Lot Seeding	LS	1	\$2,000.00	\$2,000.00	1	\$2,000.00	1	\$2,000.00		



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 14, 2025

File No. 2400530

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

Reference: Bray Brothers, Inc., NBT 2025 Road Program
Application for Payment 1 - Final

Dear Dan:

Please find the Application for Payment #1 for the above-referenced project. Gilmore & Associates, Inc. has verified the work item quantities and associated payroll documentation submitted with this payment request and found them to be acceptable. This payment is for all concrete and pavement work specified in the bid. We note that the final payment amount is less than the original contract amount awarded due to actual quantities installed in the field being less than the bid quantity estimate and an assumed base repair amount not being required for these roads.

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

1. Maintenance Bond in the amount of \$277,755.25, equal to one hundred (100) percent of the completed contract amount, valid for twelve (12) months, starting from the date the payment is approved by the Board (anticipated to be October 20, 2025);
2. Consent of Surety to Final Payment
3. Contractor's Affidavit
4. Contractor's Release of Liens

We recommend Payment #1 be in the amount of Two Hundred Seventy-Seven Thousand Seven Hundred Fifty-Five Dollars and Twenty-Five Cents (**\$277,755.25**) to Bray Brothers, Inc., be considered by the Board of Supervisors at an upcoming meeting conditioned on receiving signed and acceptable pavement certifications.

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

Sincerely,

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

JM/tw

Enclosures: As referenced

cc: Alexandria Mullin, Assistant to the Manager
Ryan Cressman, Public Works Superintendent
Kristin Carpenter, Financial Director
Lawrence Bray Sr., Bray Brothers, Inc.
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Brian Dusault, Construction Manager, Gilmore & Associates, Inc.

APPLICATION FOR PAYMENT

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

Contract No.: 2400530
Project Name: 2025 ROAD PROGRAM
Contractor: Bray Brothers, Inc.
Address: 16 Moon Drive
Fallsington, PA 19054

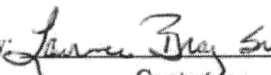
Application No.: 1 For Period From: 8/25/2025 To: 10/8/2025

Application is made for payment, as hereinafter shown, in connection with the above project. The present status of the account for this contract is as follows:

Original Contract Sum	\$ <u>310,094.05</u>
Net Change by Change Order(s)	\$ <u> </u>
Net Change by Field Quantity Adjustments	\$ <u>(32,338.80)</u>
Contract Sum to Date	\$ <u>277,755.25</u>

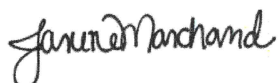
Total Completed and Stored to Date	\$ <u>-</u>
Less 10% Retainage	\$ <u>-</u>
Total Earned Less Retainage	\$ <u>-</u>
Less Previous Application(s) for Payment	\$ <u>-</u>
Total Amount Liquid Fuels Fund:	\$ <u>-</u>
Total Amount General Fund:	\$ <u>-</u>
Total Current Payment Due	\$ <u>277,755.25</u>

This is to certify that the work as listed hereafter has been completed in accordance with the approved plans and specifications. Submitted this 10 day of Oct, 2025.

By: 
Contractor

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

Approved this 14th day of October, 2025.

By: 
Engineer

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

CLIENT:
 NEW BRITAIN TOWNSHIP
PROJECT NAME:
 2025 ROAD PROGRAM
CONTRACT NUMBER:
 2400530

CONTRACTOR: Bray Brothers, Inc.
 16 Moon Drive
 Fallsington, PA 19054
 Lawrence Bray, Sr.
 (P) 215-295-5282

For Work Completed Through: October 8, 2025

#	DESCRIPTION	SCHEDULE OF VALUES			WORK COMPLETED		TOTAL AMOUNT PAYABLE	
		QUANTITY & UNITS	UNIT PRICE	CONTRACT AMOUNT	COMPLETE APP. 1	TOTAL COMPLETE		
Base Bid								
Teal Drive - From Upper State Road to End of Cul-de-Sac								
1	1.5 in. Roadway Milling	4058	SY	\$ 2.00	\$ 8,116.00	4,058	4,058	\$ 8,116.00
2	0.5 in.WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL-H, containing 15% recycled asphalt material or less virgin asphalt cement	120	TN	\$ 95.31	\$ 11,437.20	120	120	\$ 11,437.20
3	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	350	TN	\$ 97.31	\$ 34,058.50	316.57	316.57	\$ 30,805.43
4	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	203	SY	\$ 20.00	\$ 4,060.00	0	0	\$ -
5	Tack Coat	4058	SY	\$ 0.30	\$ 1,217.40	4,058	4,058	\$ 1,217.40
6	Remove and Replace Curb Ramp (2)	256	SF	\$ 40.00	\$ 10,240.00	319	319	\$ 12,760.00
7	Remove and Replace Curb for Curb Ramp	40	LF	\$ 122.00	\$ 4,880.00	27	27	\$ 3,294.00
Goldeneye Court - From Teal Drive to Teal Drive								
8	1.5 in. Roadway Milling	3323	SY	\$ 2.00	\$ 6,646.00	3,323	3,323	\$ 6,646.00
9	0.5 in.WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 3.0-10 million ESALS, SRL-H, containing 15% RAP or less virgin asphalt cement	95	TN	\$ 95.31	\$ 9,054.45	107.37	107	\$ 10,233.43
10	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 3-10 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	280	TN	\$ 97.31	\$ 27,246.80	280.00	280.00	\$ 27,246.80
11	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	166	SY	\$ 20.00	\$ 3,320.00	0	0	\$ -
12	Tack Coat	3323	SY	\$ 0.30	\$ 996.90	3,323	3,323	\$ 996.90
13	Remove and Replace Curb Ramp (2)	256	SF	\$ 40.00	\$ 10,240.00	281	281	\$ 11,240.00
14	Remove and Replace Curb for Curb Ramp	40	LF	\$ 122.00	\$ 4,880.00	23	23	\$ 2,806.00
Janton Way - From Bristol Road to End of Cul-de-sac								
15	1.5 in. Roadway Milling	2224	SY	\$ 2.00	\$ 4,448.00	2,224	2,224	\$ 4,448.00
16	0.5 in.WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 3.0-10 million ESALS, SRL-H, containing 15% RAP or less virgin asphalt cement	65	TN	\$ 95.31	\$ 6,195.15	44.00	44.00	\$ 4,193.64
17	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 3-10 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	190	TN	\$ 97.31	\$ 18,488.90	166.00	166.00	\$ 16,153.46
18	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	111	SY	\$ 20.00	\$ 2,220.00	0	0	\$ -
19	Tack Coat	2224	SY	\$ 0.30	\$ 667.20	2,224	2,224	\$ 667.20
Green Valley Way - From Bristol Road to Township Border								
20	1.5 in. Roadway Milling	3785	SY	\$ 2.00	\$ 7,570.00	3,785	3,785	\$ 7,570.00
21	0.5 in.WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 3.0-10 million ESALS, SRL-H, containing 15% RAP or less virgin asphalt cement	110	TN	\$ 95.31	\$ 10,484.10	160.16	160.16	\$ 15,264.85
22	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 3-10 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	320	TN	\$ 97.31	\$ 31,139.20	239.00	239.00	\$ 23,257.09
23	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	189	SY	\$ 20.00	\$ 3,780.00	0	0	\$ -
24	Tack Coat	3785	SY	\$ 0.30	\$ 1,135.50	3,785	3,785	\$ 1,135.50

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

CLIENT:
 NEW BRITAIN TOWNSHIP
PROJECT NAME:
 2025 ROAD PROGRAM
CONTRACT NUMBER:
 2400530

CONTRACTOR: Bray Brothers, Inc.
 16 Moon Drive
 Fallsington, PA 19054
 Lawrence Bray, Sr.
 (P) 213-295-5282

For Work Completed Through: October 8, 2025

# DESCRIPTION		SCHEDULE OF VALUES			WORK COMPLETED		TOTAL	
		QUANTITY & UNITS	UNIT PRICE	CONTRACT AMOUNT	COMPLETE APP. 1	TOTAL COMPLETE	AMOUNT PAYABLE	
Michaels Court - From Green Valley Way to End of Cul-de-Sac								
25	1.5 in. Roadway Milling	2,484	SY	\$ 2.00	\$ 4,968.00	2,484	2,484	\$ 4,968.00
26	0.5 in. WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL-H, containing 15% recycled asphalt material or less virgin asphalt cement	70	TN	\$ 95.31	\$ 6,671.70	30	30	\$ 2,859.30
27	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	210	TN	\$ 97.31	\$ 20,435.10	210	210	\$ 20,435.10
28	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	124	SY	\$ 20.00	\$ 2,480.00	0	0	\$ -
29	Tack Coat	2,484	SY	\$ 0.30	\$ 745.20	2484	2484	\$ 745.20
30	Remove and Replace Curb Ramp (2)	256	SF	\$ 40.00	\$ 10,240.00	299	299	\$ 11,960.00
31	Remove and Replace Curb for Curb Ramp	40	LF	\$ 122.00	\$ 4,880.00	22	22	\$ 2,684.00
Nicholus Court - From Green Valley Way to End of Cul-de-Sac								
32	1.5 in. Roadway Milling	1,545	SY	\$ 2.00	\$ 3,090.00	1,545	1,545	\$ 3,090.00
33	0.5 in. WMA Scratch/Leveling Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL-H, containing 15% recycled asphalt material or less virgin asphalt cement	45	TN	\$ 95.31	\$ 4,288.95	45	45	\$ 4,288.95
34	1.5 in. WMA Wearing Course 9.5mm, PG 64S-22, 0.3-30 million ESALS, SRL H, containing 15% or less recycled material and virgin asphalt cement	130	TN	\$ 97.31	\$ 12,650.30	130	130	\$ 12,650.30
35	Pavement Base Repair - 4.5 in. WMA Base Course 25mm, PG 64S-22, 0.3-30 million ESALS, containing 15% or less recycled material and virgin asphalt cement	77	SY	\$ 20.00	\$ 1,540.00	0	0	\$ -
36	Tack Coat	1,545	SY	\$ 0.30	\$ 463.50	1545	1545	\$ 463.50
37	Remove and Replace Curb Ramp (2)	256	SF	\$ 40.00	\$ 10,240.00	289	289	\$ 11,560.00
38	Remove and Replace Curb for Curb Ramp	40	LF	\$ 122.00	\$ 4,880.00	21	21	\$ 2,562.00
Payment Breakdown				Payment Summary				
Total Amount Due This Application:		\$ 277,755.25		Total Amount Completed to Date:		\$ 277,755.25		
Less Amount Previously Paid:		\$ -		Less 10% Retainage:		\$ -		
Subtotal:		\$ 277,755.25		Subtotal:		\$ 277,755.25		
Total Liquid Fuels Fund This Application:				Less Amount Previously Paid:		\$ -		
Total General Fund This Application:		\$ 277,755.25		Total Amount Due This Application:		\$ 277,755.25		

CONTRACTOR'S Certification:

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

10-10-25
 Date

Bray Brothers Inc.
 Contractor

Janene Marchand
 Authorized Signature

Payment of the above amount due this application is recommended.

October 14, 2025
 Date

Janene Marchand
 Engineer
Janene Marchand
 Authorized Signature

DOCUMENT 00 61 19

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that We, Bray Brothers, Inc.
hereinafter called the "Principal" and Contractors Bonding and Insurance Company
hereinafter called the "Surety" are held and firmly bound unto New Britain Township
Two Hundred Seventy Seven Thousand
hereinafter called the "Obligee" in the sum of Seven Hundred Fifty Five and 25/100 Dollars (\$ 277,755.25),
the payment of which sum, well and truly to be made, we, the said Principal and the said Surety, bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal has heretofore entered into an Agreement with said Obligee dated
May 19th, 2025 for 2025 ROAD PROGRAM and;

WHEREAS, the said Agreement provides that the said Principal is required to furnish the said Obligee with a
Maintenance Bond for 100% of the completed contract amount, including all change orders, indemnifying the said
Obligee against defects in materials or workmanship for a period of Twenty-Four (24) **months** after final completion and
acceptance of the Work.

NOW, THEREFORE, the condition of this obligation is such, that if the said Principal shall faithfully carry out and
perform the said guarantee, and shall, on due notice, repair and make good at its own expense any and all
defects in materials or workmanship in the said work which may develop during the said maintenance period or
shall pay over, make good and reimburse to the said Obligee all loss and damage which said Obligee may
sustain by reason of failure or default of said Principal so to do, then this obligation shall be null and void;
otherwise shall remain in full force and effect.

Any action filed under the bond must be commenced in the Bucks County Court of Common Pleas or the
United States District Court for the Eastern District of Pennsylvania. This is a legal requirement and not
subject to negotiation or change.

MAINTENANCE BOND
00 61 19-1

Signed and sealed this 8th day of October, 2025.

CONTRACTOR AS PRINCIPAL
Company: **Bray Brothers, Inc.**

Signature: *Lauren Bray*

Name and Title:

(Corp. Seal)

SURETY
Company: **Contractors Bonding and Insurance Company**

Signature: *Michael McKenzie*

Name and Title: **Michael McKenzie**
Attorney-In-Fact

(Corp. Seal)



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

END OF DOCUMENT

MAINTENANCE BOND
00 61 19-2

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Carmen Cavaliere, Janelle Hazell, William Rue, Jr., Michael McKenzie, jointly or severally

in the City of Hamilton, State of New Jersey its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 19th day of June, 2025.



RLI Insurance Company
Contractors Bonding and Insurance Company

By: Eric Raudins
Eric Raudins Sr. Vice President

State of Ohio }
County of Cuyahoga } SS

On this 19th day of June, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jill A. Scott
Jill A. Scott Notary Public



JILL A SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 8th day of October, 2025.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: Jeffrey D. Fick
Jeffrey D. Fick Corporate Secretary





P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: asksurety@rlicorp.com
RLISURETY.COM

Contractors Bonding And Insurance Company

December 31, 2024

Admitted Assets

Investments:	
Fixed maturities	\$ 248,156,663
Equity securities	0
Short-term investments	0
Real estate	0
Properties held to produce income	0
Cash and cash equivalents	(918,942)
Other invested assets	0
Receivables for securities	395
Agents' balances	16,248,481
Investment income due and accrued	2,270,700
Funds held	0
Reinsurance recoverable on paid losses	131,645
Federal income taxes receivable	1,089,026
Net deferred tax asset	3,223,986
Guarantee funds receivable or on deposit	2,922
Electronic data processing equipment, net of depreciation	0
Receivable from affiliates	1,111,131
Other admitted assets	230,313
Total Admitted Assets	\$ 271,546,320

Liabilities and Surplus

Liabilities:	
Reserve for unpaid losses and loss adjustment expenses	\$ 113,600,042
Unearned premiums	43,555,690
Accrued expenses	962,206
Funds held	0
Advance premiums	1,131,352
Amounts withheld	4,073,491
Remittances and items not allocated	0
Dividends declared and unpaid	0
Ceded reinsurance premium payable	378,084
Payable for securities	0
Statutory penalties	0
Current federal and foreign income taxes	0
Net deferred tax liability	0
Borrowed money and accrued interest	0
Drafts outstanding	0
Payable to affiliate	106,673
Other liabilities	0
Total Liabilities	\$ 163,807,538
Surplus:	
Common stock	\$ 3,000,000
Additional paid-in capital	2,510,250
Unassigned surplus	102,228,532
Total Surplus	\$ 107,738,782
Total Liabilities and Surplus	\$ 271,546,320

State of Ohio

County of Cuyahoga

The undersigned, being duly sworn, says: That he is the President of **Contractors Bonding And Insurance Company**; that said Company is a corporation duly organized, in the State of Illinois, and licensed and engaged in business in the State of Illinois and has duly complied with all the requirements of the laws of said State applicable of said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress approved July 1947, 6U.S.C sec. 6-13; and that to the best of his knowledge and belief the above statement is a full, true, and correct statement of the financial condition of the said Company on the 31st day of December 2024.

Attest:



{ Corporate
Seal
Affixed }

Craig Kliethermes

President

Olga S. Happel

Assistant Secretary

Sworn to before me this 3rd day of March, 2025.



JILL A SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

{ Notarial
Seal
Affixed }

Jill A. Scott

Notary Public, State of Ohio

M00BL325_Portat

CONSENT OF SURETY TO FINAL PAYMENT

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

2025 ROAD PROGRAM

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

and BRAY BROTHERS, INC. 16 MOON DRIVE, FALLSINGTON, PA 19054
(Contractor, Name and Address)

the Contractors Bonding and Insurance Company surety on the bond(s) of
(Surety Company)

Bray Brothers, Inc. after a careful examination of the books and
(Contractor)

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

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

IN WITNESS WHEREOF, the Surety Company has hereunto set its hand and seal this 8th day of
October, 2025

SURETY

Company: Contractors Bonding and Insurance Company

Signature: Michael McKenzie

Name and Title: Michael McKenzie

Attorney-In-Fact



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

END OF DOCUMENT

CONSENT OF SURETY TO FINAL PAYMENT

00 65 19.19-1

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Carmen Cavaliere, Janelle Hazell, William Rue, Jr., Michael McKenzie, jointly or severally

in the City of Hamilton, State of New Jersey its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars
(\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 19th day of June, 2025.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Eric Raudins

Eric Raudins

Sr. Vice President

State of Ohio

County of Cuyahoga

} SS

On this 19th day of June, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By:

Jill A. Scott

Notary Public



JILL A SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 21st day of October, 2025.

**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Jeffrey D. Dick

Jeffrey D. Dick

Corporate Secretary





P.O. BOX 3967 PEORIA, IL 61612-3967
P: (800)645-2402 E: asksurety@rlicorp.com
RLISURETY.COM

Contractors Bonding And Insurance Company

December 31, 2024

Admitted Assets

Investments:

Fixed maturities	\$ 248,156,663
Equity securities	0
Short-term investments	0
Real estate	0
Properties held to produce income	0
Cash and cash equivalents	(918,942)
Other invested assets	0
Receivables for securities	395
Agents' balances	16,248,481
Investment income due and accrued	2,270,700
Funds held	0
Reinsurance recoverable on paid losses	131,645
Federal income taxes receivable	1,089,026
Net deferred tax asset	3,223,986
Guarantee funds receivable or on deposit	2,922
Electronic data processing equipment, net of depreciation	0
Receivable from affiliates	1,111,131
Other admitted assets	230,313

Total Admitted Assets

\$ 271,546,320

Liabilities and Surplus

Liabilities:

Reserve for unpaid losses and loss adjustment expenses	\$ 113,600,042
Unearned premiums	43,555,690
Accrued expenses	962,206
Funds held	0
Advance premiums	1,131,352
Amounts withheld	4,073,491
Remittances and items not allocated	0
Dividends declared and unpaid	0
Ceded reinsurance premium payable	378,084
Payable for securities	0
Statutory penalties	0
Current federal and foreign income taxes	0
Net deferred tax liability	0
Borrowed money and accrued interest	0
Drafts outstanding	0
Payable to affiliate	106,673
Other liabilities	0

Total Liabilities

\$ 163,807,538

Surplus:

Common stock	\$ 3,000,000
Additional paid-in capital	2,510,250
Unassigned surplus	102,228,532

Total Surplus

\$ 107,738,782

Total Liabilities and Surplus

\$ 271,546,320

State of Ohio

County of Cuyahoga

The undersigned, being duly sworn, says: That he is the President of **Contractors Bonding And Insurance Company**; that said Company is a corporation duly organized, in the State of Illinois, and licensed and engaged in business in the State of Illinois and has duly complied with all the requirements of the laws of said State applicable of said Company and is duly qualified to act as Surety under such laws; that said Company has also complied with and is duly qualified to act as Surety under the Act of Congress approved July 1947, 6U.S.C sec. 6-13; and that to the best of his knowledge and belief the above statement is a full, true, and correct statement of the financial condition of the said Company on the 31st day of December 2024.

Attest:



{ Corporate
Seal
Affixed }

Craig Kliethermes President
Olga S. Happel Assistant Secretary

Sworn to before me this 3rd day of March, 2025.



JILL A. SCOTT
Notary Public
State of Ohio
My Comm. Expires
September 22, 2025

{ Notarial
Seal
Affixed }

Jill A. Scott Notary Public, State of Ohio

M00BL325_Portal

CONTRACTOR'S AFFIDAVIT

STATE OF PENNSYLVANIA :

COUNTY OF BUCKS :

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

LAWRENCE BRAY, SR. PRESIDENT

(Individual/Partner/Duly Authorized Representative of Corporate Contractor)

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

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

change orders under an Agreement dated 5-19-25, 20 associated with

2025 ROAD PROGRAM

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

and BRAY BROTHERS, INC. 16 MOON DRIVE, FALLSINGTON, PA 19054
(Contractor, Name and Address)

have been satisfied and paid in full.

CONTRACTOR

Company: BRAY BROTHERS, INC.

(Corp. Seal)

Signature: *Lawrence Bray Sr*
(Individual, Partner or Duly Authorized
Representative of Corporate Contractor)

Name and Title: LAWRENCE BRAY, SR.

PRESIDENT

Sworn and subscribed before me this

8 day of October, 2025
[Signature]

Commonwealth of Pennsylvania - Notary Seal
Katie Daulerio, Notary Public
Bucks County
My commission expires July 3, 2027
Commission number 1234782
Member, Pennsylvania Association of Notaries

END OF DOCUMENT

CONTRACTOR'S AFFIDAVIT
00 65 19.13-1

CONTRACTOR'S RELEASE OF LIENS

STATE OF PENNSYLVANIA:

COUNTY OF BUCKS:

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

LAWRENCE BRAY, SR. PRESIDENT

(Individual/Partner/Duly Authorized Representative of Corporate Contractor)

BRAY BROTHERS, INC.

Who being duly sworn according to law deposes and says that 16 MOON DR., FALLSINGTON, PA
(Contractor, Name and Address)

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

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

owed and payable to BRAY BROTHERS, INC. arising out of the performance of the
(Contractor)

Work including all approved change orders under an Agreement dated 5-19-25

associated with **2025 ROAD PROGRAM** between

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

BRAY BROTHERS, INC.

(Contractor)

THEREFORE, BRAY BROTHERS, INC. for itself,
(Contractor)

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

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

forementioned Agreement. This Release is contingent upon receipt of the final payment of \$ 277,755.25.

CONTRACTOR

Company: BRAY BROTHERS, INC.

(Corp. Seal)

Signature: *Lawrence Bray Sr.*

(Individual, Partner or Duly Authorized
Representative of Corporate Contractor)

Name and Title: LAWRENCE BRAY, SR.

PRESIDENT

Sworn and subscribed before me this

8 day of October, 2025.

Commonwealth of Pennsylvania - Notary Seal
Katie Daulerio, Notary Public
Bucks County
My commission expires July 3, 2027
Commission number 1234782
Member, Pennsylvania Association of Notaries

END OF DOCUMENT

CONTRACTOR'S RELEASE OF LIENS

00 65 19.16-1

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP AMENDING CHAPTER 1, PART 7 OF THE NEW BRITAIN TOWNSHIP CODE OF ORDINANCES TO PROVIDE A 2% MULTIPLIER AND CREDITING UP TO 25 YEARS OF SERVICE FOR CALCULATING THE NORMAL RETIREMENT BENEFIT FOR THE NON-UNIFORM EMPLOYEES PENSION PLAN

WHEREAS, on September 9, 2002, the New Britain Township Board of Supervisors adopted Ordinance No. 02-09-04 to provide for Non-Uniformed Employees' Pension Plan ("Pension Ordinance"); and

WHEREAS, the Pension Ordinance provides for a normal retirement benefit equal to 1-1/4% of the participant's final monthly average multiplied by the participant's credited service; and

WHEREAS, the Pension Ordinance also provides that the credited service shall not exceed 40 years for purposes of calculating the normal retirement benefit; and

WHEREAS, the Board of Supervisors believes it is in the best interest of the Township's fiscal health, recruitment and retention of its employees to modify the calculation of the Normal Retirement Benefit;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Township, the following changes are as specified herein;

Section 1. Amendments.

1. Section 1-721 Definitions is amended as follows:

ACCRUED BENEFIT

As of any given date, the benefit determined under § 1-724, Subsection 2, which amount shall be based upon the participant's credited service determined as of such computation date and which shall represent the monthly benefit which would be payable in the normal form as of the participant's attainment of normal retirement age. Notwithstanding anything contained herein to the contrary, in no event shall credited service exceed ~~40~~ 25 years. The accrued benefit shall not exceed the maximum limitation, determined as of the date of computation provided under § 1-724, Subsection 6. All accrued benefits are subject to all applicable limitations, reductions, offsets and actuarial adjustments provided pursuant to the terms of the Plan prior to the actual payment thereof.

2. Subsection 2 of Section 1-724 Retirement Benefits is amended as follows:

Normal Retirement Benefit. A participant who retires upon attainment of normal retirement age shall be entitled to receive a monthly retirement benefit in an amount equal to ~~1-1/4%~~ 2% of the participant's final monthly average compensation multiplied by the participant's credited service paid in the normal form commencing on the first

day of the month coincident with or next following the date of retirement. For purposes of Subsection 1, credited service shall not exceed ~~40~~ 25 years.

Section 2. Repealer.

Any and all other Ordinances or parts of Ordinances in violation of or in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

Section 3. Severability.

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, enforceable or unconstitutional, the Board of Directors hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, enforceable or unconstitutional portion, part or provision of this Ordinance.

Section 4. Effective Date.

This Ordinance shall become effective thirty (30) days after enactment.

ENACTED by the Board of Supervisors of New Britain Township this the ____ day of _____, 2025.

ATTEST:

NEW BRITAIN TOWNSHIP

Dan Fox, Township Manager

Cynthia Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III

Stephanie Shortall

Bridget Kunakorn



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 #: 248-2025-3
Date Filed: 9/19/2025 CC;D
Payment: 800
Check #: 016
Receipt #: 18220

1. Date: 9/19/2025

2. Classification of Appeal/Application (Check one or more if applicable):

- ☒ A. Request for Variance
☐ B. Request for Special Exception
☐ C. Other _____

Revised - submission accepted
October 2, 2025

3. Applicant:

- (a) Name: DOUGLAS BOYLAN
(b) Mailing Address: 31 N CHAPMAN RD
DOYLESTOWN PA 18901 (NEW BRITAIN TOWNSHIP)
(c) Phone Number: 215-962-9959
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:

OWNER OF LEGAL TITLE

*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

MORTGAGE & SETTLEMENT
STATEMENTS
ATTACHED

4. Applicant's attorney, if applicable:

- (a) Name: N/A
(b) Mailing Address: _____
(c) Phone Number: _____
(d) Email Address: _____

5. Property:

- (a) Present Zoning Use Classification: RESIDENTIAL (WATERSHED DISTRICT)
(b) Tax Parcel Number: 26-012-056-002
(c) Location (With reference to nearby intersections or prominent features):
CORNER OF FERRY ROAD AND NORTH CHAPMAN RD
NEAR WINDMILL DAY CAMP

6. Proposed use of property/construction:

RESIDENTIAL
- REQUESTING A VARIANCE FOR A
TOWER FENCE

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:

27-2109
"FENCES AND TERRACES IN YARDS."

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

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

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)

SEE ATTACHED

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

Douglas N Boylan
Signature

Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

DOUGLAS N BOYLAN, 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.

Sworn to and described before me This
18 day of September 2025

Murat
Notary Public

My Commission expires: July 31, 2027

Commonwealth of Pennsylvania - Notary Seal
MATINOU ROUFAI - Notary Public
Montgomery County
My Commission Expires July 31, 2027
Commission Number 1349020



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*

Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



THIS INDENTURE Made the ^{29th} day of November in the year Two Thousand and One (2001).

BETWEEN

Adam Robert Rousselle, Sr. and Catherine Theresa Rousselle
(Hereinafter called the Grantor) of the one part and

Douglas N. Boylan and Angela C. Boylan
(Hereinafter called the Grantee) of the second part.

WITNESSETH That the said Grantor for and in consideration of the sum of Six Hundred and Eighty Thousand Dollars (\$680,000.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents doth grant, bargain and sell, release and confirm unto the said Grantee, their heirs and assigns in fee as tenants by the entireties.

PROPERTY ADDRESS: 31 Chapman Rd, New Britain Twp., Bucks County, PA

ALL THAT CERTAIN lot or piece of ground

SITUATE in New Britain Twp., Bucks County, Pennsylvania, bounded and described according to a Final Plan of Subdivision of Lands of Chapman-Ferry Road Associates, Inc., made by Edward B. Blumrick, Registered Land Surveyors, dated April 23, 1985, last revised June 28, 1985 and recorded November 12, 1985 in Plan Book 230, page 41, as follow to wit:

BEGINNING at a point formed by the intersection of the centerline of Ferry Road (L.R. 09076) (existing right of way 33 feet wide, ultimate right of way 80 feet wide) and the extended centerline of Chapman Road (T-358) (existing right of way 33 feet wide, ultimate right of way 60 feet wide); thence extending from said point of beginning along the extended centerline of Chapman Road and crossing the Northwesternly side of Ferry Road North 53 degrees, 52 minutes, 00 seconds West, 675.41 feet to a point; thence crossing the Northeastly side of Chapman Road North 38 degrees, 07 minutes, 56 seconds East, 504.52 feet to a point; thence extending South 51 degrees, 52 minutes, 04 seconds East, 365.00 feet to a point; thence extending South 38 degrees, 07 minutes, 56 seconds West 268.18 feet to a point; thence recrossing the Northwesternly side of Ferry Road South 51 degrees, 52 minutes, 04 seconds East, 310.00 feet to a point on the centerline of same; thence extending along the centerline of Ferry Road South 38 degrees, 07 minutes, 56 seconds West, 212.78 feet to the first mentioned point and place of beginning.

BEING known as 31 Chapman Road Parcel # 26-12-56-2

BEING THE SAME PREMISES THAT Gene A. Iannazzo and Mary A. Iannazzo by deed dated 9/28/2001 and recorded 10/3/2001 in Bucks County Deed book page conveyed unto Adam Robert Rousselle, Sr. and Catherine Theresa Rousselle, in fee.

UNDER AND SUBJECT to any enforceable restrictions or covenants of record. However, this provision shall not reinstate any expired or unenforceable restrictions or covenants.

TOGETHER with all and singular the buildings 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 way pertaining, 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 grantors, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements and hereditaments and premises hereby granted, or mentioned and



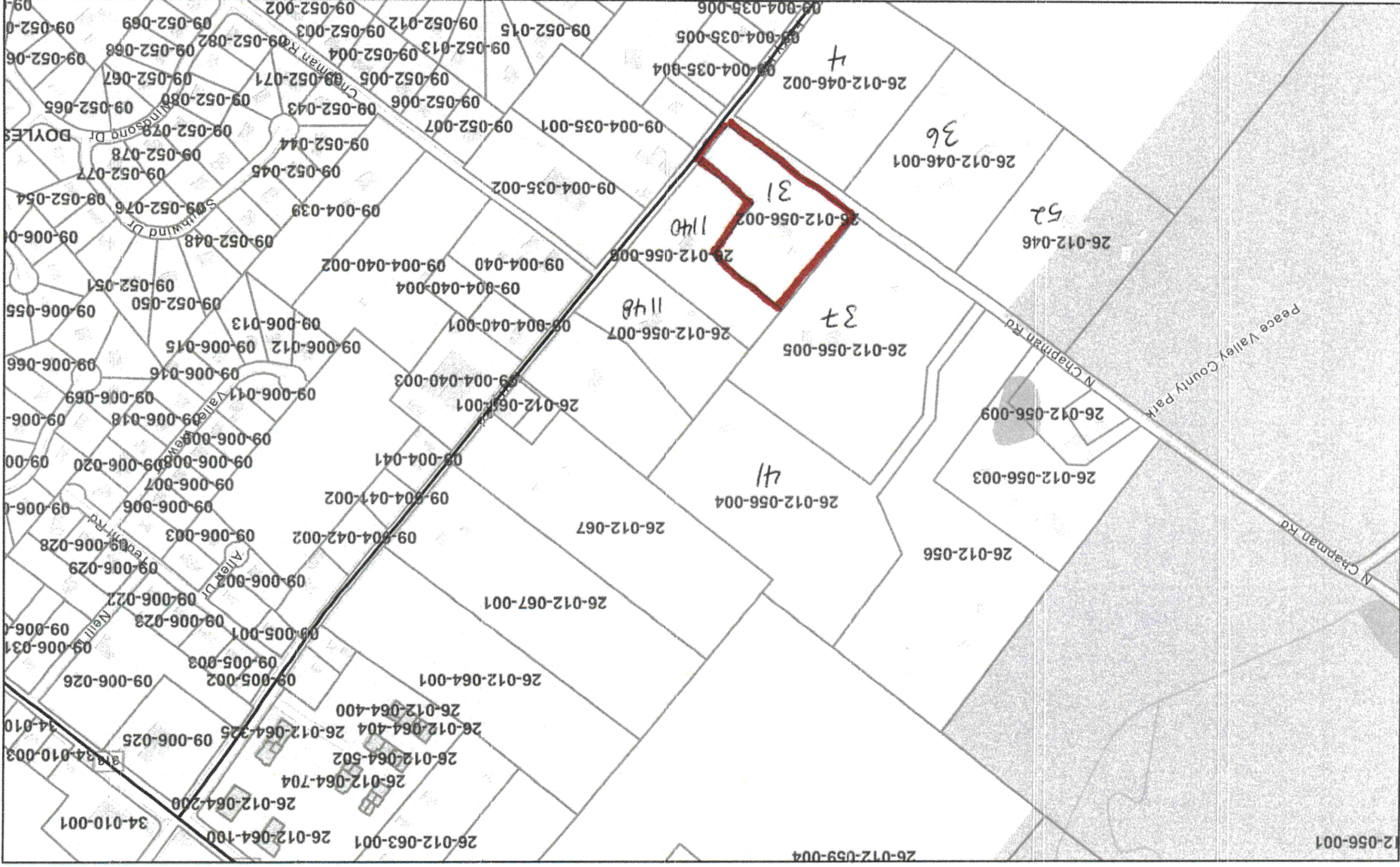
TRUE AND CORRECT COPY
OF ORIGINAL RECORDED
IN BUCKS COUNTY
RECORDER OF DEEDS OFFICE

DATE

3-10-03

BK 2549 PG 1445

Bucks County Parcels



9/15/2025, 6:21:03 PM

☐ Municipal Boundary
☐ Bucks County Parcels

1:9,028
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community
Bucks County Esri Community Maps Contributors, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/INASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | See web site

This is a detailed plat map of a section of land, likely from a historical survey or legal document. The map shows several large rectangular parcels separated by narrow roads and alleys. Key features include:

- Streets:** "Chapman Rd" runs diagonally across the middle of the map. Other streets shown include "N Chapman Rd" at the top right and "Larkin St" at the bottom left.
- Parcel Identification:** Numerous parcels are labeled with unique identifiers, such as "09-004-035-007", "26-012-046-002", "09-052-011", and "09-004-040-002".
- Handwritten Annotations:** There are handwritten numbers scattered throughout the map, including "36", "31 N", "1140", "1148", "37", and "52". Some of these appear to be lot numbers or area measurements.
- Map Style:** The map uses thin black lines to delineate property boundaries. Shaded areas represent buildings or other structures within the parcels. The overall orientation is horizontal, with streets running generally north-south and east-west.

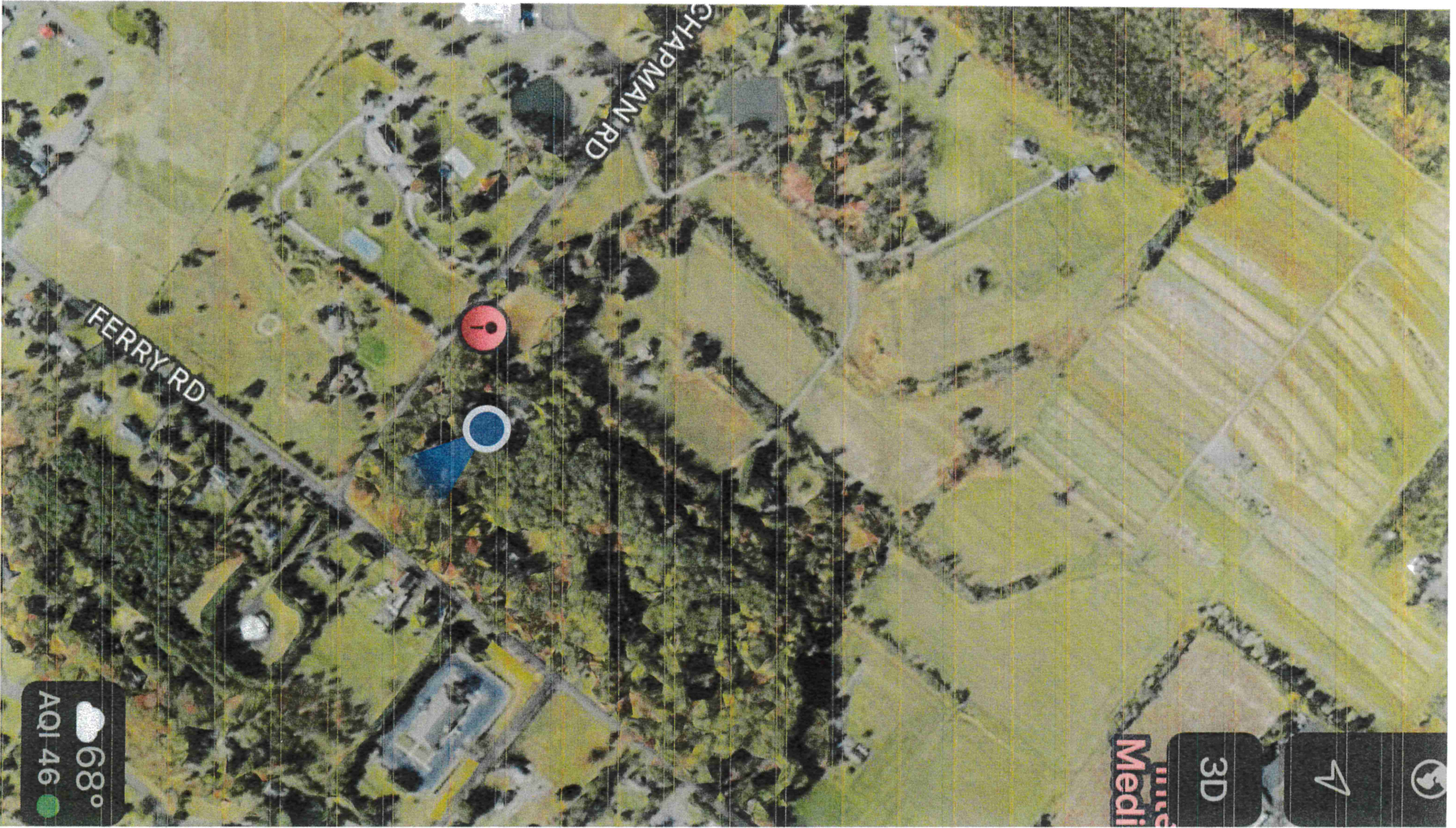
☐ Municipal Boundary _____ Parcel Annotation

Bucks County Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

East Community Maps Contributors, Bucks County, PA, data.pa.gov, New Jersey Office of GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | See web site

Bucks County



CHAPMAN RD

FERRY RD

68°
AQI 46

3D
Medi

31 N CHAPMAN RD



WATERSHED 'DISTRICT - RURAL WITH LARGER LOTS

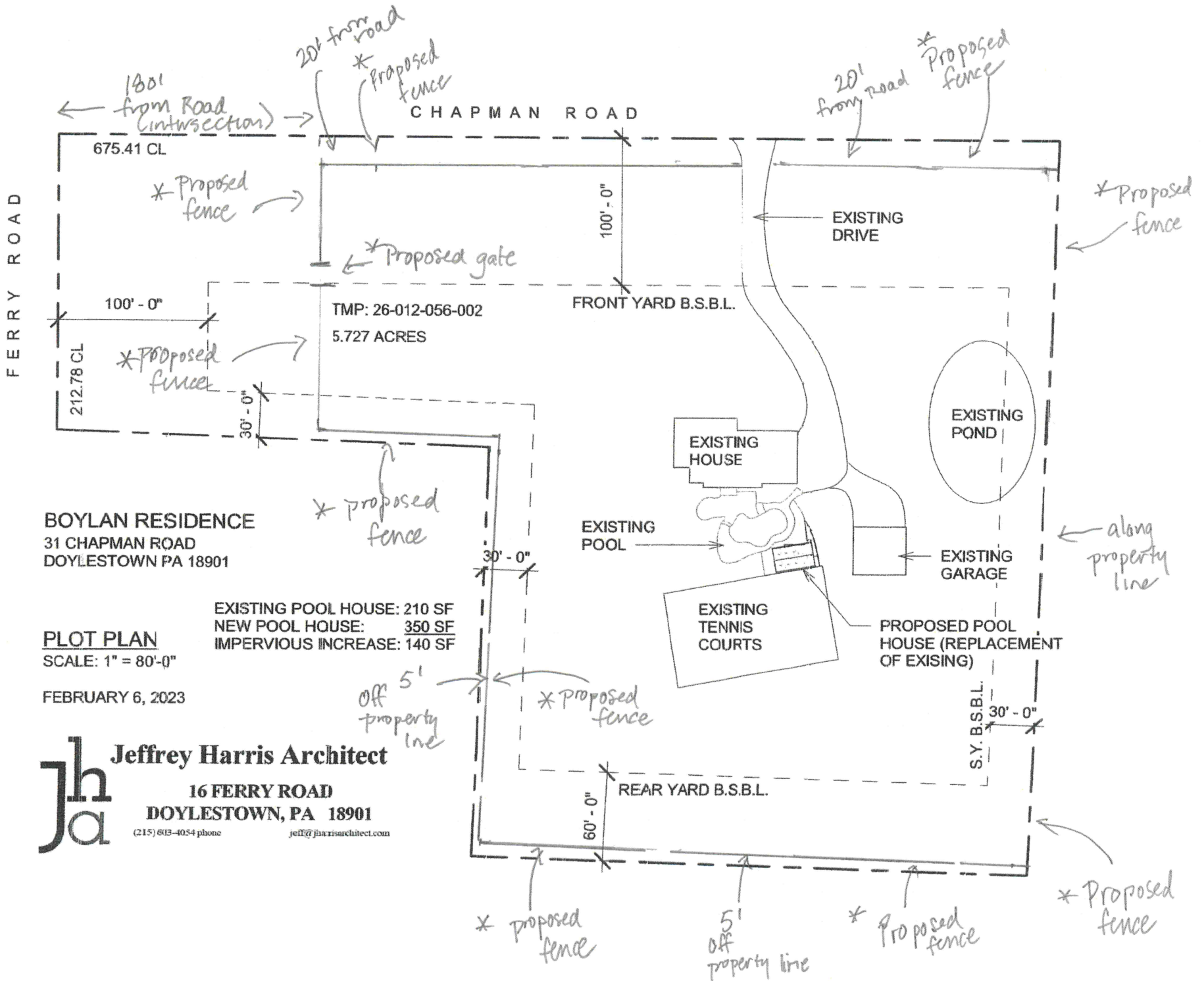
For New Britain Township, the specific ordinances regarding fences are found in the Township's Zoning Ordinance, which is Chapter 27 of the Code of Ordinances.¹ The most relevant section to refer to is **§ 27-2109, titled "Fences and Terraces in Yards."**²

This section details the regulations I mentioned previously, including:

- The 6-foot height limit for fences in side and rear yards.³
- The 4-foot height limit for fences in the front yard.⁴
- Specific provisions for the opacity of front-yard fences.⁵
- The exception allowing for an 8-foot fence for a sports court.⁶

By citing this specific ordinance number, you can clearly and accurately reference the official regulations when presenting your case to the zoning board.

To help you prepare, could you tell me a little bit more about the specific kind of fence you are proposing and why it might require a zoning board review?



Narrative for Variance Request to New Britain Township Zoning Board

To the esteemed members of the New Britain Township Zoning Board,

My name is Douglas Boylan, and my wife and I reside at 31 N Chapman Road, parcel number 26-012-056-002, a property zoned residential within the Watershed District. We are requesting a variance from **Ordinance 27 -2109** (Fences and Terraces in Yards) and **Ordinance 27 -305H** (General Regulations, Fences). Ordinance 27-2109 limits front yard fences to four feet in height. We seek to construct an eight -foot -high fence along a portion of our property to address a significant and unique issue: the severe impact of an overabundant deer population on our heavily wooded lot. This request is based on the principles of **unnecessary hardship** and **public interest** , as detailed below.

Proof of Circumstance and Unnecessary Hardship

The hardship we face is a direct result of the **peculiar circumstances** of our property and a documented regional environmental crisis. Our lot is heavily wooded, located in a rural area near Peace Valley Park, and has been **ravaged by an overpopulation of deer** . Evidence from the Pennsylvania Game Commission (PGC) confirms this overpopulation in Bucks County, with a specific objective to reduce the deer population in our Wildlife Management Units (5C and 5D).

Over the 26 years we've owned this property, we have witnessed the complete destruction of the **understory** —the shrubs and young plants that grow beneath the mature trees. This destruction is a well -documented ecological issue, as articles from the New York Department of Environmental Conservation explain, leading to the loss of habitat for other wildlife and preventing the **natural regeneration** of the forest.

The strict application of the four -foot fence height ordinance would cause **unnecessary hardship** by preventing us from protecting our property and its ecological health. As documented by the North Carolina Wildlife Resource Commission, a fence must be at least **eight feet tall to effectively exclude deer** . A lower fence would be completely ineffective, forcing us to abide by an ordinance that actively prevents the reasonable use and preservation of our wooded lot, which contributes significantly to the natural character of our home and the neighborhood.

Not Contrary to Public Interest and Minimum Variance

Granting this variance will **not be detrimental to the public welfare** ; in fact, it aligns with the public interest of preserving the natural character of our rural neighborhood.

1. **Harmony with Intent (27 -305H & 27 -2109):** The fence is intended to **preserve** the wooded parcel, which is the general purpose of maintaining green space in a residential - watershed district. The proposed eight -foot fence will be unobtrusive and will not negatively impact our neighbors or the community. It will be set back at least **180 feet from both Ferry Road and the intersection** of Ferry and N Chapman Roads, ensuring that it will not disrupt any sight lines or create a traffic hazard. Furthermore, the fence will be set back **15-20 feet from N Chapman Road** itself.
2. **No New Use:** The granting of this variance will **not permit the establishment of any use** not permitted in the district. The land will remain a residential, wooded parcel.
3. **Minimum Variance:** The requested eight -foot height is the **minimum variance** necessary to achieve the purpose of deer exclusion and forest preservation, as confirmed by wildlife experts. A four -foot fence provides no solution.

This is not a request for a fence on a small suburban lot; rather, it's a plea to preserve a natural, wooded parcel that contributes to the rural atmosphere of our community. The fence's design, composition, and placement are carefully considered to achieve this purpose without negatively affecting the public good.

We respectfully request the board's approval of this variance to allow us to preserve the ecological integrity of our property. Thank you for your time and consideration.

Sincerely,
Douglas Boylan

This document summarizes the key evidence provided in support of the variance request.

1. Overpopulation of Deer and Unnecessary Hardship

The central argument for a variance is the **unnecessary hardship** caused by an overpopulation of deer. Evidence from the Pennsylvania Game Commission (PGC) confirms this issue, noting that Bucks County falls within Wildlife Management Units WMU 5C and 5D, where the objective is to reduce the deer population. The hardship is not self-inflicted; it's a direct result of these unique environmental circumstances.

2. Ecological Impact on the Property

The provided articles from the New York Department of Environmental Conservation illustrate how an overpopulation of deer leads to **profound and long -lasting ecological damage**. This is evidenced on the property at 31 N Chapman Road by a non-existent "understory" —the critical layer of shrubs and young plants beneath the trees. Pictures of the property clearly show this destruction, which prevents the natural regeneration of the wooded lot. The current four -foot fence is ineffective, and without an eight -foot fence, the destruction will continue, denying the reasonable use and preservation of the property's natural state.

3. Fence Height and Solution

The proposed eight -foot fence is the minimum variance that will address the issue. An article from the North Carolina Wildlife Resource Commission explains that deer can easily jump four feet or higher, rendering a lower fence useless. A quote from a reputable fencing contractor and pictures of the proposed fence demonstrate its composition and appearance, confirming it's a specific, professional solution to a well -documented problem.

4. No Detriment to Public Welfare

The variance will **not be injurious to the neighborhood** or otherwise detrimental to the public welfare. The fence's placement is set back at least 180 feet from Ferry Road and the intersection, and 15-20 feet from N Chapman Road. This strategic placement ensures no sight lines are disturbed, maintaining the rural character of the area without creating any public hazard. The fence's design and the rural, heavily wooded nature of the property mean it will be barely noticeable, harmonizing with the surrounding environment.

Bucks County falls within two Wildlife Management Units (WMUs): **WMU 5C** and **WMU 5D**. Deer population trends are tracked through the annual deer harvest, which the Pennsylvania Game Commission (PGC) uses to determine whether the population is stable, increasing, or decreasing.

Based on recent data from the PGC's annual deer harvest reports, both WMU 5C and WMU 5D have had an increasing trend in deer harvest, which can be part of a management plan to reduce or stabilize the population. The PGC has stated that its objective in WMU 5C is to reduce the population due to CWD (Chronic Wasting Disease) concerns and forest health issues. Similarly, in WMU 5D, the objective is to reduce the population. This has led to an increase in the number of antlerless deer licenses in both units to encourage a higher harvest.

Given that your 6-acre property is adjacent to Peace Valley Nature Park, the regional deer population trends will have a direct and significant impact on your land. Deer often use large, protected areas like the park for refuge and as a core habitat, and they will naturally move onto adjacent properties for food.

Here's how a high deer population can affect your wooded property:

- **Damage to Vegetation:** Over-browsing, which is a major issue in overpopulated areas, can severely impact your property's plant life.¹ Deer will eat tree seedlings, native wildflowers, and shrubs, which can prevent the natural regeneration of your forest.² This selective browsing can also give an advantage to invasive plant species that deer don't like to eat, causing them to take over your understory.³
- **Tree Health:** Bucks rubbing their antlers on young trees can strip the bark, stunting growth and leaving them vulnerable to disease and insect damage.⁴
- **Increased Ticks and Disease:** Higher deer densities often correlate with higher populations of deer ticks, which carry Lyme disease. This increases the risk to you, your family, and your pets.
- **Property Damage:** Deer can cause significant damage to landscaping, gardens, and ornamental plants.

Given that the Pennsylvania Game Commission is actively managing the deer population in your area to reduce it, it's clear that these impacts are a known issue.

Annual Deer Population Report & 2025-26 Antlerless License Allocation Recommendations



*Pennsylvania Game Commission
Bureau of Wildlife Management
Deer and Elk Section*

Summary of 2025-26 Antlerless Allocations to Achieve Deer Plan Goals

WMU	Population Trend	Population Objective	2024-25 Allocation	2025-26 Allocation	Comments
1A	Stable	Stabilize	46,000	46,000	Keep population stable. No change to allocation.
1B	Stable	Reduce (CWD – 10 mi)	37,000	44,000	Increase antlerless harvest by 1 antlerless deer/mi ² to reduce population – CWD detection within 10 miles.
2A	Increasing	Stabilize increase	46,000	44,000	Maintain previously increased harvest target to stop increasing population trend. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2B	Increasing	Reduce (CWD 10 mi)	53,000	59,000	Increase antlerless harvest by 1 antlerless deer/mi ² to reduce population – CWD detection within 10 miles and to stop increasing population trend.
2C	Stable	Reduce (CWD/ Forest)	93,000	93,000	Maintain previously increased harvest target to reduce population - CWD and forest impacts.
2D	Stable	Reduce (CWD)	102,000	96,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2E	Stable	Reduce (CWD)	54,000	51,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2F	Stable	Reduce (CWD)	55,000	51,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success.</i>
2G	Stable	Reduce (CWD 10 mi)	37,000	57,000	Increase antlerless harvest by 1 antlerless deer/mi ² to reduce population – CWD detection within 10 miles.
3A	Stable	Stabilize	21,000	21,000	Keep population stable. No change to allocation.
3B	Stable	Reduce (CWD)	34,000	53,000	Increase in antlerless harvest by 2 antlerless deer/mi ² to reduce population – captive CWD detections.
3C	Stable	Reduce (CWD/ Forest)	40,000	57,000	Increase in antlerless harvest by 2 antlerless deer/mi ² to reduce population – new captive CWD detection and forest impacts.
3D	Stable	Reduce (CWD 10 mi/ Forest)	41,000	52,000	Increase antlerless harvest by 1 antlerless deer/mi ² to reduce population – CWD detection within 10 miles and forest impacts.
4A	Stable	Reduce (CWD)	61,000	64,000	Maintain previously increased harvest target to reduce population – CWD. <i>Continue extended antlerless-only firearms season. Increased allocation needed to meet harvest target based on updated license success.</i>
4B	Stable	Reduce (CWD)	60,000	60,000	Maintain previously increased harvest target to reduce population - CWD.
4C	Stable	Reduce (CWD)	53,000	51,000	Maintain previously increased harvest target to reduce population - CWD. <i>Decreased allocation needed to meet harvest target based on updated license success. BOC added to extended antlerless-only firearms season.</i>
4D	Stable	Reduce (CWD)	77,000	83,000	Maintain previously increased harvest target to reduce population – CWD. <i>Continue extended antlerless-only firearms season. Increased allocation needed to meet harvest target based on updated license success.</i>
4E	Stable	Reduce (CWD)	61,000	61,000	Maintain previously increased harvest target to reduce population - CWD.
5A	Stable	Reduce (CWD)	40,000	46,000	Maintain previously increased harvest target to reduce population – CWD. <i>Continue extended antlerless-only firearms season. Increased allocation needed to meet harvest target based on updated license success.</i>
5B	Stable	Reduce (CWD)	67,000	86,000	Increase in antlerless harvest by 2 antlerless deer/mi ² to reduce population – new CWD detection.
⇒ 5C	Stable	✗ Reduce ✗ (CWD 10 mi, EO)	79,000	→ 98,000	Increase antlerless harvest by 2 antlerless deer/mi ² to reduce population – CWD detection within 10 miles and agency leadership guidance.
⇒ 5D	Stable	✗ Reduce ✗ (EO)	29,000	→ 39,000	Increase antlerless harvest by 2 antlerless deer/mi ² to reduce population – agency leadership guidance

DEER AND ECOSYSTEM HEALTH



Department of
Environmental
Conservation

Information for Landowners

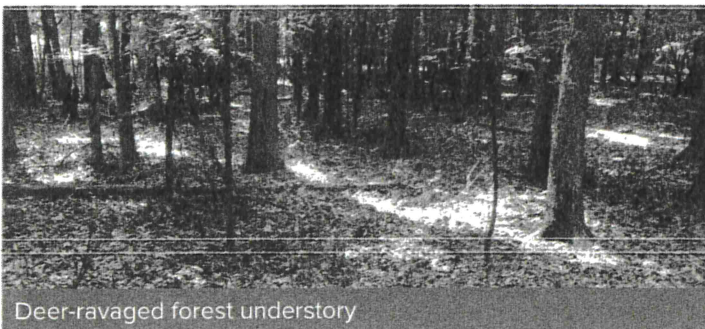
Deer can be a threat to forests.

The white-tailed deer, one of New York's largest mammals, is an important part of our forest ecosystems. However, deer have become too abundant in many parts of the state, particularly around many residential communities. Not only does this lead to frequent deer-vehicle collisions and damage to cultivated plants, but deer can also threaten the future of the very forests they inhabit.



Photo licensed on Creative Commons by Teaberryeagle

Deer prefer forest edges, so populations thrive in suburban and semi-rural areas where lawns and fields are interspersed with patches of forest. Gardens, landscaping and crops supplement the deer's natural forest-based diet, supporting population growth. With fewer hunters and predators in these areas to offset reproduction, deer populations can grow unnaturally high, devastating forest plant communities.



Deer-ravaged forest understory



Healthy forest understory

Over time, heavy browsing by deer produces profound and long-lasting ecological damage:

- Disappearance of the understory (the shrubs and plants growing beneath a forest's mature trees), eliminating habitat for other wildlife species
- Invasive plants crowding out native species
- Lower biodiversity of both animals and plants
- Low survival of tree seedlings, so they can't replace old trees that die
- Fewer mature trees, until eventually the forest is no longer a forest
- Fish and waterbodies are threatened, as the forest no longer filters water pollution, nor shades and cools the water.

(See <http://www.dec.ny.gov/animals/104911.html> for more information.)

Signs that a forest may be suffering from too many deer include:

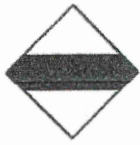
- An open, park-like appearance under the trees
- Lack of spring wildflowers like trillium and jack-in-the-pulpit
- Forest floor covered with grass, ferns or invasive plants
- Absence of young trees between 1 and 5 feet high
- A visible browse line: no green leaves below 5 feet off the ground

(Go to aviddeer.com for information on monitoring deer impacts on your land.)

Allowing hunting on your land is the easiest way to reduce deer numbers and ecological damage. Hunting must focus on female deer to be effective.

Don't feed deer! It's illegal and will make the problem worse.

An official website of the State of North Carolina [How you know](#)



**North Carolina
Wildlife Resources
Commission**

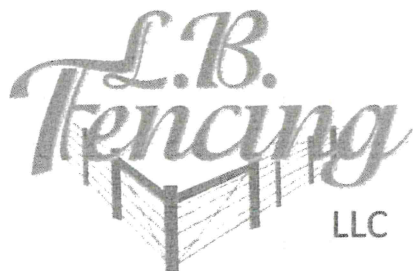
(/)



Fencing To Exclude Deer

An adult deer can easily jump 7 ft. or higher, and can squeeze through small gaps in vertical or horizontal slatted fences. While short fences (4 ft.) may be effective at reducing damage in very small areas or around individual trees or shrubs, a “deer proof” fence would need to be 8 ft. or taller and constructed of strong impenetrable material like welded wire or chain link to be effective long-term. This type of fence is expensive, it is not aesthetically pleasing, and may not be feasible in many situations. However, the one-time cost of erecting a permanent 8 ft. fence may be offset by many years of a damage free area.

Commercial, Agriculture, Residential, Licensed and Insured Fencing and Gating Contractors



305 Good Road, East Earl PA 17519
NJ-13VH05230500 PA-017710
EIN-23-3020205

LB Fencing LLC

Office: 717-445-4764
Fax: 717-445-0637
Email: lb fencing@emypeople.net
Web: www.lb fencing.com

Date: 08/09/2025

Fence Proposal

Proposal ID # 080940

Jobsite Address:

Doug Boylan
31 N. Chapman Road
Doylestown PA 18901

Billing Address:

Doug Boylan
31 N. Chapman Road
Doylestown PA 18901

Customer Contact:

Contact: Doug Boylan
Home:
Cell: 215-962-9959
Office:
Fax:
Email: dabbboy lan@comcast.net

RE: 8 Foot High, Hi-Tensile Deer / Game Fence Installed.

Thanks for considering and or choosing L.B Fencing for your fencing, gating, etc. needs.
Following is a proposal and a description of the products we use for these services.

Deer / Game Fence Posts: Round 5" to 6" in diameter by 12 feet long in-line posts (CCA) pressure treated Southern Yellow Pine spaced at approx. 18-20 feet or closer in turns, if needed longer or larger dia. posts are installed in gate openings, radiuses, waterways, ditches, bogs, low areas, etc.

Deer / Game Fence Braces: Corner and end posts will be 6"x7"x 14 feet long, next to the corner post we will use a 5"x6"x12 foot brace so that the first 2 posts will be 12 feet apart and have a diagonal brace wire to support these two posts. If needed longer or larger dia. braces or posts are installed in gate openings or unstable ground.
For heavy gates we use 7" to 8" by 14 feet long gate posts.

Deer / Game Wire: We use high life expectancy Bekaert Bez. Galvanized fixed knot hi-tensile deer/game fence (in galv. or black color) this wire is graduated with a 3"x6" bottom block and a 6"x7" top block, 96" high and has 20 horizontal line wires and it has 6" vertical stay wire spacing. This wire is much better than a-12" stay wire spacing, as it is much tighter and will keep out smaller animals. This is a highly used deer / game exclusion and or confinement fence.

HI-T Top Wire: We use 200,000 psi. 12.5-gauge, class 3 galvanized hi-tensile wire these wires can be electrified and spaced to client's specs.

Clearing - Grading: The following prices are based for a site that does not require clearing, grading or tree and brush trimming for the proposed fence. In such times when clearing or grading is needed L.B. Fencing will be happy to look at the site and price the clearing and grading as well, such as uneven site grading, removal and or disposal of existing old fencing low hanging limbs, underbrush, leave / brush piles, etc.

Deer/Game Gates: Our deer / game gates are 6, 8 and 10 foot high and are available on 2 foot increments starting at 4 feet to 12 feet, they are 16-gauge high tensile galvanized steel tubing and have 2" X 4" wire mesh welded on them so they are both very strong and also very tight. They can be mounted as single or they can be mounted in sets of 2 thus giving up to 24 - foot openings. Standard color is galv. But custom sizes and powder coated colors are available (Note L.B Fencing deer gates are built using high quality material if lesser gates are desired give us a call for other options)

Labor: L.B. Fencing will supply all material and labor or per contract agreements to complete this project in a timely workmanlike manner. We will also clean up all fence / gating construction trash such as wire ends, broken posts or trimmings that might be present at time of completion of said project.

Rocks: In locations where hard ground, rock or shale is present normal post driving methods are often impossible. L.B Fencing is equipped with drilling equipment for most types of shale / rocky soil but at such times we are forced to charge an extra fee to perform this work due to extra labor and drilling equipment use. If there are only a few holes and or minimal drilling there will not be an extra charge.

Billing: When the project, fencing, gating, etc. is completed we will measure and bill the accurate number of fence footage, count the braces, gates, latches etc. and bill the accurate number of products we used at the prices as they are quoted.
(Unless contract prices are established)

31 N CHAPMAN RD - NO GREEN FOLIAGE UNDER 5 FEET



31 N CHAPMAN RD



DEER HAVE ELIMINATED THE
"UNDERSTORY" OF THE WOODED
PROPERTY

PLEASE REFER TO DEER AND ECOSYSTEM HEALTH ARTICLE

31 N CHAPMAN RD
DEER AND AN EXAMPLE OF NO UNDERSTORY





31 N CHAPMAN RD

suffer from decades of deer impacts. These poor habitat conditions continue to threaten the forest ecosystem and the sustainability of the forest.

FOREST HEALTH CONDITIONS AND RECOVERY

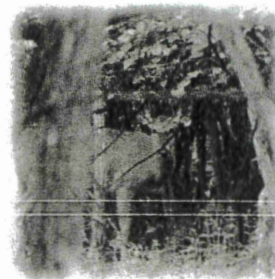
DCNR has long advocated balancing white-tailed deer populations with forest habitat conditions. Recent efforts to manage the state's deer herd in this manner, as well as new tools for landowners have yielded significant improvements in habitat conditions in some areas of the state. Other lower quality areas, however, continue to suffer from a lack of new forest growth, and habitat conditions and overall forest health remains poor.

Many DCNR stakeholders, from hunters to wildlife watchers to wildflower enthusiasts to private forest landowners, often ask about “forest recovery” in light of more recently balanced deer populations. Forest habitat health and recovery is complex and involve many factors and variables.

Deer Impacts

Pennsylvania forests have sustained deer population densities high enough to cause impacts to forest vegetation since the 1920s (Leopold et al. 1943, Kosack 1995). Researchers have studied the effects of deer on forest ecosystems for many years, and the impacts of deer on the forest are well established in decades of scientific literature. How do deer impact the forest? Through selective browsing of native plants, shrubs and trees, they influence the vegetation that grows in the forest (Marquis 1974, Marquis and Brenneman 1981, Tilghman 1989, Horsley et al. 2003). By preferring certain species over others, they can effectively diminish the presence of the species in the forest while allowing less preferred species, such as striped maple, to thrive. In the most severe cases, deer can completely prevent the capacity of the forest to renew itself.

In some areas of the state, deer overbrowsing has eliminated the understory – the lower vegetation layer that includes young trees, shrubs and other plants. Deer feed extensively on many herbaceous plants such as wildflowers and other low-growing plants and even fungi (Latham et al. 2005). Some forest plants that deer prefer include large white trillium, bluebead lily, Canada mayflower, and numerous orchids (Balgooyen and Waller 1995, Rooney 1997, Miller et al. 1992). Because they never outgrow the reach of deer, plants that grow on the forest floor are continually vulnerable to deer impacts.









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

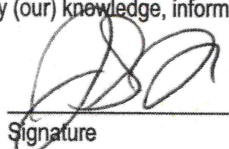
Application #: _____
Date Filed: _____
Payment: _____
Check #: _____
Receipt #: _____

1. Date: _____
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: Jordan and Mich
 - (b) Mailing Address: 102 Morningside
Chalfont, PA 189
 - (c) Phone Number: 610-721-7136
 - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Owner of Legal 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: _____
 - (b) Mailing Address: _____
 - (c) Phone Number: _____
 - (d) Email Address: _____
5. Property:
 - (a) Present Zoning Use Classification: Single Family Hc
 - (b) Tax Parcel Number: 26-010-056
 - (c) Location (With reference to nearby intersections or prominent features):
102 Morningside Circle
Chalfont, PA 18914
6. Proposed use of property/construction:
Sunroom addition to the rear of the existing
single family home
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
Section 27-2105 Yard Requirements and Driveway

8. Has any previous application/appeal been filed concerning the subject of this appeal?
If yes, specify: ☐ Yes ☒ No
9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary?
If yes, specify: ☐ Yes ☒ No
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)

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


Signature

Signature

Commonwealth of Pennsylvania
County of

} SS.

_____, 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.

Sworn to and described before me This
_____ day of _____

Notary Public

My Commission expires:



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



ACKNOWLEDGEMENT OF INDIVIDUAL

State of Pennsylvania)

County of Bucks)

)SS:

On this, the 10th day of October, 20²⁵, before me a notary public, the undersigned officer, personally appeared

Jordan S Rabin

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
DYLAN C BROWN - Notary Public
Bucks County
My Commission Expires July 3, 2028
Commission Number 1448003

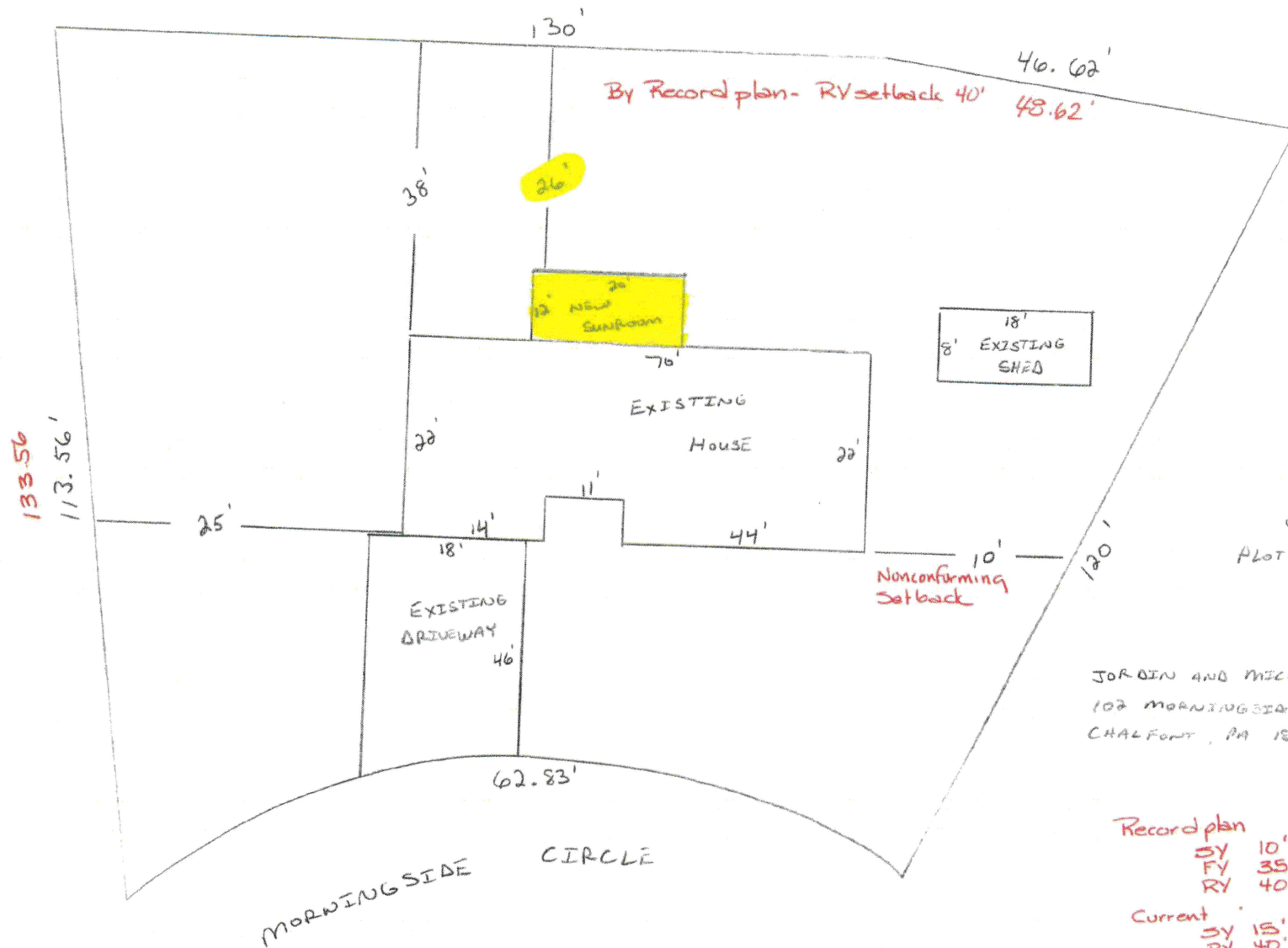


Notary Public

Dylan Brown

Printed Name

My Commission Expires: 07/03/2028





NEW BRITAIN TOWNSHIP

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

ZONING PERMIT APPLICATION

Please note:

1. All contractors are to supply a certificate of insurance providing evidence of statutory Workers Compensation Insurance and Commercial General Liability Insurance with a minimum limit of \$1,000,000 per occurrence. New Britain Township, its elected and appointed officials, and employees shall be named additional insured under the contractor's General Liability Insurance policy.

2. All proposed projects are required to be compliant with New Britain Township's Zoning Ordinance (Chapter 27 of the Township Code). Any application that is not compliant with the provisions of Chapter 27 will be denied and you will have the right to an appeal to New Britain Township's Zoning Hearing Board.

TOWNSHIP USE ONLY

Permit #: 2025-256-Z
Date: 9.8.25, 106.0
Payment: \$ 90
Check #: # 40980
Receipt #: # 18121

Site Address: 102 MORNINGSTAR Circle Chalfont, PA 18914
Tax Map Parcel #: 26- 010 056 Zoning District: RR B2
Tower Hill Grove Lot 17
Property Owner: JORDAN AND MICHELLE PABER
Address: 102 MORNINGSTAR Circle Chalfont, PA 18914
Home Phone: _____ Cell Phone: 610-603-4057 E-mail: j.paber@comcast.net
Applicant: Eastern States, Inc. T/A B+H
Address: 48 Sunset Avenue Chalfont, PA 18914
Home Phone: 215-997-6620 Cell Phone: 267-718-6266 E-mail: brian@additionstyle.com
Contractor: Eastern States, Inc. State Contractor Lic. No.: PA
Address: 48 Sunset Avenue Chalfont, PA 18914
Office Phone: 215-997-6620 Cell Phone: 267-718-6266 E-mail: brian@additionstyle.com

TYPE OF ZONING PERMIT (Please check one:)

- | | | |
|---|---|---|
| ☐ Residential Accessory Bldg. (over 250 sq. ft. requires building permit) | ☐ Change of Use Permit (Describe below):
☒ Residential
☐ Nonresidential | ☐ Residential In-Ground Pool
☐ Residential Above-Ground Pool |
| ☐ Residential Shed (under 200 sq. ft.) | ☐ Const. Trailer/Temp. Storage Cont. | ☐ New Driveway/Driveway Expansion |
| Signs:
☐ Permanent OR ☐ Temporary | ☐ Decks (30 inches above grade requires building permit) | ☒ Building Additions (Requires building permit) |
| ☐ Residential Solar Energy System | ☐ Patios/Walkways/Porches | ☐ Other: |
| New Construction:
☐ Residential OR ☐ Nonresidential | | |

DESCRIPTION OF EXISTING USE

CHECK WHICH APPLIES

- | | | |
|---|---------------------------------------|----------------------------------|
| ☒ Residential Use - Describe: | ☐ Public Water | ☐ Well |
| ☐ Commercial Use - Describe: | ☐ Public Sewer | ☐ Septic |
| ☐ Industrial Use - Describe: | ☐ Natural Gas | ☐ Propane |
| ☐ Other Use - Describe: | | |

DESCRIPTION OF PROPOSED CONSTRUCTION AND/OR CHANGE OF USE

(IF APPLICATION IS FOR TEMPORARY SIGNS, PLEASE INCLUDE REQUESTED START AND END DATES)

3 SEASON 10' X 20' ADDITION TO REAR
OF EXISTING SINGLE FAMILY HOME

Permit #: _____

PLEASE NOTE: The property owner(s) must sign this application to verify the contractor or tenant has permission from the property owner(s) to do all construction work authorized by the issuance of this permit. Two copies of a site plan with two copies of the appropriate construction documents must accompany this application.

By signing this application, authorization is granted to any municipal representatives of New Britain Township to access the above property as stated within this application and attached sub-trade permit application at any time, without an administrative warrant, to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all New Britain Township zoning and building code ordinances.

The application together with the signed site plan and construction documents is made a part of this application by the undersigned. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement to Township standards of any Township road or infrastructure which is damaged during the building of the permitted structure and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief, and all information contained in this application becomes part of the public record. The applicant warrants the truthfulness of the information in the application, and that if any of the information provided is incorrect, the permit may be revoked. Furthermore, the application and permit can provide that if the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit and certificate of occupancy may be revoked. **By signing this application, the applicant certifies that all the information is correct, and that the property owner has authorized work and inspection of that work.**

Date: 9/8/25 Signature of Applicant(s) [Signature]
 Print Applicant Name(s) Brian Wolfson
 Date: 9/8/25 Signature of Property Owner(s) Jordan Rabin (Required)
 Print Property Owner Name(s) Jordan Rabin (Required)

APPLICATION GUIDELINES

- Application forms are also available from the Township Website: www.newbritaintownship.org
- Plans being submitted for Subdivision/Land Development require a PDF disk/flash drive with the complete set of plans for review. **Digital copies are required for plans exceeding 11"x17" (Ledger size).**

1. All Zoning permit applications must be accompanied by two copies of a site plan drawn to an acceptable scale (an acceptable scale is 1" to 20' or bigger) indicating the exact location and size of the proposed structure. The site plan must show setback lines to all property lines, any easements on the property, locations of existing water and sewer lines, wells, utility lines, right-of-ways and any other existing structures and their dimensions on the property as may be required by the Township.
2. In addition, a building, plumbing, mechanical, electrical, and/or road occupancy permit application may be required as appropriate and are to be submitted upon approval of the Zoning Permit.
3. Copies of any outside agency approvals required for the use.
4. **A completed Impervious Surface Worksheet, if appropriate, (for sheds, patios, etc.) for any increases in impervious coverage.** Coverage exceeding 1,000 sq. ft. of cumulative disturbance will require the property owner to follow Township Code Ch. 26 and include the details of stormwater mitigation with your application, a completed Professional Services Agreement (contact the Zoning Officer), and a \$5,000.00 escrow deposit for review from the Township's Engineer and/or any legal fees associated with agreements as required by Township ordinances.
5. Properties belonging to a Homeowner's Association and/or Management Company **please include a copy of the agency's written approval.**

SIGNS:

All signs (temporary and/or permanent) are required to be compliant with all applicable Township Ordinances. Two copies of a site plan and construction details (including dimensions, height, and any other details deemed necessary for review) are required.



WORK SHEET FOR A SITE PLAN

Permit #: _____

SITE INFORMATION

Water Service:

☐

Public

☐

Private

Sewer Service:

☐

Public

☐

Private

Property Address: _____

SITE PLAN

SEE
ATTACHED

Include Two (2) Copies of this Site Plan with your application

SCALE = 1 inch _____ FEET



Permit #: _____

IMPERVIOUS COVERAGE

THIS CALCULATION IS REQUIRED FOR ALL PERMITS THAT WILL RESULT IN ADDITIONAL GROUND BEING COVERED: SHEDS, ADDITIONS & PATIOS, ETC.

Street Address <i>102 Morningside Circle</i>	Unit # (if applicable)	City and State <i>Chalfont, PA</i>	Zip <i>18914</i>
Subdivision	Lot Number <i>56</i>	Parcel Number	Zoning District
		Permitted Impervious %	

DEFINITIONS:

IMPERVIOUS SURFACE – Impervious surfaces are those exterior surfaces which do not absorb water. All buildings, parking areas, driveways, roads, sidewalks and any area in concrete, asphalt, packed stone and similar materials shall be considered impervious surfaces within this definition. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

RATIO BASE SITE AREA – The ratio base site area is the portion of the base site area which is used to calculate the building coverage ratio and impervious surface ratio for a lot or site. The ratio base site area is the area of the lot or site remaining after subtracting the following types of lands from the base site area: with the ultimate road rights-of-way of proposed roads; within proposed utility rights-of-way or easements; and/or covered by 100% protected natural resources as set forth in Article 24 of this Chapter (i.e.: Watercourse, Riparian Buffers, Floodplains, Floodplain Soils, Wetlands, and Lakes/Ponds). The ratio base site area for a single lot not undergoing or included in a subdivision of land development shall include any lands covered or proposed to be covered by a conservation easement, even if such lands are not part of the base site area for that lot.

IMPERVIOUS SURFACE RATIO: The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within a lot or site by the ratio base site area.

IMPERVIOUS SURFACE PERMITTED TO BE DEVELOPED

Ratio Base Site Area x Permitted Impervious surface ratio

Lot Size (RBSA): Note: 1 Acre = 43,560 sq. ft.		Values in Square Feet (sq. ft.)	
Driveway (sq. ft.)		<i>828 sq ft</i>	<i>12875</i>
Walkway (sq. ft.)			<i>828</i>
Footprint of dwelling (sq. ft.)		<i>1498 sq ft</i>	
Garage/Shed/Barn, etc. (sq. ft.)		<i>147 sq ft</i>	<i>1548</i>
Patio (sq. ft.)			<i>144</i>
Pool (sq. ft.)			
Easements/Other (sq. ft.)			
TOTAL EXISTING IMPERVIOUS (sq. ft.)		<i>2470 sq ft</i>	<i>2520</i>
Proposed Impervious (sq. ft.)		<i>120 sq ft</i>	
TOTAL IMPERVIOUS (sq. ft.)		<i>2590 sq ft</i>	<i>2760</i>

(FOR USE BY NEW BRITAIN TOWNSHIP)

IMPERVIOUS COVERAGE		
Total Impervious Surface	Proposed %	Sq. Ft.
	Allowed %	Sq. Ft.

For increases in impervious coverage exceeding 1,000 sq. ft. cumulatively; follow Twp. Code Chapter 26. Include engineered details of stormwater mitigation, three (3) copies of a signed Professional Services Agreement (PSA- see the Zoning Officer), and a \$5,000.00 escrow deposit.



GENERAL NOTES:

- [illegible]

IMPERVIOUS CALCULATIONS:

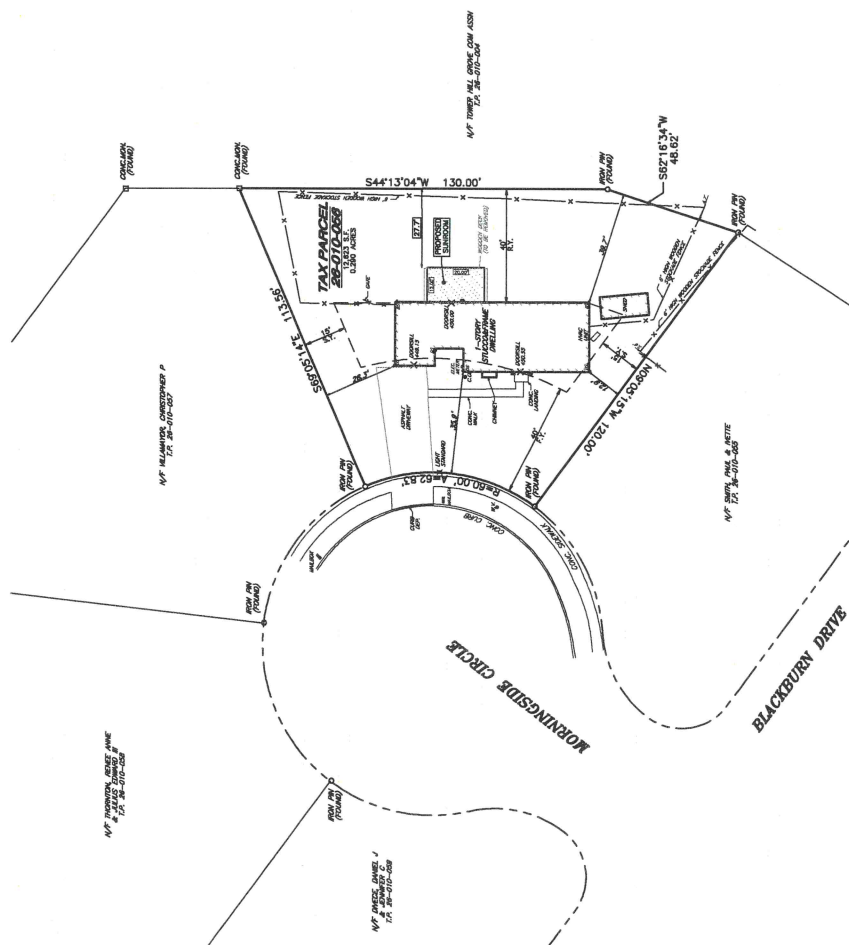
DESCRIPTION	EXISTING	PROPOSED
DWELLING	1500 S.F.	1500 S.F.
CONCRETE	616 S.F.	616 S.F.
MULTI-LEVELING	117 S.F.	117 S.F.
SHED	132 S.F.	132 S.F.
DOCK	250 S.F.	0 S.F.
PROPOSED SWAMP	0 S.F.	240 S.F.

2,691 S.F. TOTAL	2,873 S.F. TOTAL
2,691 S.F. / 12,623 S.F. = 21.3% IMPERVIOUS	2,873 S.F. / 12,023 S.F. = 21.2% IMPERVIOUS
2,700 S.F. / 12,623 S.F. = 21.3% IMPERVIOUS	1,940 S.F. / 12,023 S.F. = 16.1% IMPERVIOUS

ZONING DATA:

"SR-1" SUBURBAN RESIDENTIAL DISTRICT
SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	12,600 S.F.	12,602 S.F.	12,603 S.F.
MIN. LOT WIDTH @ D.E.L.	60'	62.8'	62.8'
MIN. FRONT YARD	40'	38.5'	38.5'
MIN. DEEP YARD	15'	12.8'	12.8'
MIN. REAR YARD	40'	38.0'	38.0'
MAX. IMPROVABLE SURFACE	258	271.88	271.25
MAX. MIN. PLOT COVERAGE	50%	51.88%	51.48%





TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

BOARD OF SUPERVISORS

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

September 25, 2025

Name Owner or Applicant Eastern States, Inc. T/A B & H
Address 48 Sunset Avenue
City, PA, Zip Chalfont PA 18914
email brian@additionsbybh.com

RE: Sunroom Addition
TMP 26-010-056
Property Address 102 Morningside Circle, Chalfont PA
Zoning District Rural Residential – B2 use
Permit No. (if any) 2025-256-Z

Dear Applicant:

Our office received an application for a zoning permit for a sunroom addition at the above location. Unfortunately, the application is DENIED.

The application as submitted has an inadequate site plan and the sunroom encroaches the rear yard setback. The lot is nonconforming, it is in the Rural Residential Zoning District, and the Recorded Plan establishes the use as a B2 Cluster Development use.

Ordinances:

Section 27-2105. Yard Requirements and Driveways
Section 27-3003. Application Requirements for Zoning Permits

Corrective Measures:

1. Because of the tight parameters of the lot and the building envelope, a land survey for the project would be required.
The building envelope MUST be shown, and the location of the proposed project must be indicated to show its relationship to the property lines.
2. Revise the plan so it is in compliance with the ordinances.

§ 27-2105 Yard Requirements and Driveways.

[Ord. 8-14-1995, § 2105]

No portion of a building or structure shall be built within the minimum depths of front, side, or rear yards as specified in Parts 3 through 20.

a.

Driveways shall be permitted to encroach into front, rear, and side setback areas, subject to all other township regulations for same.

b.

Single story decks, roofed porches, patios, or other similar single story accessory additions to residential dwelling units, as approved by the zoning officer, may encroach into the required rear setback area by a maximum of 1/3 of the required rear yard setback or 15 feet, whichever is a lesser distance or more restrictive requirement.

An email was sent on September 16, 2025, with some recommendations on revisions to the project that would be permitted. If so inclined, revise the plan so the impervious coverage is at or under the maximum coverage allowed. Resubmit the revised application to my office via email. There is no additional fee.

As noted below, the application must be revised or appealed within 30 days.

Appeal:

You have the right to appeal the determination of the zoning officer. You have 30 days in which to either provide an (state what is needed) in conformance with the ordinances and revisions to the application and site plan that address the other requirements of the ordinance or appeal the determination to the Zoning Hearing Board.

In accordance with the Pennsylvania Municipalities Planning Code and Article 31 of Chapter 27, Zoning, of the Code, you have the right to appeal this denial of your zoning permit application to the New Britain Township Zoning Hearing Board under the requirements of §3104 of the Township's Zoning Ordinance as well as §910.2 of the Pennsylvania Municipalities Planning Code. The Zoning Hearing Board application fee is \$800.00. The application is available for download from the website.

Should you have any questions regarding the information written within this correspondence, please feel free to contact this office. (215) 822-1391 x107

Sincerely,

Doreen Curtin

Doreen Curtin
Zoning Officer

Cc: Dan Fox, Township Manager, via email
Alexandria Mullin, Assistant to the Manager, via email

From: [Doreen Curtin](#)
To: ["brian@additionsbybh.com"](mailto:brian@additionsbybh.com)
Subject: 102 Morningside Cr - sunroom addition
Date: Tuesday, September 16, 2025 3:30:00 PM

Good afternoon:

Per our conversation, a sunroom addition would not be permitted without a variance. As a courtesy to your customer, outlined below are some options to consider. However, if the decision remains a sunroom, the property owner will need to request relief in terms of a variance from the Zoning Hearing Board. Variances are not guaranteed, and the applicant must prove the property has a hardship per the requirements as outlined by the Municipalities Planning Code of the Commonwealth.

First some options to consider, the property owner may construct a covered porch that is not enclosed, a deck, a patio or other similar single-story accessory addition. The ordinance that applies is as follows:

§ 27-2105 Yard Requirements and Driveways.

[Ord. 8-14-1995, § 2105]

No portion of a building or structure shall be built within the minimum depths of front, side, or rear yards as specified in Parts 3 through 20.

a. Driveways shall be permitted to encroach into front, rear, and side setback areas, subject to all other township regulations for same.

b. Single story decks, roofed porches, patios, or other similar single story accessory additions to residential dwelling units, as approved by the zoning officer, may encroach into the required rear setback area by a **maximum of 1/3 of the required rear yard** setback or 15 feet, whichever is a lesser distance or more restrictive requirement. (this does not include additions with any type of enclosure)

In the case of 102 Morningside Circle – the maximum encroachment is 26.8 feet to the property line.

The other option is to apply for a variance. The criteria for a variance are noted below:

Requirements and Standards. No variance in the strict application of the provisions of this chapter shall be granted by the Board unless the Board finds that the requirements and standards are satisfied. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant shall establish and substantiate that

the appeal for the variance is in conformance with the requirements and standards listed below:

1. That the granting of the variance shall be in harmony with the general purpose and intent of this chapter and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
2. That the granting of the variance will not permit the establishment within a district of any use which is not permitted in that district.
3. There must be proof of unique circumstances. That there are special circumstances or conditions, fully described in the findings, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building.
4. There must be proof of unnecessary hardship.
5. That the granting of the variance is necessary for the reasonable use of the land or building and that the variance as granted by the Board is the minimum variance that will accomplish this purpose.

Because of the tight parameters of the property and its building envelope, a land survey showing the exact boundary and the location of the structures on the land to the property lines would be required. This information would be necessary for the Zoning Hearing Board to make an accurate assessment of the situation and ensure that any variance granted, if granted, would meet all the terms and conditions as set forth by the ZHB Decision regarding actual measurements.

Feel free to discuss this with your clients. Please let me know by Friday noontime what their decision will be. If they choose to do something that can be approved, the review can be finished, otherwise a denial letter will be issued.

Regards,

Doreen Curtin
Zoning Officer
New Britain Township
207 Park Avenue
Chalfont PA 19814
215-822-1391 x107
dcurtin@nbtpa.us



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 #: 2025-4
Date Filed: 9/22/25 ds
Payment: 1200-
Check #: 87176
Receipt #: 18223

1. Date: September, 2025

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: HCI DP Land Acquisition LLC
(b) Mailing Address: 7200 Wisconsin Ave, Suite 820
Bethesda, MD 20814
(c) Phone Number: 202-747-4583

(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:

Equitable owner

*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: Gregg I. Adelman, Esquire
Kaplin Stewart
(b) Mailing Address: 910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422
(c) Phone Number: 610-941-2552
(d) Email Address: gadelman@kaplaw.com

5. Property:

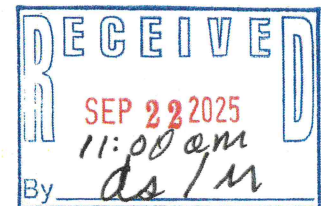
- (a) Present Zoning Use Classification: IO- Industrial Office
(b) Tax Parcel Number: 26-001-099; 26-001-099-001
26-001-099-002; 26-001-099-003
(c) Location (With reference to nearby intersections or prominent features):
Walnut Street & 56 Walnut Street

6. Proposed use of property/construction:

Contruction of 3 proposed warehouses

7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:

Section 27-1802.a. See attached Addendum for
additional information.



Property list missing - corrected
submission date 09-23-2025.



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: _____
Payment: _____
Check #: _____
Receipt #: _____

1. Date: September 17, 2025
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: HCI DP Land Acquisition LLC
 - (b) Mailing Address: 7200 Wisconsin Ave, Suite 820
Bethesda, MD 20814
 - (c) Phone Number: 202-747-4583
 - (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Equitable owner

*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: Gregg I. Adelman, Esquire
Kaplin Stewart
 - (b) Mailing Address: 910 Harvest Drive, P.O. Box 3037
Blue Bell, PA 19422
 - (c) Phone Number: 610-941-2552
 - (d) Email Address: gadelman@kaplaw.com
5. Property:
 - (a) Present Zoning Use Classification: IO- Industrial Office
 - (b) Tax Parcel Number: 26-001-099; 26-001-099-001
26-001-099-002; 26-001-099-003
 - (c) Location (With reference to nearby intersections or prominent features):
Walnut Street & 56 Walnut Street
6. Proposed use of property/construction:
Contruction of 3 proposed warehouses
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
Section 27-1802.a. See attached Addendum for
additional information.

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:

Not at this time.

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)

See attached

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

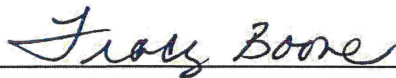

Signature **DAVID P. HUDSON**
PRESIDENT

Signature

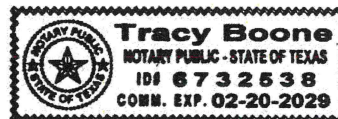
STATE TEXAS
Commonwealth of Pennsylvania } SS.
County of **HARRIS**

DAVID P. HUDSON, 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.

Sworn to and described before me This
16 day of September, 2025



Notary Public



My Commission expires: 02-20-2029



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*

Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



500' LIST - WALNUT ST. & 56 WALNUT ST., NEW BRITAIN TOWNSHIP, BUCKS COUNTY
(PARCEL NOs. 26-001-099; 26-001-099-001; 26-001-099-002; 26-001-099-003)

PARCEL_NUM	OWNER	MAILING ADDRESS	CITY, STATE, ZIP	PROPERTY ADDRESS (if different than mailing)
26-005-038	SEPTA	130 S 9TH ST	PHILA PA 19107	RAILROAD AVE
26-005-009	NEW BRITAIN TWP	207 PARK AVE	CHALFONT PA 18914	SCHOOL HOUSE RD
26-005-002-001	NEW BRITAIN TWP	207 PARK AVE	CHALFONT PA 18914	SCHOOLHOUSE RD
26-005-002	CHALFONT WALNUT, LLC	4020 KINROSS LAKES PKWY SUITE 200	RICHFIELD OH 44286	4371 COUNTY LINE RD
26-001-140	NORTH WALES WATER AUTHORITY	PO BOX 1338	NORTH WALES PA 19454	SCHOOLHOUSE RD
26-001-105-004	MOSER, EDWARD F & SUSAN C	101 STEWART LN	CHALFONT PA 18914	44 RAILROAD AVE
26-001-105-003	KNOTT, CRAIG ALLEN & CECILIA ANN	309 SCHOOL HOUSE RD	CHALFONT PA 18914	
26-001-105	RUTH, THOMAS K & SUSAN	279 SCHOOLHOUSE RD	CHALFONT PA 18914	
26-001-104	NIEVES-SOSA, PETER A & KIMBERLY A	237 SCHOOLHOUSE RD	CHALFONT PA 18914	
26-001-103-006	NEW BRITAIN TWP	207 PARK AVE	CHALFONT PA 18914	STEWART LN
26-001-103-005	NEW BRITAIN TWP	207 PARK AVE	CHALFONT PA 18914	SCHOOLHOUSE RD
26-001-103-004-01C	CORE PROPERTY GROUP, LLC	100 STEWART LN	CHALFONT PA 18914	STEWART LN
26-001-103-004-01B	CORE PROPERTY GROUP, LLC	100 STEWART LN	CHALFONT PA 18914	STEWART LN
26-001-103-004-01A	CORE PROPERTY GROUP, LLC	100 STEWART LN	CHALFONT PA 18914	STEWART LN
26-001-103-004-002	QT KIDS LP	102 STEWART LA	CHALFONT PA 18914	STEWART LN
26-001-103-004	M & N AT SCHOOL HOUSE L P	4095 FERRY RD # B	DOYLESTOWN PA 18901	102 STEWART LN
26-001-103-003	PENN FOREST LTD PART	101 STEWART LN	CHALFONT PA 18914	
26-001-103-002	AMBROSE, FRANCIS & FRIEDA	624 WILHELMINA AVE	HORSHAM PA 19044	SCHOOLHOUSE RD
26-001-103-001	HOLY PROP LLC	324 SCHOOLHOUSE RD	CHALFONT PA 18914	
26-001-103.001	BLUE BUS HOLDINGS LLC	160 NEW BRITAIN BLVD	CHALFONT PA 18914	
26-001-103	CROASDALE, ROBERT H & MICHELE	314 SCHOOL HOUSE RD	CHALFONT PA 18914	

26-001-100-018	SBC PENNSYLVANIA PROP LP	C/O SCHMIDT BAKING COMPANY 7801 FITCH LN ATTN: CINNAMON O'CONNOR	BALTIMORE MD 21236	141 LIBERTY LN
26-001-100-015	DATA CAP SYSTEMS INC	100 NEW BRITAIN BLVD	CHALFONT PA 18914	
26-001-100-014	WEB CON ENT	C/O DOLI CONSTR CORP 120 INDEPENDENCE LA	CHALFONT PA 18914	
26-001-100-013	N P A 17 LTD PART	171 CORPORATE DR	MONTGOMERYVILLE PA 18936	100 INDEPENDENCE LN
26-001-100-012	SCHULTZ, ROBERT & CAROL	140 INDEPENDENCE LN	CHALFONT PA 18914	
26-001-100-011	101 INDEPENDENCE LANE ASSOCIATES, LLC	100 FRONT ST SUITE 560 ONE TOWER BRIDGE	WEST CONSHOHOCKEN PA 19428	141 INDEPENDENCE LN
26-001-100-010	TB PROPERTY & MANAGEMENT, LLC	1201 HORSHAM RD	AMBLER PA 19002	121 INDEPENDENCE LN
26-001-100-009	NANROB ASSOC L P	120 NEW BRITAIN BLVD	CHALFONT PA 18914	
26-001-100-008	NAPLIN EIGHT LIMITED PARTNERSHIP	171 CORPORATE DR	MONTGOMERYVILLE PA 18936	140 NEW BRITAIN BLVD
26-001-100-006	100(ONE)LIBERTY LANE REALTY LP	6017 RISING SUN AVE	PHILA PA 19111	100 LIBERTY LN
26-001-100-005	HERDING BUTTERFLIES, L.P	120 LIBERTY LN	CHALFONT PA 18914	
26-001-100-004	LOT 20-2 REALTY LP	6017 RISING SUN AVE	PHILADELPHIA PA 19111	145 LIBERTY LN
26-001-100-003	DEJANA REALTY PA LLC	490 PULASKI RD	KINGS PARK NY 11754	121 LIBERTY LN
26-001-100-002	N P A 18 LTD PART	171 CORPORATE DR	MONTGOMERYVILLE PA 18936	101 LIBERTY LN
26-001-099-003	NICHOLAS, ELIZABETH S	109 OVERLOOK LN	WAYNE PA 19087	WALNUT ST
26-001-099-002	NICHOLAS, ELIZABTH & WELSH, SIOBHAN, TRS	109 OVERLOOK LN	WAYNE PA 19087	WALNUT ST
26-001-099-001	NICHOLAS, ELIZABTH & WELSH, SIOBHAN, TRS	109 OVERLOOK LN	WAYNE PA 19087	56 WALNUT ST
26-001-099	NICHOLAS, ELIZABTH & WELSH, SIOBHAN, TRS	109 OVERLOOK LN	WAYNE PA 19087	WALNUT ST REAR
26-001-098	SOUTHEASTERN PA TRANS AUTH	1234 MARKET ST	PHILADELPHIA PA 19107	WALNUT ST
26-001-097-002	KEMA POWERTEST INC	4379 COUNTY LINE RD	CHALFONT PA 18914	4377 COUNTY LINE RD
26-001-097	KEMA POWERTEST INC	4379 COUNTY LINE RD	CHALFONT PA 18914	

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By: Gregg I. Adelman, Esquire
Attorney I.D. No.: 84137
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422
(610) 260-6000

Attorneys for Applicant
HCI DP Land Acquisition LLC

**BEFORE THE ZONING HEARING BOARD OF
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

In the Matter of:

HCI DP Land Acquisition LLC

Property Address:

Walnut Street & 56 Walnut Street

Parcel Nos.

**26-001-099; 26-001-099-001;
26-001-099-002; 26-001-099-003**

ADDENDUM TO ZONING HEARING BOARD APPLICATION

HCI DP Land Acquisition LLC (“**Applicant**”), by and through its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby submits this Addendum to its Zoning Hearing Board Appeal Application (“**Application**”) seeking a variance from Section 27-1802.a of the New Britain Township Zoning Ordinance for the proposed construction of three (3) warehouses, one on each parcel.

1. **Location & Description of Property.** The Property is comprised of four (4) separate parcels of land located along Walnut Street and 56 Walnut Street. The Applicant proposes to consolidate Tax Parcels Nos. 26-001-099-001 and 26-001-099-003 (“**Lot 1**”) and maintain current Tax Parcel No. 26-001-099-002 (“**Lot 2**”) and Tax Parcel No. 26-001-099 (“**Lot 3**”) (Lot 1, Lot 2 and Lot 3 are each a “**Property**”, collectively the “**Properties**”). The Properties have a combined total of 90.05 +/- acres of vacant/undeveloped land.

2. **Name and Address of Applicant/Owner:** The Applicant is HCI DP Land Acquisition LLC, having a business address of 7200 Wisconsin Avenue, Suite 820, Bethesda, MD 20814. The Owners of the Properties are Elizabeth Nicolas and Siobhan Welsh, having an address of 109 Overlook Lane, Wayne, PA 19087 (“Owners”). Copies of the Deeds for the Properties are attached as **Exhibit “A”**. Applicant is the equitable owner of the Properties. A redacted copy of the Agreement of Sale for the Properties is attached as **Exhibit “B”**.

3. **Zoning Classifications.** The Properties are located in the IO-Industrial Office Zoning District.

4. **Proposed Use of the Property.** Applicant proposes develop a warehouse facility on each Property for a total of three (3) separate warehouse buildings and related improvements (“Proposed Warehouses”). Details of the Proposed Warehouses are depicted on the “Zoning Plan”, prepared by Bohler Engineering, dated September 17, 2025, which is attached as **Exhibit “C”**.

5. **Zoning Relief Requested.** The Applicant requests a dimensional variance from Section 27-1802.a to allow for the building height to be increased to 49’6” to provide an interior clear height of 42’. The Clear Height Renderings depicting the height of the Proposed Warehouses are included in attached **Exhibit “D”**. The increased height is required to provide a minimum clear height within the building that is associated with modern, high-tech distribution and inventory systems that are automated.

6. **Reasons for Relief Requested.** The proposed variance relief requested is dimensional in nature, is a reasonable adjustment of the building height to permit the Proposed Warehouses to be constructed in accordance with current industry standards and market demands,

and the requested relief will have no adverse impact on the public health and safety or the surrounding area.

Respectfully Submitted,

**KAPLIN STEWART MELOFF REITER & STEIN,
P.C.**

Dated: September 19, 2025

By:

A handwritten signature in blue ink, appearing to read "Gregg I. Adelman", written over a horizontal line.

Gregg I. Adelman, Esquire

Attorneys for HCI DP Land Acquisition LLC

EXHIBIT “A”

(DEEDS)

BUCKS COUNTY RECORDER OF DEEDS

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

Instrument Number - 2024044076

Recorded On 10/24/2024 At 1:13:52 PM

* Total Pages - 10

* Instrument Type - DEED

Invoice Number - 1401347

User - CB

* Grantor - IRREVOCABLE AGREEMENT OF TRUST FOR EDWIN F STEWART III ET AL

* Grantee - NICHOLAS, ELIZABETH

* Customer - CSC

FEES

RECORDING FEES

\$97.75

TOTAL PAID

\$97.75

Bucks County UPI Certification
On October 23, 2024 By TF

This is a certification page

DO NOT DETACH

This page is now part
of this legal document.

RETURN DOCUMENT TO:

CSC

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.

1C9C27



CERTIFIED PROPERTY IDENTIFICATION NUMBERS
26-001-099- - N BRITAIN TWP
CERTIFIED 10/23/2024 BY TF

Prepared by and return to:

Reuben H. Asia, Esquire
Faegre Drinker Biddle & Reath LLP
One Logan Square, Suite 2000
Philadelphia, PA 19103-6996
(215) 988-2700

INT

Tax Parcel Number: 26-001-099

DEED

THIS INDENTURE effective the 1st day of October, 2024,

BETWEEN

ELIZABETH NICHOLAS AND SIOBHAN WELSH, CO-TRUSTEES UNDER AN IRREVOCABLE AGREEMENT OF TRUST FOR EDWIN F. STEWART, III ET AL. (hereinafter the "Grantors"), of the one part, as to an undivided one-third (1/3) interest in the Premises (hereinafter defined),

and

ELIZABETH NICHOLAS AND SIOBHAN WELSH, CO-TRUSTEES UNDER A TRUST UNDER AN IRREVOCABLE AGREEMENT OF TRUST FOR EDWIN F. STEWART, III ET AL. F/B/O SIOBHAN WELSH, as to an undivided one-ninth (1/9) interest in the Premises as tenants in common, ELIZABETH NICHOLAS AND SIOBHAN WELSH, CO-TRUSTEES UNDER A TRUST UNDER AN IRREVOCABLE AGREEMENT OF TRUST FOR EDWIN F. STEWART, III ET AL. F/B/O FRANK NICHOLAS, as to an undivided one-ninth (1/9) interest in the Premises as tenants in common, and ELIZABETH NICHOLAS AND SIOBHAN WELSH, CO-TRUSTEES UNDER A TRUST UNDER AN IRREVOCABLE AGREEMENT OF TRUST FOR EDWIN F. STEWART, III ET AL. F/B/O CASEY NICHOLAS, as to an undivided one-ninth (1/9) interest in the Premises as tenants in common (hereinafter called the "Grantees"), of the other part,

WITNESSETH That the said Grantors for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, unto them well and truly paid by the said Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby

acknowledged, have granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantees, their successors and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected and more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter the "Premises"),

BEING commonly known as 56 Walnut Street Chalfont, PA 18914,

BEING the same Premises which, as more particularly described on Exhibit "A" attached hereto and immediately prior to the subject transfer, was owned by (i) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under an Irrevocable Agreement of Trust For Edwin F. Stewart, III et al., as to an undivided one-third (1/3) interest in the Premises as tenants in common, (ii) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under an Irrevocable Agreement of Trust for the Children of Frank C. and Elizabeth Stewart Nicholas: Siobhan S. Nicholas, grandchild, Frank C. Nicholas, III, grandchild and Casey G. Nicholas, grandchild, as to an undivided one-third (1/3) interest in the Premises as tenants in common, and (iii) Elizabeth Nicholas, individually, as to an undivided one-third (1/3) interest in the Premises as tenants in common,

THAT, (i) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under an Irrevocable Agreement of Trust for the Children of Frank C. and Elizabeth Stewart Nicholas: Siobhan S. Nicholas, grandchild, Frank C. Nicholas, III, grandchild and Casey G. Nicholas, grandchild, are retaining their undivided one-third (1/3) interest in the Premises, and (ii) Elizabeth Nicholas, individually, is retaining her undivided one-third (1/3) interest in the Premises,

THAT, hereafter, the Premises shall be owned as follows: (i) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under an Irrevocable Agreement of Trust for the Children of Frank C. and Elizabeth Stewart Nicholas: Siobhan S. Nicholas, grandchild, Frank C. Nicholas, III, grandchild and Casey G. Nicholas, grandchild, as to an undivided **one-third (1/3)** interest in the Premises, (ii) Elizabeth Nicholas, individually, as to an undivided **one-third (1/3)** interest in the Premises, (iii) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under a Trust under an Irrevocable Agreement of Trust for Edwin F. Stewart, III et al. f/b/o Siobhan Welsh, as to an undivided **one-ninth (1/9)** interest in the Premises, (iv) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under a Trust under an Irrevocable Agreement of Trust for Edwin F. Stewart, III et al. f/b/o Frank Nicholas as to an undivided **one-ninth (1/9)** interest in the Premises, and (v) Elizabeth Nicholas and Siobhan Welsh, as Co-Trustees under a Trust under an Irrevocable Agreement of Trust for Edwin F. Stewart, III et al. f/b/o Casey Nicholas as to an undivided **one-ninth (1/9)** interest in the Premises, for a total of 100% ownership of the Premises,

BEING exempt from Pennsylvania Realty Transfer Tax pursuant to 61 Pa. Code § 91.193(b)(8), as a transfer of property to a trustee of an ordinary trust,

UNDER AND SUBJECT, nevertheless, to restrictions, covenants, easements and conditions of record.

TOGETHER with all and singular the buildings, 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 way appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantors, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors and assigns, to and for the only proper use and behoof of the said Grantees, their successors and assigns forever.

UNDER AND SUBJECT as aforesaid.

AND the said Grantors, for themselves, and their heirs, successors, executors and administrators, *do covenant, promise and agree*, to and with the said Grantees, their successors and assigns, by these presents, that they, the said Grantors have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Grantors, intending to be legally bound, have set their hands the day and year first above written.

ELIZABETH NICHOLAS AND SIOBHAN WELSH, CO-TRUSTEES UNDER AN IRREVOCABLE AGREEMENT OF TRUST FOR EDWIN F. STEWART, III ET AL.

By: Elizabeth Nicholas
Elizabeth Nicholas, Co-Trustee

By: Siobhan Welsh
Siobhan Welsh, Co-Trustee

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF Philadelphia

On this, the 17 day of October, 2024, before me, a Notary Public in and for the State and County aforesaid, the undersigned officer, personally appeared **Elizabeth Nicholas**, who acknowledged herself to be the Co-Trustee under an Irrevocable Agreement of Trust for Edwin F. Stewart, III et al., and that she is authorized to execute the foregoing instrument on behalf of the Trust for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

08/20/28

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA

SS

COUNTY OF Philadelphia

Commonwealth of Pennsylvania - Notary Seal
Richard A. Martinez, Notary Public
Philadelphia County
My commission expires August 20, 2028
Commission number 1444107
Member, Pennsylvania Association of Notaries

On this, the 17 day of October, 2024, before me, a Notary Public in and for the State and County aforesaid, the undersigned officer, personally appeared **Siobhan Welsh**, who acknowledged herself to be the Co-Trustee under an Irrevocable Agreement of Trust for Edwin F. Stewart, III et al., and that she is authorized to execute the foregoing instrument on behalf of the Trust for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

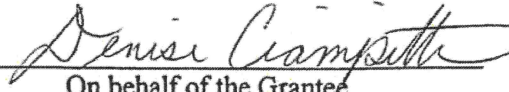
08/20/28

NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Richard A. Martinez, Notary Public
Philadelphia County
My commission expires August 20, 2028
Commission number 1444107
Member, Pennsylvania Association of Notaries

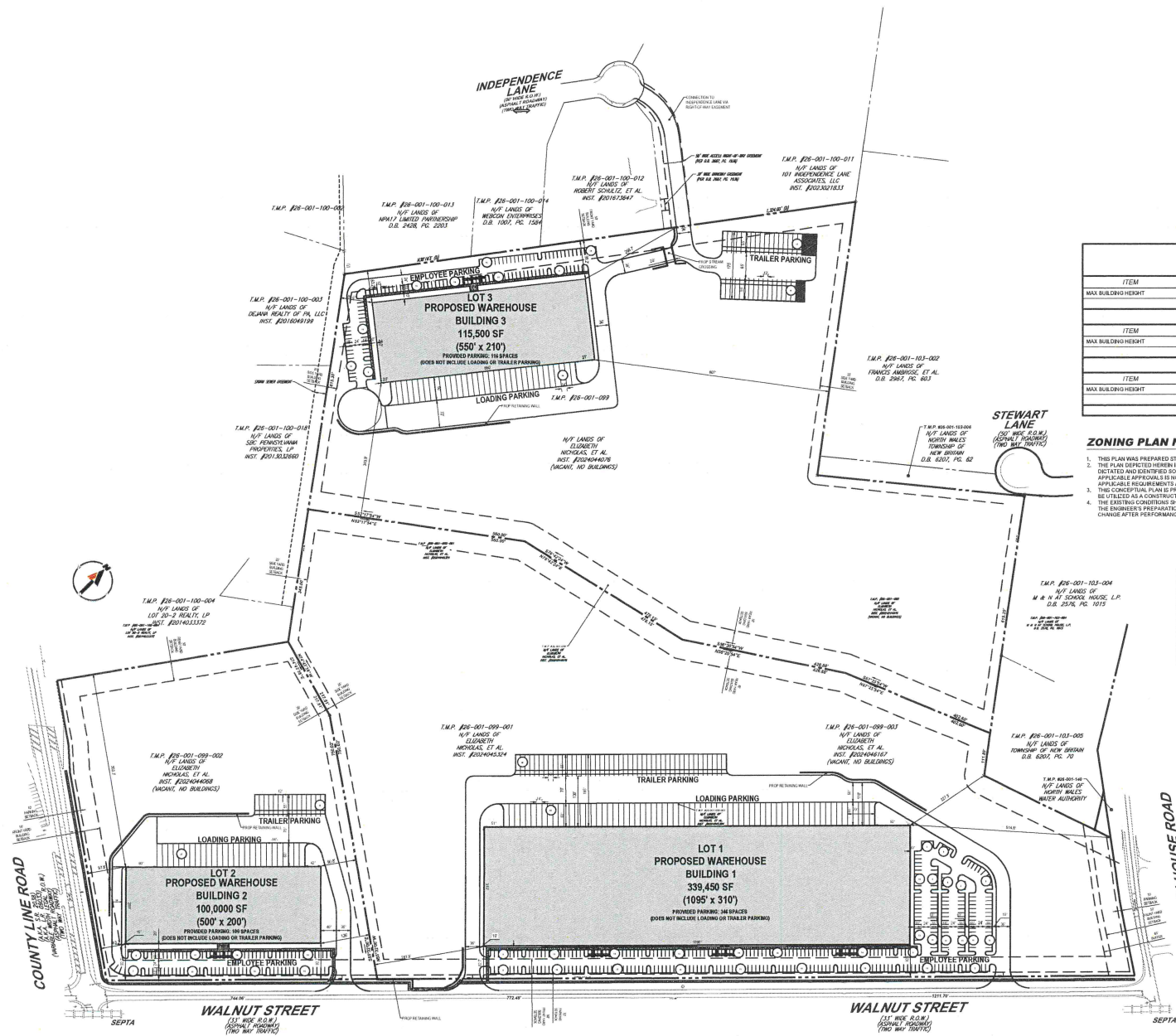
The address of the above-named Grantee is:

109 Overlook Lane
Wayne, PA 18914


On behalf of the Grantee

COPY

EXHIBIT “C”
(ZONING PLAN)



ZONING TABLE				
BUILDING LOT 1				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	\$ 25-1802.4	35'	45.5'	45.5'
BUILDING LOT 2				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	\$ 25-1802.4	35'	N/A	45.5'
BUILDING LOT 3				
ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MAX BUILDING HEIGHT	\$ 25-1802.4	35'	N/A	45.5'
KEY - V = VARIANCE REQUIRED				

- ZONING PLAN NOTES** (Rev. 10/20)
- THIS PLAN WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
 - THE PLAN DEPICTED HEREIN REPRESENTS A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE OBTAINED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED AND CAN ONLY BE ASSURED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROGRESSION OF ALL NECESSARY JURISDICTIONAL APPROVALS.
 - THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A CONSTRUCTION DOCUMENT.
 - THE EXISTING CONDITIONS SHOWN HEREIN ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL SURVEY, FIELD SURVEY OR BOTH.

REFERENCES AND CONTACTS

REFERENCES	
• BOUNDARY SURVEY	
SOUTHERN FARM INDUSTRIES, INC.	
1000 MARKET STREET, SUITE 210	
PHILADELPHIA, PA 19102	
• ARCHITECTURAL SECTION PLAN	
M. KEARSE	
1111 MARKET STREET	
PHILADELPHIA, PA 19102	

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. NO REVISIONS OR CHANGES SHALL BE MADE TO THE ACCURACY OF THE VARIOUS REFERENCES OR OTHERWISE BY THESE DOCUMENTS BY OTHERS.

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRAFFIC STUDIES

REVISIONS		
REV	DATE	COMMENT



NOT APPROVED FOR CONSTRUCTION

PROJECT No.: PNC20250205-004
 DRAWN BY: JF
 CHECKED BY: JF
 DATE: 09/17/2025
 CAD LAY: PNC20250205-004

ZONING PLAN
 FOR
HCDP LAND ACQUISITION LLC

PROPOSED DEVELOPMENT
WALNUT STREET AND COUNTY LINE ROAD
 NEW BRITAIN TOWNSHIP
 BUCKS COUNTY, PA

BOHLER
 1515 MARKET STREET, SUITE 200
 PHILADELPHIA, PA 19102
 Phone: (215) 462-3400
 Fax: (215) 462-3401
www.BohlerEngineering.com

M. KEARSE
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 100000

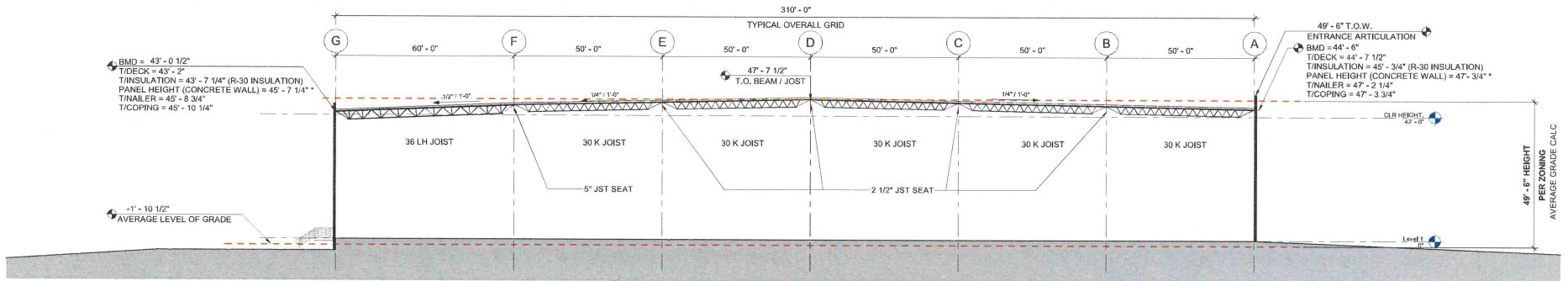
SHEET TITLE:

ZONING PLAN

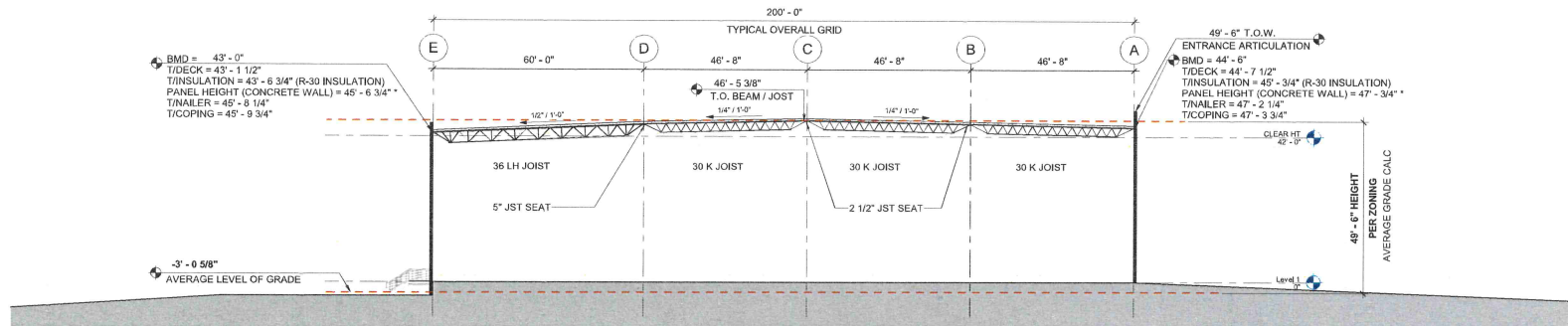
SHEET NUMBER:
C-301

ORG. DATE - 09/17/2025

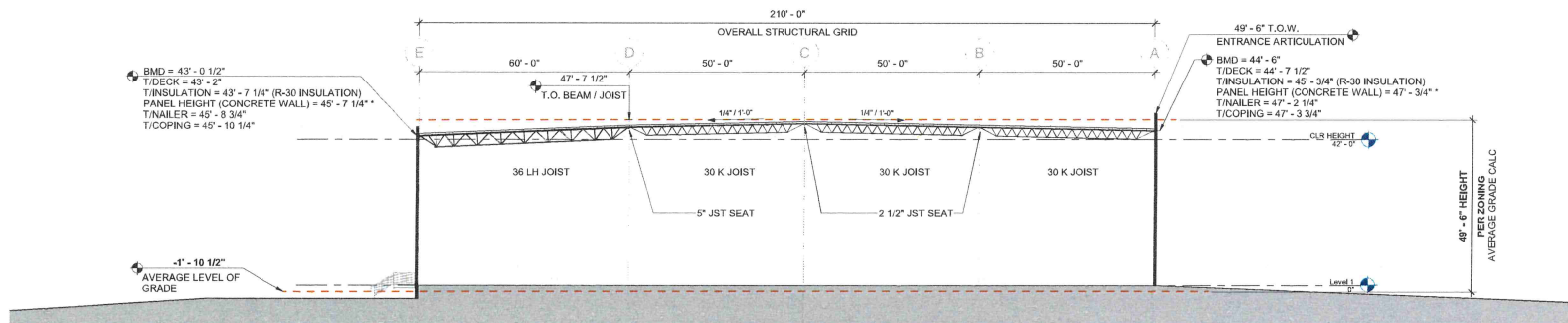
EXHIBIT “D”
(HEIGHT RENDERINGS)



BUILDING ONE



BUILDING TWO



BUILDING THREE

0 5 10 20'

1/16"=1'-0"

GRAPHIC SCALE



1600 Manor Drive, Suite 200
Chalfont, PA 18914
215.996.9100

July 31, 2025
Via: Hand Delivery

New Britain Township
207 Park Avenue
Chalfont, PA 18914

Attention: Dan Fox, Township Manager

Re: Waiver of Land Development
400 Highpoint Drive
New Britain Township
Bucks County
PAA250179.00

Dear Dan:

As part of their Land Development submission for the Loading Dock, JBT Marel Corporation is requesting the following waivers:

1. A waiver from Section 22-401.1. to permit the plans to be considered as a Waiver of Land Development Plan.

Justification: This waiver is requested due to the minimal impact to the existing building and site features being proposed, of which the use and tenant remain unchanged.

Should you have any questions or require any additional information regarding the above matter, please do not hesitate to contact our office at (215) 996-9100.

Sincerely,

BOHLER ENGINEERING PA, LLC

Thomas Knab, RLA
Project Manager

cc:

TK/cc
R:\2025\PAA250179.00\Admin\Correspondence\Township\PAA250179.00_2025-07-31_WRL.doc



October 10, 2025

File No. 2500835

Doreen Curtin, Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Subject: FMCT08 Chalfont PA LP (JBT), Waiver of LD Plan Review 2
400 Highpoint Drive, TMP #26-005-056-007

Dear Doreen:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Waiver of Land Development Plans (Plan) for John Bean Technologies Corporation (aka JBT Marel Corporation, aka FMCT08 Chalfont PA LP), as prepared by Bohler Engineering, consisting of eleven (11) sheets, dated July 31, 2025, last revised September 24, 2025. Upon review by our office, we offer the following comments for consideration:

I. General Information

The Applicant is proposing parking and loading area modifications in the rear of the K1 manufacturing building. The plan proposes 207 parking spaces where 275 spaces are required. Since the "JBT Corporation Loading Dock – Parking Analysis" prepared by TPD, dated September 24, 2025 was provided, and the proposed number of parking space is less than a 25% reduction, the parking is deemed adequate. A waiver of land development is requested due to the limited scope of work including an increase in impervious area of 161 square feet.

II. Review Comments

A. Zoning Ordinance adopted July 21, 2025

1. §27-305.L.L2.b.1 – Based on the aerial provided, there are trailers and storage of materials within the parking lot area. The Plan indicates that three trailers will be removed. A note shall be added to the plan that 'all trailers, materials and any other storage items shall be removed from the site prior to issuance of an occupancy permit unless otherwise formally approved by the Township.'
2. §27-1401.a – The Zoning Table notes the K1 Manufacturing use as an existing nonconformity. The nonconforming use shall be registered with the Zoning Officer in accordance with §27-2301. The Non-Conformity Registration Application can be found on the Township's website.

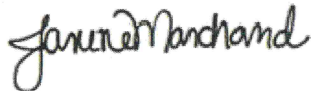
B. Subdivision and Land Development Ordinance

1. §22-400 – The Applicant is requesting a Waiver of Land Development, which we support. However, we recommend Record Plans, Development Agreements, and financial security be required.

2. §22-706.1.B & 3.B – We recommend the damaged curb sections and accessible ramps at both driveways be replaced within the Highpoint Drive right-of-way. The Applicant has indicated that additional survey will be obtained. The limits of concrete replacement and details for the curb ramps shall be provided on the plans for review.
3. §22-711.7.D – An erosion and sedimentation control plan approved by the Bucks County Conservation District for projects disturbing 5,000 sf or more is required prior to earthmoving activities. The LOD equals 9,256 SF, therefore, BCCD approval is required.
4. §26-164 & 165 – There is a stormwater detention basin partially on this property and partially on the neighboring property. We recommend that the Applicant provide documentation to the Township indicating the ownership and maintenance responsibilities of the basin. In addition, we recommend the owner provide a recent inspection report for the basin and follow up with annual inspection reports as required by DEP for the Township's annual MS4 Stormwater Permit. If no Stormwater Operations and Maintenance Agreement is in place, we recommend one be recorded to ensure proper operation and maintenance of the facilities.

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

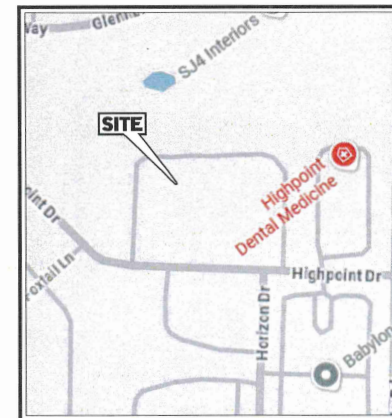
Sincerely,



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

JM/tw

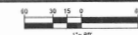
cc: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Randy Teschner, Fire Marshal/Code Enforcement Officer
Scott Holbert, Esquire, Township Solicitor, Flager & Associates, PC
JBT Marel Corporation
Thomas Knab, RLA, Project Manager, Bohler, LLC
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.



LOCATION MAP
SCALE: 1" = 200'
SOURCE: GOOGLE MAPS

ZONING TABLE			
ZONE: C3 COMMERCIAL USE: M1 MANUFACTURING (IRC)			
BULK REQUIREMENTS			
ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT SIZE	3 ACRES	8.41 AC (268,493 SF)	8.41 AC (268,493 SF)
MIN LOT WIDTH	300'	600'	600'
MIN LOT DEPTH	200'	600.1'	600.1'
MIN YARD SETBACKS			
FRONT YARD	5' FROM STREET R/W	10.0'	10.0'
SIDE YARD	2' FROM SIDE LOT LINE	10.0'	10.0'
REAR YARD	5' FROM REAR LOT LINE	29.6'	29.6'
MAX HEIGHT	35'	30.0'	32.7'
MAX BUILDING COVERAGE	35%	18.8% (17,479 SF / 386,433 SF)	18.8% (17,479 SF / 386,433 SF)
MAX IMPERVIOUS SURFACE	65%	48.9% (17,196 SF / 351,693 SF)	48.9% (17,197 SF / 351,693 SF)
PARKING REQUIREMENTS			
ITEM	PERMITTED	REQUIRED	PROPOSED
		TOTAL FLOOR AREA + 88,650 SF ¹ 88,650 SF / 1,000 X 4 = 275 SPACES	
MIN NUMBER OF PARKING SPACES FOR M1 MANUFACTURING USE	4 FLOOR AREA PER 1,000 SF OF FLOOR AREA REDUCTION CALCULATION 275 = 88,650 ÷ 325		231 SPACES EXISTING - 31 REMOVED = 200 SPACES PROVIDED - 200 SPACES PROVIDED - 100 SPACES REQUIRED = 100 SPACES
TOTAL SPACES REQUIRED		275 SPACES	
TOTAL SPACES PROVIDED (35% REDUCTION)		200 SPACES	
NOTES:			
- EXISTING NON-COMFORMITY EXIST			
- TOTAL FLOOR AREA EXCLUDES INTERIOR COURTYARD SPACE			
- PER SECTION 27-260.5, THE 6TH EDITION OR MOST CURRENT EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERING'S PARKING GENERATION MANUAL OR A LATEST FROM A TRAFFIC ENGINEER MAY BE USED TO SUPPORT A REDUCTION IN THE PROPOSED PARKING DEMAND. THE SUM OF THE REQUIREMENTS FOR ALL USES MAY BE REDUCED BY NO MORE THAN 20% THE PARKING DEMAND. A 20% REDUCTION AND EXCEEDS THE ANTICIPATED PARKING DEMAND AS DETERMINED BY THE EQUALS GROWTH SUMMARY PREPARED BY THE PLANNING DEPARTMENT.			

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**

[illegible]

UNDERGROUND FACILITIES OR OTHER TRENCHES CANNOT BE
GUARANTEED. FURNISH TO REQUIREMENTS OF
PENNSYLVANIA DEPARTMENT OF TRANSPORTATION
AMENDED BY ACT 81 OF 2017. CONTRACTORS MUST VERIFY
LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AT
FACILITIES PRIOR TO START OF WORK.
WWW.PA.GALV.ORG

NOT APPROVED FOR
CONSTRUCTION

PROJECT No.:	PAA230242-00
DRAWN BY:	E
CHECKED BY:	T
DATE:	09/24/05
CAD I.D.:	P-CNL-PR

PROJECT:
**WAIVER OF LAND
DEVELOPMENT**

PLANS

JOHN BEAN
TECHNOLOGIES
CORPORATION

PROPOSED IMPROVEMENTS

400 HIGHPOINT DRIVE
NEW BRITAIN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA, 18914



1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9102
www.BohlerEngineering.com



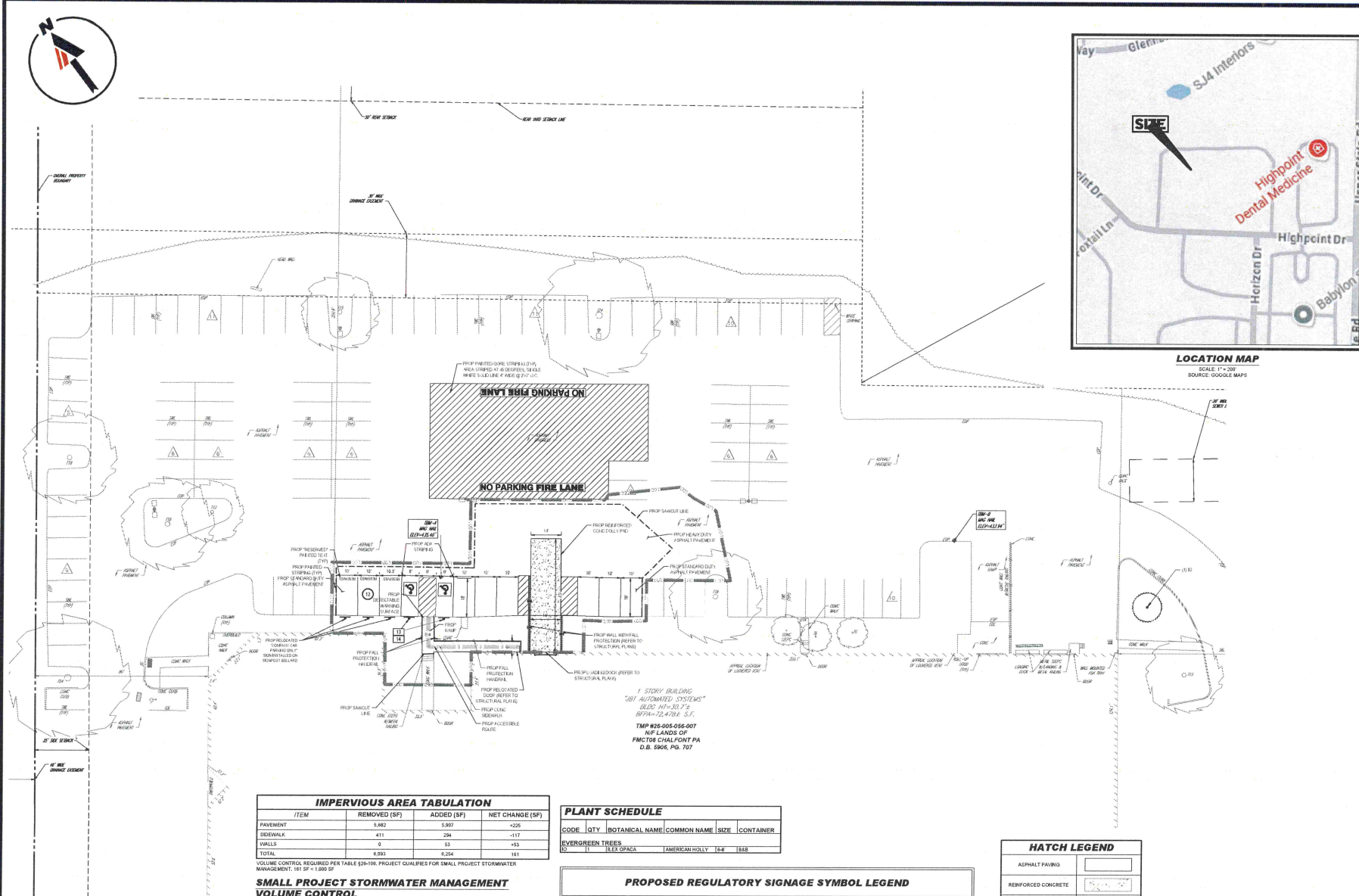
SHEET TITLE:

AERIAL PLAN

SHEET NUMBER:
C-301

REVISION 1 - 07/31/2025

1000-0000/01/0000-0000\$05.00/0



PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES					
10	1	REX OPACA	AMERICAN HOLLY	6-8	55B

PROPOSED REGULATORY SIGNAGE SYMBOL LEGEND		
KEY	QTY.	DESCRIPTION
13	2	"RESERVED PARKING" SIGN (R-4)(12"x6") & "RESERVED PARKING PENALTIES" (R-4P)(12"x6")
14	2	"AN ACCESSIBLE SEAT" (R-4P)(12"x6")

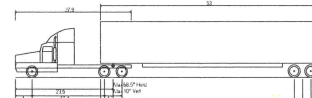
HATCH LEGEND	
ASPHALT PAVING	
REINFORCED CONCRETE	
CONCRETE SIDEWALK	

**THIS PLAN TO BE UTILIZED
FOR SITE LAYOUT PURPOSES
ONLY**

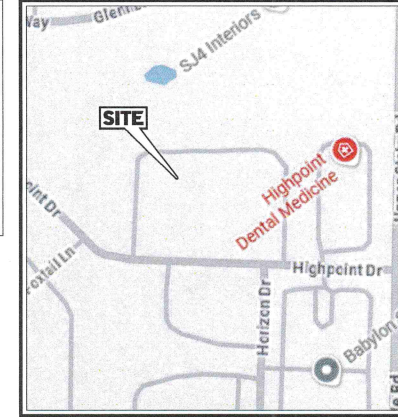


The seal is circular with a red border. The outer ring contains the text "PENNSYLVANIA" at the top and "REGISTERED LANDSCAPE ARCHITECT" at the bottom. In the center, the name "T.R. KNAB" is printed in bold, with a signature over it. Below the name, the text "REGISTERED LANDSCAPE ARCHITECT" and "PENNSYLVANIA LICENSE NO. 1400052" are printed.

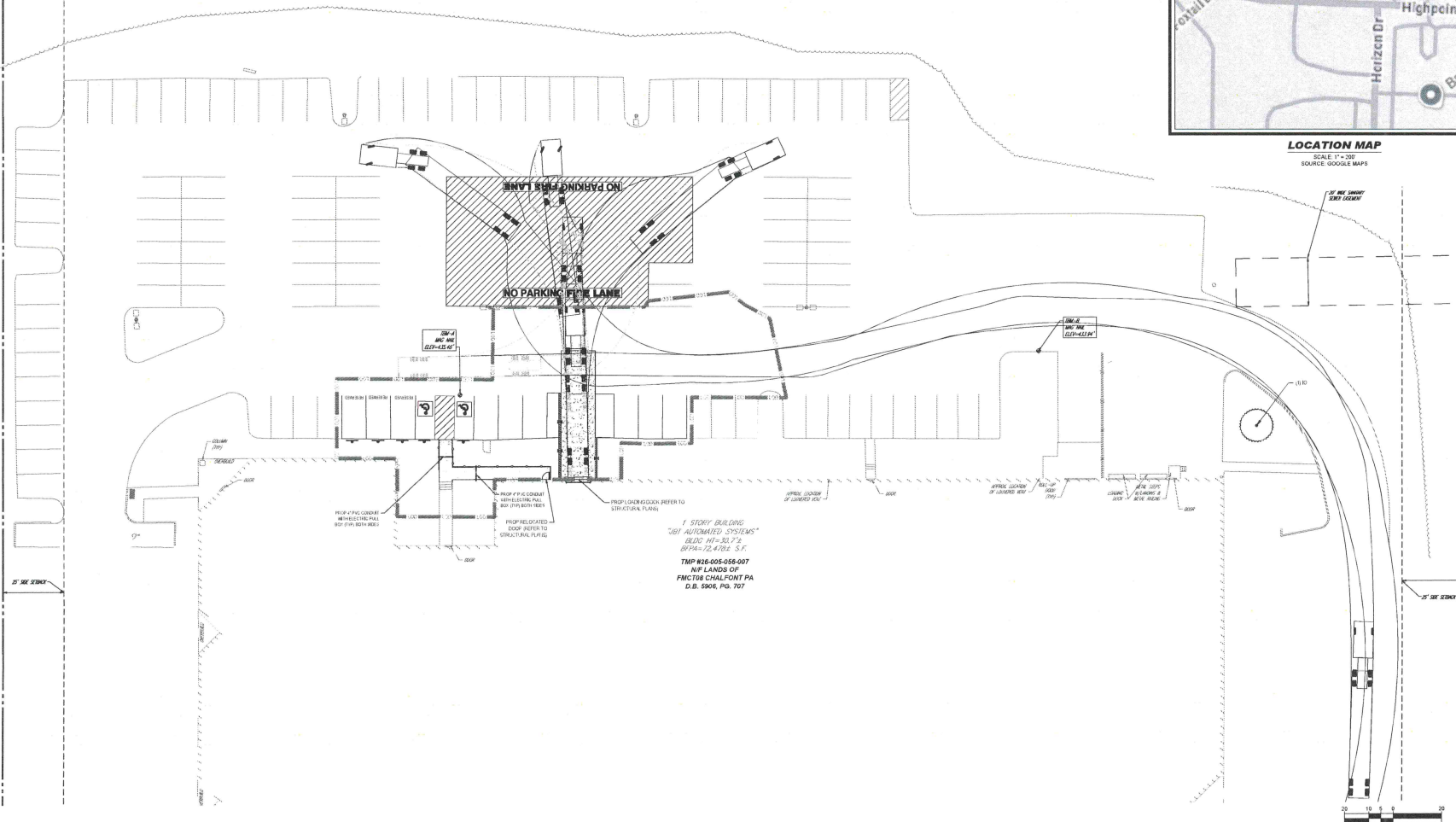
REVISION 1 - 07/31/2025



WB-67 Interstate Semi-Trailer
Overall Length 73.50ft
Overall Width 8.50ft
Overall Body Height 13.50ft
Min Body Ground Clearance 1.34ft
Max Truck Width 8.50ft
Lock-to-Lock time 5.00s
Max Steering Angle (Virtual) 28.45°



LOCATION MAP
SCALE: 1" = 100'
SOURCE: GOOGLE MAPS



1 STORY BUILDING
"GRI" AUTOMATED "SYSTEMS"
BLDG HT=30.7'±
BTPA=12.4'±± S.F.
TMP 16-005-005-007
N/F LANDS OF
FMCBS CHALFONT PA
D.B. 5906, PG. 707

BOHLER
SITE CIVIL AND LANDING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DESIGNER
1	09/04/2020	PER TOWNSHIP COMMENTS	AMS



NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: PA0200420-04
DRAWN BY: TMM
CHECKED BY: 09/04/2020
DATE: 09/04/2020
CADD: 16-005-005-007

PROJECT: **WAIVER OF LAND DEVELOPMENT PLANS**

FOR
JOHN BEAN TECHNOLOGIES CORPORATION
PROPOSED IMPROVEMENTS
400 HIGHTPOINT DRIVE
NEW BRITAIN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA, 18914

BOHLER
1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
Fax: (215) 996-9152
www.BohlerEngineering.com



SHEET TITLE:
TRUCK CIRCULATION PLAN

SHEET NUMBER:
C-303

REVISION 1 - 07/31/2025

RESOLUTION NO. 2025 - 10

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/ FINAL SUBDIVISION DEVELOPMENT APPROVAL TO CAVENDISH ACQUISITIONS, LP FOR THE SUBDIVISION OF TAX PARCEL #26-001-106-004 LOCATED AT OR NEAR BARRY ROAD, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM ENGINEERING, DATED JANUARY 31, 2025, AND LAST REVISED JULY 3, 2025, CONSISTING OF 17 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF A 4-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

WHEREAS, Cavendish Acquisitions, LP ("*Applicant*") have submitted an application for Preliminary/ Final Land Development Approval which proposes a 4-lot single-family residential subdivision ("*Project*") on a parcel located at or near Barry Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-001-106-004 ("*Property*"); and

WHEREAS, this proposal is reflected on a plan entitled Preliminary and Final Land Development and Major Subdivision Plans for Barry Road Subdivision, prepared by Holmes Cunningham Engineering, dated January 31, 2025, last revised July 3, 2025, consisting of seventeen (17) sheets ("*Plan*"); and

WHEREAS, the New Britain Township Planning Commission recommended the Project for Preliminary and Final Approval at its March 25, 2025 Meeting;

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

1. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter dated September 18, 2025 and as may be amended, unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant has requested, and the Board of Supervisors does hereby Grant waiver from the following provisions of the Subdivision and Land Development Ordinance:
 - a. §22-403 & 404 – A waiver is granted to permit the preliminary and final

plan submissions as one combined submission.

- b. §22-502.1.H – A waiver is granted from the requirement to provide a lighting plan.
 - c. §22-705.3.C – A waiver is granted from the requirement to widen Barry Road. This waiver is conditioned upon the Barry Road right-of-way improvements shown on the Plan being installed as approved by PennDOT.
 - d. §22-705.3.E – A waiver is granted to allow the private street to have a 20-foot wide cartway ending in a hammerhead turnaround within a 50-foot wide right-of-way and 60-foot right-of-way bulb. This waiver is conditioned upon the Developer establishing a Homeowners' Association to own and maintain the private street.
 - e. §22-705.3.G – A partial waiver is granted from the requirement to mill and overlay the entire width of Barry Road. Developer shall mill and overlay the stub street and Barry Road to the centerline along the Property frontage once the utilities have been installed.
 - f. §22-705.8.C – A waiver is granted from the cul-de-sac configuration requirements of this Section of the Ordinance.
 - g. §22-705.8.F – A waiver is granted from the requirement to provide a snow removal easement along the right-of-way of the hammerhead turnaround.
 - h. §22-706 – A waiver is granted from the requirement to provide sidewalk along Barry Road and curb and sidewalk along both sides of the private street.
 - i. §22-710.4 – A waiver is granted from the requirement to provide an emergency access.
 - j. §22-713.4.A & B – A waiver is granted from the required placement of street trees along the existing stub street and from plantings street trees 3-5 feet outside the ultimate right-of-way to avoid conflicts with underground utilities.
 - k. §22-714.3.A – A waiver is granted from the requirement to provide street lights at the intersection of the private street with Barry Road and the turnaround. This waiver is conditioned upon lampposts being installed on each lot as shown on Sheet 15 of the Plan.
- 3. Applicant shall comply with any other technical design comments from the Township Engineer prior to the recording of the Record Plans.
 - 4. Applicant shall consult with the Township Fire Marshal on the naming of the private roadway.

5. Since no natural resources are being preserved on Lots 3 and 4, the conservation easements shall be labeled "Deed-Restricted Easement Area for Lot X" to prohibit primary and accessory structures within the areas.
6. Uplighting shall be regulated in the Homeowners' Association documents to the satisfaction of the Township.
7. Applicant shall construct all public improvements shown on the approved Final Plan, including, but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay.
8. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee to be based on \$0.25 per every square foot of net increase of impervious area proposed.
9. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit.
10. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
11. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township.
12. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, conservation easements, stormwater easements, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes.
13. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
14. All documentation shall be executed prior to recording of Record Plans.

15. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
16. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
17. The plans shall be ADA compliant, if applicable.
18. Park and recreation land is required at a ratio of 2,500 square feet per new dwelling unit or 10,000 square feet. A fee-in-lieu of park and recreation at a rate of \$2,500 per dwelling unit or \$10,000.00 for 4 units may be provided in lieu of land at the Board's discretion.
19. Any existing mature tree in good condition that is 30" caliper or greater shall be preserved unless otherwise approved by the Township Engineer.

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

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2025-10

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

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

Stephanie Shortall, Supervisor

William Jones, III, Supervisor

Bridget Kunakorn, Supervisor

APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS

Applicant agrees to the above terms and conditions contained in Resolution 2025-10
this the ____ day of _____, 2025.

APPLICANT:
CAVENDISH ACQUISITIONS, LP

Name: Justin B. Strahorn
Title: Project Manager



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 18, 2025

File No. 2400815

Doreen Curtin, Zoning Officer
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Barry Road Subdivision, Preliminary Plan Review 2
W.B. Homes, Inc., TMP# 26-001-106-004

Dear Doreen:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the revised Preliminary and Final Land Development and Major Subdivision Plans set for the above-referenced project. Upon review by our office, we offer the following comments for consideration:

I. Submission

- A. Preliminary and Final Land Development and Major Subdivision Plans for Barry Road Subdivision, TMP# 26-001-106-004, as prepared by Holmes Cunningham Engineering, consisting of seventeen (17) sheets, dated January 31, 2025, last revised July 3, 2025.
- B. Post Construction Stormwater Management Plan Narrative for Barry Road Subdivision, as prepared by Holmes Cunningham Engineering, dated January 31, 2025, last revised July 3, 2025.
- C. Wetland/ Waters Site Evaluation Summary Letter of Findings for Barry Road Property, as prepared by Penn's Trail Environmental, LLC, dated August 1, 2024.
- D. Waiver Request Letter for Barry Road Subdivision, as prepared by Holmes Cunningham Engineering, dated August 8, 2025.

II. General Information

The subject property is a 10-acre parcel located along the southwestern side of Barry Road (S.R. 1006), between New Galena Road and Railroad Avenue within the SR-2 Suburban Residential Zoning District. The property is bordered by detached single-family residential lots on all sides. The subject tract is vacant with woodlands and floodplain soils. The Applicant is proposing to subdivide the property into 4 residential lots ranging from 2.1 to 2.5 acres with a private road extending an existing street stub and ending in a hammerhead turnaround. Individual stormwater management facilities are proposed for each lot to manage the increase in stormwater. Public water and sewer are proposed from Barry Road.

III. Review Comments

A. Subdivision and Land Development Ordinance Waivers

The following waivers have been requested by the Applicant from the Subdivision and Land Development Ordinance in a letter dated August 8, 2025 and were considered by the Planning Commission on March 25, 2025:

- 1. §22-403 & 404 – From the requirement to provide separate preliminary and final plan submissions.
- 2. §22-502.1.H – From the requirement to provide a lighting plan, which we support.

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

3. §22-705.3.C – From the requirement to widen Barry Road approximately 4 feet, which we support conditioned on the gutter improvements are installed as shown on the plans subject to PennDOT approval.
 4. §22-705.3.E – From the requirement that private streets be designed to the specifications of a local street. The Applicant is proposing a 20-foot wide cartway (28 feet required) ending in a hammerhead turnaround configuration within a 50-foot-wide right-of-way and a 60-foot right-of-way bulb. We note that “No Parking” signs are proposed along the street. We have no objection to the waiver request subject to an HOA being created to own and maintain the private street.
 5. §22-705.3.G – From the requirement to mill and overlay the entire width of the existing roadway abutting a subdivision a depth of 1-1/2 inches. We note that the plan proposes utility installation in the existing stub street and along the edge of Barry Road to the intersection with New Galena Road. We have no objection to a partial waiver request from milling and overlay conditioned upon the Applicant milling and overlaying the existing stub street and to the centerline of Barry Road along the frontage once the proposed utilities have been installed.
 6. §22-705.8.C – From the requirement that cul-de-sac streets be provided with a left side turnaround configuration with a minimum paving radius of 50 feet. We have no objection to the waiver request since it will be a private street.
 7. §22-705.8.F – From the requirement to provide a 15-foot by 20-foot snow removal easement along the right-of-way of the cul-de-sac bulb, which we support.
 8. §22-706 – From the requirement to provide sidewalk along Barry Road and curb and sidewalk along both sides of the proposed private street, which we support.
 9. §22-710.4 – From the requirement to provide at least one emergency access for subdivisions with a proposed single access loop street or cul-de-sac street, which we support.
 10. §22-713.4.A & B – From the requirement that street trees be planted between 3 and 5 feet outside the ultimate right-of-way line. The Applicant is proposing 14 street trees outside the ultimate right-of-way and 10 trees within the ultimate right-of-way due to underground utility and driveway conflicts and also near the hammerhead. No trees are proposed along the existing stub for the existing homes. We have no objection to the waiver request.
 11. §22-714.3.A – From the requirement to provide streetlights in residential subdivisions. No new street lighting is proposed at the intersection or at the turnaround. We have no objection to the waiver request conditioned on lampposts being installed for each lot as shown on Sheet 15.
- B. Subdivision and Land Development Ordinance (SALDO) Comments (Chapter 22)
1. §22-406.1 – The Applicant is responsible for any other required outside agency approvals, permits, etc. (i.e., BCPC, BCCD, PADEP, PENNDOT, CNBTJSA, NPWA, Fire Marshal, etc.) as applicable. The Applicant shall coordinate with DEP on the Planning Module, and the Water and Sewer Authorities about public water and sewer service requirements.
 2. §22-406.1.I – Once the plans are approved, the legal descriptions for all proposed conservation easements, private street easement, etc., shall be submitted for review.
 3. §22-704.1 – The proposed private street extends an existing paved stub street with two existing residential driveways. Note 6 on the Record Site Plan notes that the private street will be privately owned and maintained.
 - a. The plan shows the existing and proposed private street as a separate parcel. A “Private Road and Township” Easement is proposed over the private street for the perpetual access rights to benefit New Britain Township. Note 6 references access by the Authorities as well.

- b. Any terms for any existing access easement for the existing street stub shall be reviewed. It should be determined if any existing access agreement needs to be amended or superseded by a new agreement or new easement agreement prepared.
4. §22-705.1.G – The submitted HOP plans exclude the work within the right-of-way for the connection of the water main extension. All plans submitted to PennDOT for work within Barry Road right-of-way shall be provided to the Township.
5. §22-705.3.G – Note 17 on the Record Site Plan specifies mill and overlay of Barry Road to the centerline which is inconsistent with the HOP plans showing the limits to the edge of Barry Road. The plans shall be coordinated.
6. §22-705.12.A – All proposed street names shall be recommended by staff and reviewed by the Township Fire Marshal's office for duplication and are subject to approval by the Board. A name should be provided for consideration by the Township and a street name sign proposed.
7. §22-705.13.C – Spot elevations shall be provided at each driveway entrance with 4% maximum slope notation to specify the requirement for the stopping area of 20 feet at a maximum grade of 4%.
8. §22-710 – Fire lanes, need for emergency access, hydrant locations and circulation of emergency vehicles shall be reviewed and approved by the Fire Marshal.
9. §22-711.2 – Erosion controls should be provided along Barry Road as needed for the installation of the water main in the roadside swale. We recommend a rock filter or similar erosion control be provided at the end of the swale to prevent sediment runoff after the trench has been backfilled.
10. §22-713.2.A – All subdivisions and/or land developments shall be laid out in such a manner as to minimize the removal of healthy trees and shrubs on the site. The EAC recommended that all native trees onsite with a caliper of 30" or greater be saved. We note that there are 5 silver maple trees that are between 36 and 50 inches in caliper that are proposed to be removed. It appears several could be preserved.
11. §22-713.6 – The following discrepancies with the Plant Schedule on the Landscape Plan shall be addressed:
 - a. The schedule lists 16 Serbian Spruce (PO) but the plan only shows 11. The number of Serbian Spruce trees should be clarified.
 - b. The schedule lists 11 Tulip trees but only 7 are shown on the plan. In addition, the plan shows 4 QA trees which are not included on the Plant Schedule. The schedule and plan shall be revised accordingly.
12. §22-715.2.C.(2) – Park and recreation land is required at a ratio of 2,500 square feet per new dwelling unit or 10,000 square feet. A fee-in-lieu of park and recreation at a rate of \$2,500 per dwelling unit or \$10,000.00 for 4 units may be provided in lieu of land at the Board's discretion.
13. §22-716 – Concrete monuments shall be provided at the following locations:
 - a. At the northern corner of Lot 1 where monumentation does not currently exist.
 - b. Along both sides of the existing right-of-way of the private road along the frontage of the existing residential properties.
14. §22-717 – One Hackberry (CO) tree and one Littleleaf Linden (TC) tree are near the proposed underground water service on Lot 3. We recommend a minimum of 10 feet between plantings and underground utilities.
15. §22-718 – The plans shall clarify if the two existing dwellings adjoining the tract are proposed to be connected to public water as part of this project. The Applicant has indicated the

connection of the existing properties will be coordinated with Water Authority. A note should be added to the plan specifying the required coordination.

16. §22-720 – A Sewage Facilities Planning Module shall be approved by PADEP prior to final plan approval by the Township. The Applicant has indicated the connection of the existing properties will be coordinated with Chalfont New Britain Township Joint Sewer Authority. A note should be added to the plan specifying the required coordination.

C. Stormwater Management Comments (Chapters 22 and 26)

1. §26-125.9 – The following comments related to the modeling of the design in the stormwater management report shall be addressed:
 - a. All pond reports for the basins model the infiltration bed storage pipe for the entire length of the bed and also include a header row. This results in a model of the bed that is approximately 10 feet longer than the proposed design. The pond reports for the bed should be revised to model the actual length of the pipe in the bed.
 - b. The general section of the outlet structure on Sheet 14 includes a circular weir opening. However, the weirs for the BMPs do not include a circular weir below the rectangular opening. The outfall structure section detail should be revised to remove the circular weir.
 - c. A detail for the underdrain upturned elbow connection to the outlet structure should be added to the general outfall structure detail.
 - d. The Subsurface Stormwater Facility Outlet Structure Detail specifies a standard inlet box for the outlet structures with internal dimensions of 24" and 45 1/4". This is not consistent with the weir sections which list widths of 30" and 48". In addition, the layout of the outlet structure and connection pipes show the bed connection pipe entering the structure on the 45 1/4" side which would require all outlet structures to use a 45 1/4" wide weir plate. The weir details should be revised to be consistent with the specified outlet structure size and alignment. In addition, the pond report for these BMPs should be revised as necessary based on the weir width.
 - e. The length of the 18" discharge pipes modeled from the outlet structures in the pond reports should be revised to match the pipe length on the plan.
2. §26-132 – The following discrepancies with the stormwater management design and plans shall be addressed:
 - a. Based on the test pit results, all four BMP appear to be within rock. We recommend the stormwater beds be revised to be installed above the rock to avoid hammering or blasting during construction.
 - b. At least one foot of cover shall be provided over the pipe at CB-8.
 - c. The inlet details and notes reference the old Pub72 details in section RC-34 and should be revised to reference RC-46.
 - d. The notes on the Subsurface Infiltration Bed BMP Maintenance Plan on Sheet 14 specify the replacement of the filter screen. The plans should clarify if filter screens are proposed and if so, a construction detail should be provided.
3. §26-132.2.B.(2)(a)5 – The grading shall be revised to clearly direct the runoff to the inlets and the underground stormwater facilities in accordance with the Post Development Drainage Area Plan. The following comments should be addressed:
 - a. A note should be added to the Record Site Plan stating that stormwater runoff from all future impervious shall be designed to drain to the on-lot BMPs or future BMPs as approved by the Township.

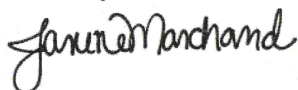
- b. Area PR-1A includes a majority of Lot 1. However, it appears the area directly behind the dwelling of Lot 1 will bypass the infiltration bed between Inlet CB-8 and the berm adjacent to CB-9. The grading should be revised or additional inlets provided to capture these flows.
 - c. The grate for Inlet CB-8 should be shown in a sumped condition to capture the flows from the swale along the northeastern side of Lot 1.
 - d. A majority of the flow over the infiltration bed on Lot 1 (BMP-001) will bypass Inlets CB-9 and OS-1. The grading should be revised and these inlets should be in a sumped condition to capture the flows as shown on the drainage area map.
 - e. The swale along the common property line of Lots 1 and 2 is intended to direct runoff to Inlet CB-7 but based on the contours, it appears these flows will bypass the inlet. In addition, overland flow from Lot 2 is intended to be captured by Inlet CB-12, but it appears stormwater will bypass the inlet. The grading should be revised and these inlets should be sumped to capture these flows as shown on the drainage area map.
 - f. Based on the existing and proposed contours, it appears flow directed around the southwestern side of the Lot 3 dwelling will bypass Inlets CB-11 and OS-3. The grading should be revised and these inlets sumped to capture these flows as shown on the Drainage Area Map.
 - g. Inlet CB-10 should be moved away from the driveway and sumped to capture flows as indicated on the drainage map.
 - h. Inlets CB-3 and CB-4 should be sumped to ensure they capture the flow from the roadside swales. Spot elevations should be provided to verify the inlet is sumped.
 - i. The proposed 322 contour on Lot 2 appears to direct runoff towards Inlet OS-3 on Lot 1. The contour should be revised to direct the runoff towards Inlet CB-7 in accordance with the Drainage Area Map.
 - j. Based on the proposed 329 contour on Lot 4, the flows along the common property line with Lot 3 will bypass the Lot 4 BMP. The contours should be revised to clearly direct these flows to Inlet CB-1 as shown on the Post Development Drainage Area Map.
 - k. Based on the Inlet Report, the flow to OS-1, OS-2, OS-3 and OS-4 all show bypass flow. These inlets should be adjusted or additional structures provided to capture the flow as shown on the Drainage Area Map.
 - l. Spot elevations should be provided at the common lot line between Lots 3 and 4 to verify the grading is in accordance with the drainage area maps.
 - m. If any Outlet Structure grates are intended to capture flow, the structure and/or weir wall should be altered to ensure the flow through the grate drains to the storage side of the weir and doesn't bypass the weir wall control.
4. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) and Easement agreement with the municipality covering all stormwater, storm sewer facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership and shall be prepared by the Township Solicitor.
5. §22-712.13.C – Note 7 of the Site Plan Notes on the Record Plan indicates that the stormwater facilities will be protected and preserved by the owner on whose lands the facility is located. However, Note 9 indicates the stormwater management facilities will be pursuant to a shared maintenance agreement between all lot owners. The ownership, inspection and maintenance responsibilities for each system should be clarified and clearly specified in the BMP Maintenance Plan notes on Sheet 14. We recommend the HOA be responsible for stormwater ownership and maintenance due to the design of the systems.

6. Township Resolution #2024-02 – The Applicant will be required to pay a fee for the proposed onsite BMP to provide a financial guarantee for the timely installation, proper construction, and continued maintenance by the owner of the subject property. The fee shall be 5% of the total construction cost of the proposed BMP. The Applicant's professional shall submit a cost estimate once the design is finalized.

D. General Comments

1. Based on the review by the EAC dated June 4, 2025, and in accordance with §27-2400.i.1.(f) & 2.(e), the EAC recommends the riparian buffer be enhanced. In addition, they recommend the unwooded area of the proposed Conservation Easements on all four lots be planted with native species other than mowed grass.
2. The Applicant indicated at the Planning Commission meeting that they will work with the Township and Solicitor on regulating uplighting for the new homes in the HOA documents.
3. We recommend coordination with USPS for the type of proposed mailboxes.
4. §22-502.1 – The following comments regarding plans and notes shall be addressed:
 - a. The HOP Plan shows the replacement of curb at the street intersection. The proposed curb shall be included on the Site Record Site Plan in the Land Development set. A note shall also be added to the plan referencing the HOP plans for improvements within the Barry Road right-of-way.
 - b. Utility Notes 17, 23 and 32 and any other references to the water authority shall be revised to reference North Penn Water Authority.
 - c. The Proposed Road Grading Detail on Sheet 6 dimensions a right-of-way width of 40 feet and should be revised to dimension a 50-foot-wide right-of-way.
 - d. The Type M Inlet Detail should be revised to reference PennDOT Pub 72M details on RC-46M.
 - e. A detail for the mill and overlay shall be added to the plan.
 - f. The truck restriction signage shall be added to the site plan.

Sincerely,

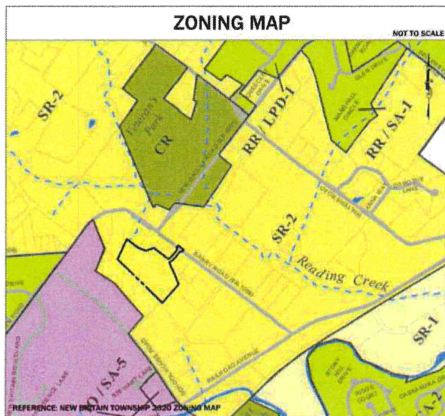
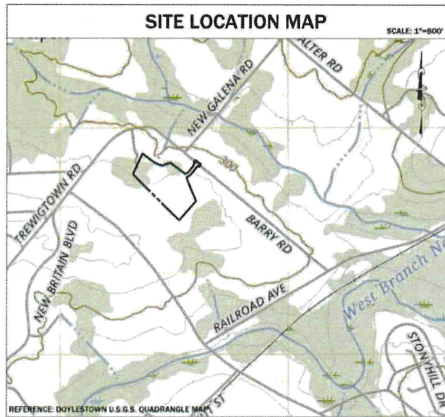


Janene Marchand, P.E.
Gilmore & Associates, Inc.
Township Engineers

JM/tw

cc: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Randy Teschner, Fire Marshall/Code Enforcement Officer
Scott Holbert, Esquire, Flager & Associates
Chris Canavan/Justin Strahorn, W.B. Homes, Inc./Cavandish Acquisitions, LP
Rob Cunningham, P.E., Holmes Cunningham Engineering
John Larson, Executive Director, CNBTJSA
Daniel Preston, P.E., Executive Director, NPWA
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.

PRELIMINARY AND FINAL LAND DEVELOPMENT AND MAJOR SUBDIVISION PLANS
FOR
WB SELECT AT BARRY ROAD
TMP # 26-001-106-004
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



CONTACTS

TOWNSHIP
NEW BRITAIN TOWNSHIP
207 PARK AVENUE
CHALFONT, PA 18914
PHONE: (215) 822-1391

TOWNSHIP ENGINEER
GILMORE & ASSOCIATES, INC.
65 EAST BUTLER AVENUE, SUITE 100
NEW BRITAIN, PA 18901
PHONE: 215-345-4230

TOWNSHIP PUBLIC WORKS DEPARTMENT
207 PARK AVENUE
CHALFONT, PA 18914
PHONE: (215) 822-1391

COUNTY PLANNING COMMISSION
BUCKS COUNTY PLANNING COMMISSION
THE ALMSHOUSE MESHAMERY MANOR CENTER
1350 ALMSHOUSE ROAD
DOYLESTOWN, PA 18901
PHONE: 215-345-3400

COUNTY CONSERVATION DISTRICT
BUCKS COUNTY CONSERVATION
DISTRICT
1406 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901
PHONE: 215-345-7577

WATER
NORTH PENN WATER AUTHORITY
300 FORTY FOOT ROAD
LANSDALE, PA 18846
PHONE: (215) 865-3617

ELECTRIC AND GAS
PHILADELPHIA ELECTRIC COMPANY
BUCKS/MONT REGION CONTRACTOR AND
BUILDER SERVICES
400 PARK AVENUE
WARMINSTER, PA 18974
PHONE: (215) 956-3270
FAX: (215) 956-3240

SEWER
CHALFONT NEW BRITAIN TOWNSHIP JOINT
SEWERAGE AUTHORITY
1646 UPPER STATE ROAD
DOYLESTOWN, PA 18901
PHONE: (215) 345-1225

FIELD
WARMINSTER SERVICE BUILDING
400 PARK AVENUE
WARMINSTER, PA 18974
ELECTRIC PHONE: (215) 956-3270
NEW ELECTRIC PHONE: (215) 956-3010
ELECTRIC EMERGENCY: (800) 841-4141
GAS PHONE: (800) 454-4300
NEW GAS PHONE: (800) 454-4300
GAS EMERGENCY: (800) 841-4141
GAS EMERGENCY/ALT: (610) 441-4151

APPLICANT/EQUITABLE OWNER:

CAVENISH ACQUISITIONS L.P.
404 N. SUMMITTOWN PIKE
NORTH WALES, PA 19464
JUSTIN@CAVENISHENGINEERING.COM
(267) 640-7714

PREPARED BY:



HOLMES CUNNINGHAM
ENGINEERING
409 EAST BUTLER AVENUE
UNIT 5
DOYLESTOWN, PA 18901
(215) 866-3330

DRAWING LIST

SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	LAST REVISED DATE
1	00.0	COVER SHEET	7/3/2025
2	00.1	EXISTING CONDITIONS AND DEMOLITION PLAN	7/3/2025
3	00.2	AERIAL MAP	7/3/2025
4	00.3	EXISTING RESOURCE AND SITE ANALYSIS PLAN	7/3/2025
5	01.1	RECORD SITE PLAN	7/3/2025
6	02.0	GRADING, DRAINAGE AND UTILITY PLAN	7/3/2025
7	02.1	CONSTRUCTION DETAILS	7/3/2025
8	02.2	CONSTRUCTION DETAILS	7/3/2025
9	02.3	CONSTRUCTION DETAILS	7/3/2025
10	02.5	UTILITY PROFILES	7/3/2025
11	04.0	EROSION AND SEDIMENT CONTROL PLAN	7/3/2025
12	04.1	EROSION AND SEDIMENT CONTROL DETAILS	7/3/2025
13	05.0	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN*	7/3/2025
14	05.1	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS*	7/3/2025
15	06.0	LANDSCAPING PLAN	7/3/2025
16	06.1	LANDSCAPING DETAILS	7/3/2025

* DENOTES PLAN TO BE RECORDED
** DENOTES PLAN TO BE RECORDED AS PART OF THE PCB DECLARATION
SUPPLEMENTAL PLANS
1. "PLAN OF BOUNDARY AND TOPOGRAPHY" PREPARED BY CARROLL ENGINEERING CORPORATION
DATED SEPTEMBER 08, 2024.

REVISED:	7/3/2025
DATE:	01/31/2025
PROJECT #	2028
DRAWING #	CO.0
SHEET	1 OF 16

NOTES

1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM AN EXISTING FEATURES PLAN PREPARED BY CARROLL ENGINEERING CORPORATION DATED SEPTEMBER 09, 2024.
2. LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM EXISTING RECORDS AND/OR ABOVE GROUND OBSERVATION AT THE SITE. COMPLETENESS OR ACCURACY OF LOCATION CAN NOT BE GUARANTEED.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/ADJUSTS PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 952, NO. 287 DECEMBER 15, 1974 AS LAST AMENDED ON OCTOBER 6, 2006, PENNSYLVANIA ACT 121.
4. THIS SITE IS CURRENTLY ZONED RM - RESIDENTIAL DISTRICT IN THE TOWNSHIP OF NEW BRITAIN.
5. ELEVATION INFORMATION IS BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND HORIZONTAL DATUM IS BASED ON 1983 STATE COORDINATE SYSTEM.
6. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2016. (800-242-1776).
7. FLOOD ZONE INFORMATION: SUBJECT PARCEL AREA IS LOCATED OUTSIDE ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP; PANEL NO. 288 OF 532, MAP NO. 420770308B, WHICH BEARS AN EFFECTIVE DATE OF MARCH 21, 2017).

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	EX. OVERHEAD ELECTRIC
	EX. SAN SEWER
	SOIL TYPE
	SOIL TYPE BOUNDARY
	TREE TO BE REMOVED
	RIPARIAN BUFFER ZONE 1
	RIPARIAN BUFFER ZONE 2
	WOODLANDS
	LIMIT OF DISTURBANCE

ON-SITE SOILS					
SYM	NAME	Hydric (Y/N)	Depth to Bedrock (in.)	Depth to Water Table (in.)	HSG
Aba	Abbotstown Silty Loam, 0 to 3 percent slopes	N	46-50	6-16	D
AbB	Abbotstown Silty Loam, 3 to 8 percent slopes	N	46-50	6-16	D
Bto	Bowmansville-Knuvers silty loam	Y	72-99	0-18	D
ReC	Readington Silty Loam, 8 to 16 percent slopes	N	40-70	18-36	C

Resource Protection Land Over Entire Tract				
Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.00	0.00	0.00
Riparian Buffer	1.00	0.54	0.54	0.54
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	0.34	0.34	0.34
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	0.71	0.57	0.52
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 8-15%	0.60	0.00	0.00	0.00

RESOURCE PROTECTION LAND OVER ENTIRE TRACT NOTE:
THE AREAS ISOLATED IN THE ABOVE RESOURCE PROTECTION LAND OVER ENTIRE TRACT TABLE REPRESENT THE TOTAL AREA OF EACH LISTED RESOURCE, REGARDLESS OF OVERLAP. OVERLAPPING RESOURCES ARE PRESENT, INCLUDING RIPARIAN BUFFER, FLOODPLAIN SOILS, AND WOODLANDS. REFER TO THE PLAN VIEW FOR THE LOCATIONS OF OVERLAPPING RESOURCES.

Site Capacity Calculations		
	Area (SF)	Area (AC)
Gross Site Area Determined by Actual On-site Survey	446,104	10.241
Existing Streets Ultimate Rights-of-Way	4,000	0.092
Existing Utility Rights-of-Way or Easements	35,510	0.815
Existing Preservation Easements	0	0.000
Land Not Contiguous	0	0.000
Land Shown on Previous Subdivision Reserved for Open Space, Protection, etc.	0	0.000
Land in a Different Zoning District from Primary Use	0	0.000
Base Site Area	406,594	9.334
Net Buildable Site Area	404,416	9.284

Resource Protection Land				
Natural Resource	Protection Ratio	Acres of Land in Resources	Resource Protection Land (AC)	Proposed Resource Protection Land (AC)
Watercourses	1.00	0.05	0.05	0.05
Riparian Buffer	1.00	0.54	0.54	0.54
Floodplain	1.00	0.00	0.00	0.00
Floodplain (Alluvial) Soils	1.00	0.05	0.05	0.05
Wetlands	1.00	0.00	0.00	0.00
Lakes and Ponds	1.00	0.00	0.00	0.00
Steep Slopes 25%+	0.85	0.00	0.00	0.00
Woodlands	0.80	0.21	0.17	0.17
Steep Slopes 15-25%	0.70	0.00	0.00	0.00
Steep Slopes 8-15%	0.60	0.00	0.00	0.00

Total Land with Resource Restrictions	0.85
Total Land with 1.00 Protection Ratio Restrictions	0.64
Total Resource Protection Land Required	0.81
Total Resource Protection Land Provided	1.35
Total Disturbed Resources	0.50

Base Site Area	9.33	Ac.
Multiply Open Space Ratio	0.00	
Standard Minimum Open Space	0.00	Ac.
Required Open Space (Greater of 100% Protection Land or Min Open Space)	0.00	Ac.
Base Site Area	9.33	Ac.
Subtract required open space	0.64	Ac.
Net Buildable Site Area	8.69	Ac.
Net Buildable Site Area	8.69	Ac.
Multiply by Maximum Density	N/A	
Number of Dwelling Units Permitted	N/A	
Base Site Area	9.33	Ac.
Multiply by Maximum Impervious Surface Ratio	0.20	
Allowable Impervious Surface for Property	1.87	Ac.

Summary Table		
Proposed Open Space	0.00	Ac.
Required Open Space	0%	
Proposed Number of Dwellings	4	DU
Proposed Density	0.46	DU/AC

Roberts Engineering LLC
409 E. Butler Ave., Unit 5
Doylesstown, PA 19501
(215) 586-3330
www.rengineering.net



REVISIONS	DATE	BY	REASON
1	7/1/2025		REVISED FOR TOWNSHIP & BUCKS COUNTY



WB SELECT AT BARRY ROAD
THP # 26-002-106-004
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
EXISTING RESOURCE AND SITE ANALYSIS PLAN
ROBERT T. CUNNINGHAM, P.E.
PA PE076424



File No.	2028_CO.3 ERSAP.dwg
DATE	1/21/2025
SCALE	1"=50'
DESIGNED	RC
SHEET	4 of 16

Drawing No.
C0.3

OWNER SIGNATURE BLOCK & ACKNOWLEDGEMENT
TO ALL WHOM THESE PRESENTS MAY COME, KNOW YE THAT I, _____
HOLD OUT UPON MYSELF AND MY SUCCESSORS IN THE TOWNSHIP OF NEW BRITAIN,
COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING
TO THIS PLAN WHICH IS INTENDED TO BE RECORDED HEREIN, WITNESS MY
HAND AND SEAL THIS _____ DAY OF _____, 2024.

BY: _____
NAME: _____
TITLE: _____
ON THIS _____ DAY OF _____, 2024,
BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO ACKNOWLEDGED HIMSELF TO BE THE BEING AUTHORIZED TO DO SO, EXECUTED
THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

SEAL _____ NOTARY PUBLIC
COMMISSION EXPIRATION DATE: _____
PAGE _____ ON THIS _____ DAY OF _____, 2024.

TOWNSHIP ENGINEER ACKNOWLEDGEMENT
THIS PLAN HAS BEEN REVIEWED BY THE TOWNSHIP ENGINEER ON THIS _____
DAY OF _____, 2024.

ENGINEER: _____

PLANNING COMMISSION ACKNOWLEDGEMENT
BUCKS COUNTY PLANNING COMMISSION NOTATION: BPC NO. _____
PROCESSED AND REVIEWED, ADOPTED BY THE BUCKS COUNTY PLANNING
COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE
CERTIFIED THIS DATE: _____

METLANDS CERTIFICATION
I HEREBY CERTIFY THAT THERE ARE NO METLANDS LOCATED WITHIN THE
PROPOSED REGULATED ACTIVITY ASSOCIATED WITH THIS LAND DEVELOPMENT,
AS INDICATED ON THE PLAN.

ENGINEER'S CERTIFICATION
ROBERT CUNNINGHAM, P.E.
PA 0676424
DATE: _____
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY
AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT.

CERTIFICATION OF ACCURACY
STEPHEN R. WURRY, P.S.
SU056907
DATE: _____
RECORD OF DEEDS ACKNOWLEDGEMENT
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC. IN AND FOR
THE COUNTY OF BUCKS, AT ODTLETON, PENNSYLVANIA IN PLAN BOOK _____
PAGE _____ ON THIS _____ DAY OF _____, 2024.

BUCKS COUNTY RECORD OF DEEDS
THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN
TOWNSHIP THIS _____ DAY OF _____, 2024.

OWNER CERTIFICATION FOR STORMWATER BMP'S
THE STORMWATER BMP'S ARE FEATURES THAT CAN BE ALTERED OR REMOVED
ONLY AFTER APPROVAL BY NEW BRITAIN TOWNSHIP.

APPLICANT/OWNER
GARDEN ACQUISITIONS, P.
401 N. SUNSHINETOWN PIKE
NORTH WALES, PA 19454
JUSTIN B. STRANOW
JUSTIN@STRANOW.COM
(307)840-7714

Curve Table			
Curve #	Length	Radius	Delta
C1	20.331	200.000	005.8243
C2	5.602	25.000	012.8388
C3	17.946	25.000	041.1293
C4	126.999	60.000	121.2751
C5	109.051	60.000	104.1741
C6	65.436	60.000	062.4870
C7	23.548	25.000	053.9681
C8	22.348	150.000	008.5364
C9	72.297	150.000	027.6153
C10	103.432	200.000	029.6311

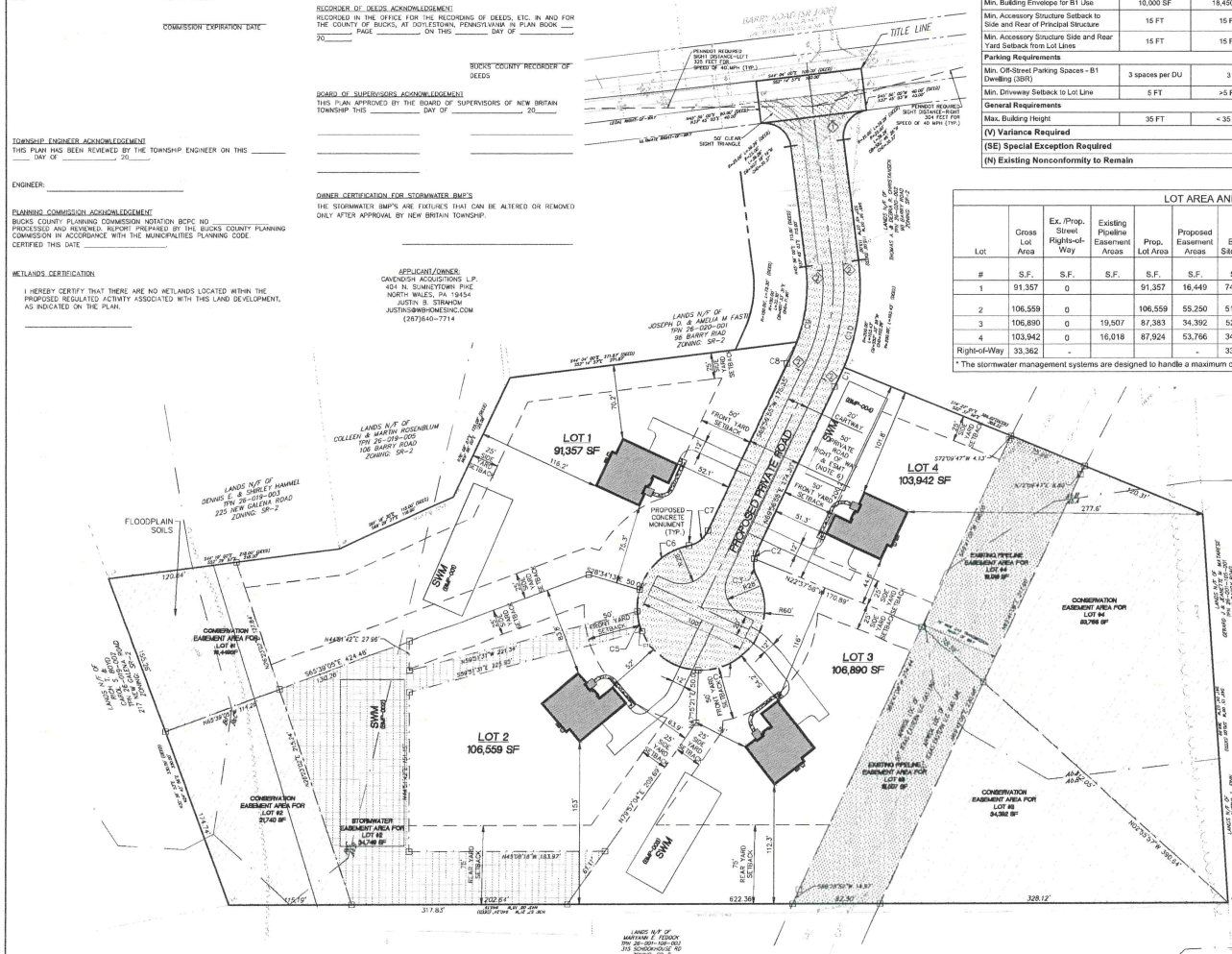
Easement Curve Table			
Curve #	Length	Radius	Delta
C11	20.104	60.000	019.1984

New Britain Township Zoning Table			
Zone: SR-2 Suburban Residential District			
ITEM	REQUIRED PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	B1 Single Family Detached Dwelling	B1 Single Family Detached Dwelling	27-401.1a
Proposed SR-2 Requirements			
Min. Lot Area	2 Acres	2.0 Acres	27-402.1a
Min. Lot Width	200 FT	200 FT	27-402.1b
Min. Lot Depth	200 FT	200 FT	27-402.1c
Max. Building Coverage	25%	25%	27-402.2
Max. Impervious Surface Coverage on Site	25%	15.0%	27-402.3
Max. Impervious Surface Coverage per Individual Lot	25%	SEE TABLE	27-402.4
Min. Front Yard Setback	50 FT	50 FT	27-402.5
Min. Side Yard Setback	25 FT	25 FT	27-402.6
Min. Rear Yard Setback	75 FT	75 FT	27-402.7
Min. Building Envelope for B1 Use	10,000 SF	18,450 SF	27-402.8
Min. Accessory Structure Setback to Side and Rear of Principal Structure	15 FT	15 FT	27-404.1
Min. Accessory Structure Side and Rear Yard Setback from Lot Lines	15 FT	15 FT	27-404.2
Parking Requirements			
Min. On-Street Parking Spaces - B1	3 spaces per DU	3	27-2901
Min. Driveway Setback to Lot Line	5 FT	>5 FT	27-2904.6.3
General Requirements			
Max. Building Height	35 FT	< 35 FT	27-2110
(V) Variance Required			
(SE) Special Exception Required			
(N) Existing Nonconformity to Remain			

- SITE PLAN NOTES:
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS TAKEN FROM PLAN OF BOUNDARY AND TOPOGRAPHY PREPARED BY CARROLL ENGINEERING CORPORATION DATED SEPTEMBER 05, 2024.
 - THE PROPOSED DEVELOPMENT IS TO BE SITED BY PUBLIC WATER AND PUBLIC SEWER.
 - THIS PROPERTY IS WITHIN ZONE SR-2 SUBURBAN RESIDENTIAL DISTRICT, THE 100-YEAR FLOODPLAIN AS PER MAP 286 OF 532, MAP 40017020846 REVISED MARCH 21, 2017.
 - AN EXISTING EASEMENT IS PROVIDED FOR THE CHARTER-NEW BRITAIN JAIL SINKAGE AUTHORITY, AND THE NORTH PENN. WATER AUTHORITY.
 - A BLANKET STORMWATER EASEMENT IS PROPOSED FOR INSPECTION AND MAINTENANCE OF THE PROPOSED STORMWATER FACILITIES FOR ACCESS BY THE PROPERTY OWNERS AND NEW BRITAIN TOWNSHIP.
 - AS A PART OF THE DEVELOPMENT, A HOMEOWNERS' ASSOCIATION IS TO BE CREATED. THE ULTIMATE RIGHT-OF-WAY OF THE PROPOSED PRIVATE ROAD, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND EASEMENT OVER THE PRIVATE ROAD RIGHT-OF-WAY WILL BE PROVIDED TO NEW BRITAIN TOWNSHIP. THE CHARTER-NEW BRITAIN JAIL SINKAGE AUTHORITY, AND THE NORTH PENN. WATER AUTHORITY.
 - THE STORMWATER MANAGEMENT FACILITIES (AS SHOWN ON THIS PLAN) ARE A BASIC AND PERPETUAL PART OF THE STORMWATER MANAGEMENT SYSTEM OF THE TOWNSHIP OF NEW BRITAIN, AND AS SUCH ARE TO BE PROTECTED AND PRESERVED, IN ACCORDANCE WITH THE APPROVED FINAL PLAN BY THE TOWNSHIP OF NEW BRITAIN, AND/OR ITS AGENTS RESERVING THE RIGHT AND PRIVILEGE TO ENTER UPON AND JUSTIFY LANDS FROM TIME TO TIME FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES IN ORDER TO DETERMINE THAT THE STRUCTURAL AND DESIGN INTEGRITY ARE BEING MAINTAINED BY THE OWNERS.
 - TPOSSAL SHALL NOT BE REMOVED FROM THE DEVELOPMENT SITE. TPOSSAL SHALL BE STRIPPED, STOCKPILED, AND REDISTRIBUTED ON THE SITE.
 - THE STORMWATER MANAGEMENT FACILITIES AND SHARED DRIVEWAY MAINTENANCE WILL BE PURSUANT TO A SHARED MAINTENANCE AGREEMENT BETWEEN ALL LOT OWNERS.
 - AT THE TIME OF INDIVIDUAL ZONING PERMIT APPLICATION FOR EACH LOT, THE NATURAL RESOURCES PROTECTION STANDARDS SHALL BE REQUIRED FOR COMPLIANCE AND SITES LAD OUT TO MINIMIZE NATURAL RESOURCE DISTURBANCE TO THE GREATEST EXTENT PRACTICABLE.
 - THE PROPOSED SHARED DRIVE CONSISTS OF APPROXIMATELY 432 LINEAR FEET.
 - NOTHING SHALL BE PLACED OR SET WITHIN THE AREA OF AN EASEMENT AND THE AREA SHALL BE KEPT AS OPEN OR IN A NATURAL STATE.
 - OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN 2 FEET AND 7 FEET AHEAD OF THE EDGE OF PAVEMENT. ANY PLANT MATERIALS PLACED WITHIN 10 FEET SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS AND THE TOWNSHIP HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE, AS DELAYED NOTICE TO PUBLIC NUISANCE, PURSUANT TO A DECLARATION OF CONVICTIONS, RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD.
 - ALL MONUMENTATION SHALL BE SET BY A PROFESSIONAL LAND SURVEYOR AND ARE TO BE SET BY THE STORMWATER MANAGEMENT FACILITIES ON-SITE HAVE BEEN DESIGNED FOR 8,500 SQUARE FEET OF PAVEMENT. ANY PLANT MATERIALS PLACED WITHIN 10 FEET SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS AND THE TOWNSHIP HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE, AS DELAYED NOTICE TO PUBLIC NUISANCE, PURSUANT TO A DECLARATION OF CONVICTIONS, RESTRICTIONS AND CONDITIONS APPROVED BY THE BOARD.
 - CONSERVATION EASEMENT AREA MAY NOT CONTAIN STRUCTURES OR OTHER IMPROVEMENTS THE CONSERVATION EASEMENT AREA SHALL BE KEPT IN A NATURAL STATE.
 - AFTER UTILITY INSTALLATION, THE DEVELOPER SHALL MAINTAIN AND OVERLAY THE EXISTING STUB STREET, AS WELL AS BARRY ROAD TO ITS CENTERLINE ALONG THE PROPERTY FRONTAGE.

LOT AREA AND COVERAGE TABLE													
Lot	Gross Lot Area	Ex. Prop. Street Right-of-Way	Existing Paved Area	Prop. Lot Area	Prop. Paved Area	Base Site Area	Prop. Impervious Coverage	Prop. Impervious Ratio	Prop. Building Coverage	Prop. Building Ratio	Prop. Building Ratio	Permitted Impervious per Stormwater*	Max. Permitted Impervious per Zoning (25%)
#	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	%	%	%	%	%	S.F.	S.F.
1	91,357	0	91,357	16,449	74,908	4,638	6%	2.665	4%	8,500	18,727	8,500	18,727
2	106,559	0	106,559	55,250	51,309	5,236	10%	2.665	5%	8,500	12,827	8,500	12,827
3	106,890	0	106,890	57,383	52,991	4,690	9%	2.665	6%	8,500	13,248	8,500	13,248
4	103,942	0	103,942	53,766	50,176	4,663	14%	2.665	8%	8,500	8,540	8,500	8,540
Right-of-Way	33,362	-	33,362	33,362	13,761	-	-	-	-	-	-	-	-

*The stormwater management systems are designed to handle a maximum of 8,500 square feet per lot before additional stormwater controls are required.



LEGEND

PROPERTY LINE

PROPOSED BUILDING

PROPOSED CONSERVATION EASEMENT

PROPOSED STORMWATER EASEMENT

PROPOSED PRIVATE ROAD & TOWNSHIP EASEMENT

BUILDING SETBACK LINE

LOT LINE

EXISTING WOODLANDS

PROPOSED WALKWAY

PROPOSED MONUMENT

PROPOSED IRON PIN

Scale: 1" = 50'

North Arrow

Sign Legend

STOP SIGN

NO PARKING SIGN

(ALL SIGNS SHALL CONFORM WITH PENNDOT PUBLICATION 236)

Robert T. Cunningham, LLC
409 E. Butler Ave., Unit 5
Doylesstown, PA 18901
215-586-3330
www.rcengineering.net

ENGINEERING

RECORD SITE PLAN

WB SELECT AT BARRY ROAD
TWP # 26-00-00-00-04
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

RECORD SITE PLAN

PA 0676424

File No.
2028_C1.0 RECORD.DWG

DATE: 1/21/2025
Scale: 1"=50'
Designed: RC
Sheet: 5 of 16

Drawing No.
C1.0

UTILITY LEGEND

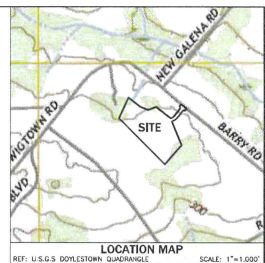
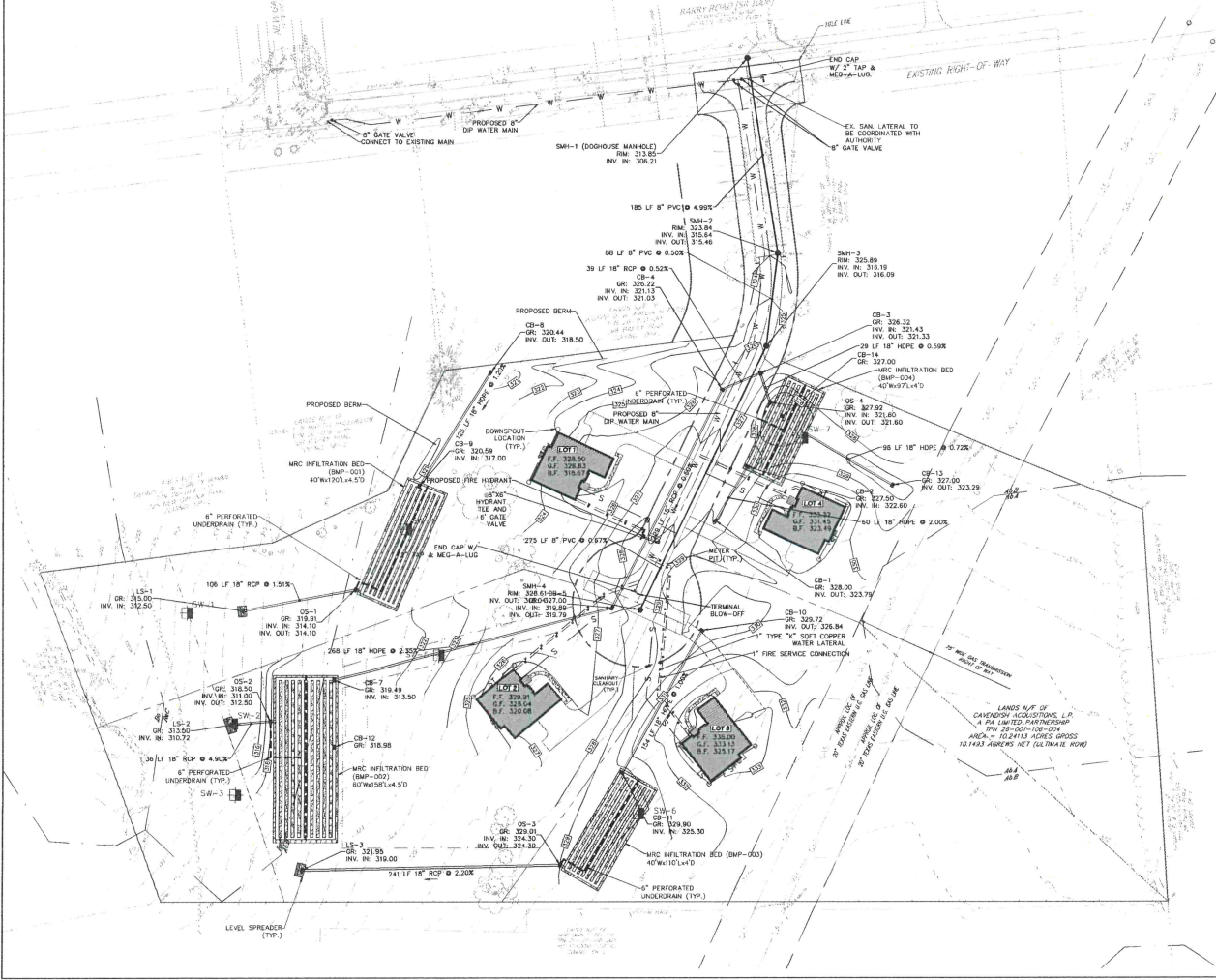
EXISTING SANITARY SENDER MAIN
EXISTING SANITARY SENDER MANHOLE
EXISTING WATER MAIN AND VALVE
PROPOSED WATER MAIN
PROPOSED SANITARY SENDER MAIN
PROPOSED SANITARY SENDER MANHOLE
PROPOSED SANITARY SENDER CLEANOUT/
WITH SERVICE CURB STOP
PROPOSED WATER VALVE
PROPOSED FIRE HYDRANT
PROPOSED SANITARY SERVICE LATERAL
PROPOSED WATER SERVICE LATERAL

GRADING LEGEND

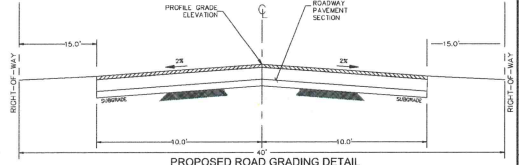
EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION

DRAINAGE LEGEND

EXISTING STORM PIPE
EXISTING INLET
EXISTING MANHOLE
TEST PIT
PROPOSED STORM PIPE
PROPOSED YARD INLET
PROPOSED CURB INLET
PROPOSED MANHOLE



- GRADING AND DRAINAGE NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, INDICATED THEREIN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST OBTAIN THE APPROPRIATE UTILITY COMPANY'S RECORDS AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.
 2. CONSTRUCTION CRITERIA FOR FILL PLACEMENT IN THE FOLLOWING AREAS SHALL MEET OR EXCEED THE FOLLOWING MINIMUM PERCENTAGE OF THE MAXIMUM ACCEPTED PROCTOR DRY DENSITY AS DETERMINED BY ASTM D-1557 USED ON REPRESENTATIVE SOIL SAMPLES, UNLESS MORE STRINGENT CRITERIA IS GIVEN ELSEWHERE:
FILL AREA: 95%
BUILDING FOOTPRINT: 95%
PAVEMENT AND ROADWAYS: 95%
SIDEWALKS: 95%
LANDSCAPE AREAS: 95%
TRENCH BACKFILL: 95%
SAME AS SURROUNDING AREA
 3. PROTECTED SUBGRADE FROM EXCESSIVE WHEEL LOADING DURING CONSTRUCTION INCLUDING CONCRETE TRUCKS OR DUMP TRUCKS.
 4. FILLING AREAS OF EXISTING SUBGRADE FOUND TO HAVE INSUFFICIENT COMPACTION (DEPTH TO DEPTH) NECESSARY AND REPLACE IN A MANNER THAT WILL COMPLY WITH THE COMPACTION REQUIREMENTS BY USE OF MATERIAL EQUAL TO OR BETTER THAN BEST SUBGRADE MATERIAL ON SITE. SURFACE OF SUBGRADE AFTER COMPACTION SHALL BE HARD, UNIFORM, SMOOTH, STABLE AND FREE TO CRACK AND CROSS SECTION.
 5. ALL STRIPPED TOPSOIL SHOULD BE REUSED ON SITE TO THE GREATEST EXTENT POSSIBLE. HOWEVER, PRIOR TO REMOVAL OF TOPSOIL FROM THE SITE PERMISSION SHOULD BE OBTAINED FROM THE MUNICIPALITY.
 6. THE MAXIMUM SLOPE IS THREE HORIZONTAL TO ONE VERTICAL (3:1). THE MINIMUM PERMITTED SLOPE IN LAWN AREAS IS 2% (50:1).
 7. ALL GRADING SHALL BE A MINIMUM OF 1' FROM THE PROPERTY LINE OR WITHIN THE ULTIMATE RIGHT-OF-WAY AS SHOWN/LOCATED ON THE PERMITS PLANS.
 8. ALL PROPOSED DWELLINGS SHALL HAVE ROOF DRAINS TIED INTO THEIR LOT'S RESPECTIVE STORMWATER BAY.



Holland Cunningham LLC
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ENGINEERING

WB SELECT AT BARRY ROAD
TMP # 26-001-000-004
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA

GRADING, DRAINAGE AND UTILITY PLAN

ROBERT T. CUNNINGHAM P.E.
PA PE076424

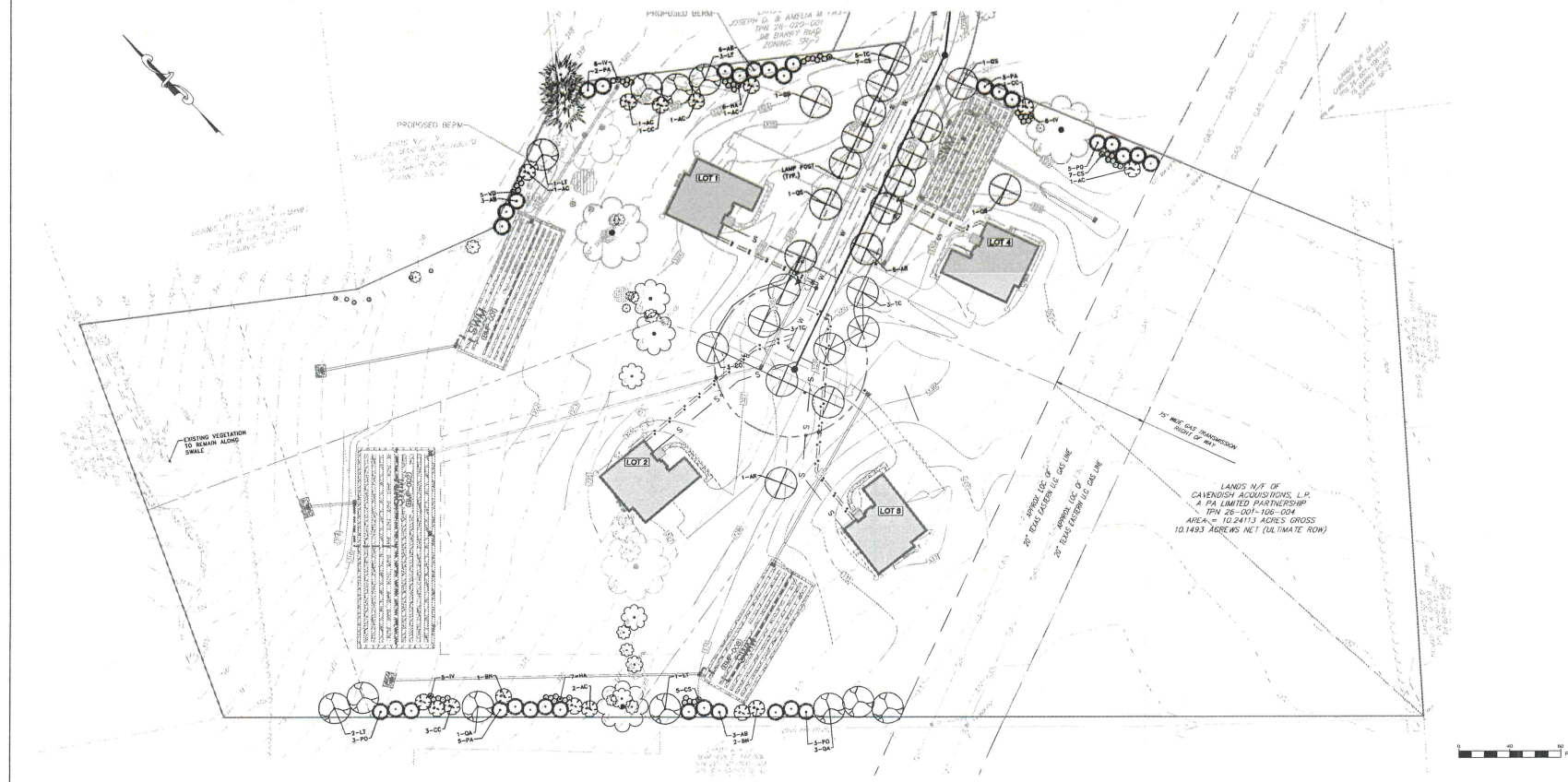
File No.
2028-22-02 GR & DRAINAGE

HCE Job
2028
Date
1/31/2025
Scale
1"=50'
Designed
RC
Sheet
6 of 16

Drawing No.
C2.0

	TREE LINE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING DEAD TREE
	PROPOSED STREET TREE
	PROPOSED ADDITIONAL LANDSCAPING
	PROPOSED LAMPOST

LANDSCAPE REQUIREMENTS SUMMARY - NEW WITHIN CURBSIDE		
Subdivision Ordinance Item	Requirements	Plan Proposed
S.O. 22-73.1-4 Street Trees	Street trees shall be planted every 30' along all proposed streets and existing streets where they abut or lie within the proposed subdivision and/or road developments. Trees shall be planted 3'-9" outside the ultimate right-of-way. Internal R/L: 883' - 170' (along existing properties) = 707/30 = 24 street trees	24 Street Trees [W]
Additional Landscaping - not required		13 Shade trees 15 Ornamental trees 28 Evergreen trees 54 Shrubs
	Total Landscaping Proposed	35 Street/ Shade Trees 15 Ornamental trees 28 Evergreen trees 54 Shrubs

[illegible]

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
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REVISIONS	
Date	Description
3.3.2025	REVISED FOR TOWNSHIP & EDCD COMMENTS



WB SELECT AT BARRY ROAD
TMP # 26-001-106-004
BARRY ROAD
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA



File No.

HCE No.	2028
Date	1/31/2025
Scale	1"-40'
Designed	RC

Drawing No.
C6.0



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

New Britain Township Statement of Revenue and Expense Presentation

Prepared for the Board of Supervisors Board Meeting October 20, 2025

Financial Performance

General Fund

Actual Total Revenue for year to date through September 2025 is \$5.8 million or 84% of Budgeted Revenue.

- The Transfer Tax for New is \$178 thousand or 297% above Budgeted Revenue.
- The Transfer Tax for Resale is \$360 thousand or 80% of Budgeted Revenue
- The Pennsylvania Minimum Municipal Obligation (MMO) Payment is \$151 thousand or 145% above Budgeted Revenue.
- The Pennsylvania Foreign Fire Insurance payment is \$116 thousand 107% above Budgeted Revenue.

Actual Total Expenditures for year to date through September 2025 is \$5.2 million or 73% of Budgeted Expenditures. The Total Expenditures in the current year compared to the same period is \$87 thousand less than Total Expenditures year to date through September 2024 or 1% less than the prior year.

Fire and Ambulance Fund

Actual Total Revenue for the year to date through September 2025 is \$419 thousand or 71% of Budgeted Revenue. The Total Tax Revenue collected is disbursed to the Volunteer Fire and Ambulance organizations serving New Britain Township.

Park and Recreation Fund

After the Fall Fest, the 2025 Actual Event Revenue Year to Date compared to 2024 is 22 thousand and 21 thousand, respectively. The 2025 Actual Event Expenses Year to Date compared to 2024 is \$17 thousand and 14 thousand.

Capital Fund

Actual Total Expenditures are \$468 thousand or 54% of Budgeted Expenditures.

Account Id	Account Description	MTD THRU SEP	ANNUAL BUDGET	YTD THRU SEP		\$ VARIANCE	% VARIANCE
		2025	2025	2025	YTD THRU SEP 2024	TO BUDGET	TO BUDGET
01-301-100	REAL ESTATE CURRENT YEAR	1,111.05	1,476,964.00	1,459,384.45	3,741.09	-17,579.55	98.81
01-301-200	REAL ESTATE-PRIOR YEAR	24.33	4,000.00	1,334.37	0	-2,665.63	33.36
01-301-400	REAL ESTATE - DELINQUENT	1,397.18	20,000.00	16,832.76	901.13	-3,167.24	84.16
01-301-600	REAL ESTATE - INTERIM	4,000.34	12,000.00	12,487.11	75.91	487.11	104.06
01-310-100	REAL ESTATE TRANSFER TAX-NEW	31,419.62	60,000.00	178,201.46	6,127.20	118,201.46	297.00
01-310-101	R.E. TRANSFER TAX-RESALES	36,743.05	450,000.00	360,593.86	42,417.00	-89,406.14	80.13
01-310-210	EARNED INCOME TAX	261,920.63	3,483,000.00	2,628,995.67	276,747.92	-854,004.33	75.48
01-310-220	LST TAXES	2,112.16	130,000.00	97,759.71	2,221.55	-32,240.29	75.20
01-321-800	CABLE TV FRANCHISE FEE	0	230,000.00	162,427.49	7,000.00	-67,572.51	70.62
01-322-800	ROAD OPENING PERMITS	220.00	7,500.00	6,400.00	490.00	-1,100.00	85.33
01-331-100	DISTRICT COURT FINES	394.67	15,000.00	9,140.25	1,497.50	-5,859.75	60.94
01-331-110	VEHICLE CODE VIOLATIONS	500.69	8,000.00	4,273.31	1,010.63	-3,726.69	53.42
01-331-130	STATE POLICE FINES	0	5,000.00	2,356.01	0	-2,643.99	47.12
01-341-000	INTEREST EARNINGS	2,048.13	50,000.00	9,627.16	838.63	-40,372.84	19.25
01-341-401	OVER COUNTER SALES	0	0.00	0	71.25	0.00	0.00
01-342-100	FARMLAND LEASES	0	1,500.00	2,943.50	0	1,443.50	196.23
01-342-200	BLDG RENT & WB CELL TOWER	0	0.00	600.00	600.00	600.00	0.00
01-342-201	CELL TOWER LEASE/N. BRANCH	2,658.37	26,000.00	45,424.42	2,580.94	19,424.42	174.71
01-351-001	ALL OTHR FEDERAL CAPITAL&OPERATING GRANT	0	0.00	39,831.71	0	39,831.71	0.00
01-352-530	FEDERAL ENTITLEMENTS TO GOVERN UNITS	0	0.00	0	4,126.13	0.00	0.00
01-354-000	RECYCLING GRANT	0	23,000.00	35,468.96	0	12,468.96	154.21
01-355-010	PUBLIC UTILITY TAXES	4,734.71	4,500.00	4,734.71	0	234.71	105.22
01-355-080	LIQUOR LICENSES	0	0.00	1,500.00	0	1,500.00	0.00
01-355-120	STATE AID PENSION PLANS	151,371.53	104,173.00	151,371.53	60,225.13	47,198.53	145.31
01-355-130	FOREIGN FIRE INSURANCE	116,451.61	108,370.00	116,451.61	109,880.96	8,081.61	107.46
01-355-141	OVERTIME REIMBURSEABLES	1,347.45	30,000.00	11,972.67	0	-18,027.33	39.91
01-361-001	OVER COUNTER SALES	320.00	0.00	1,770.75	0	1,770.75	0.00
01-361-300	ZONING SUBDIVISION FILING FEES	900.00	10,000.00	5,400.00	0	-4,600.00	54.00
01-361-330	ZONING PERMITS	1,350.00	12,000.00	16,450.00	550.00	4,450.00	137.08
01-361-340	ZONING HEARING BOARD	2,000.00	10,000.00	6,400.00	800.00	-3,600.00	64.00
01-362-100	MISC. CHARGES AND FEES	0	0.00	899.73	30.00	899.73	0.00
01-362-110	ACCIDENT REPORTS	35.00	0.00	35.00	0	35.00	0.00
01-362-140	POLICE & ACCIDENT REPORTS	685.00	13,000.00	9,528.75	655.00	-3,471.25	73.30
01-362-410	BUILDING PERMITS	10,595.20	125,000.00	157,801.10	7,241.00	32,801.10	126.24
01-362-420	ELECTRICAL PERMITS	3,845.00	50,000.00	53,769.50	2,575.00	3,769.50	107.54
01-362-430	PLUMBING/MECHANICAL PERMITS	5,925.00	60,000.00	85,829.00	2,705.00	25,829.00	143.05
01-362-450	OCCUPANCY PERMITS - NEW CONST	900.00	10,000.00	10,533.25	0	533.25	105.33
01-362-451	OCCUPANCY - RESALES	950.00	20,000.00	11,840.00	1,975.00	-8,160.00	59.20
01-362-452	FIRE SAFETY INSPECTIONS	1,310.00	500.00	20,179.00	575.00	19,679.00	4,035.80

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
01-362-460	WELL PERMITS	300.00	500.00	2,275.00	150.00	1,775.00	455.00
01-362-462	PA UCC STATE FEE/PERMITS	99.00	2,000.00	1,305.00	63.00	-695.00	65.25
01-380-000	MISC REVENUE	40.25	0.00	20,557.03	0.00	20,557.03	0.00
01-380-050	ESCROW ADMINSTATION FEE	4,321.75	30,000.00	30,331.20	3,456.45	331.20	101.10
01-387-001	CONTRIB,GRANTS,DONATION PRIVATE SECTOR	0	0.00	4,003.85	2,065.95	4,003.85	0.00
01-393-990	ESTIMATED BEGINNING CASH BALANCE	0	293,556.00	0	0	-293,556.00	0.00
01-394-000	REFUND OF PRIOR YEAR EXPENSE	0	10,000.00	0	0	-10,000.00	0.00
01-399-000	CANCELLED PRIOR YEAR EXPENDITURES	0	0.00	0	120.00	0.00	0.00
GENERAL FUND: Revenue Totals		652,031.72	6,895,563.00	5,799,020.88	543,514.37	-1,096,542.12	
01-000-000	GENERAL FUND:	0	0	0	0	0	0.00
01-400-000	GOVERNING BODY:	0	0	0	0	0	0.00
01-400-110	SALARY - BOARD OF SUPERVISORS	1,354.15	16,250.00	12,187.35	1,354.15	4,062.65	75.00
01-400-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	11,406.12	136,981.00	99,790.10	13,316.66	37,190.90	72.85
01-400-161	FICA/MEDICARE/GOVT	1,683.36	20,667.00	15,907.72	-2,161.69	4,759.28	76.97
01-400-162	UNEMPLOYMENT PREMIUM ADMIN	0	3,026.00	3,141.02	0	-115.02	103.80
01-400-210	MATERIALS/SUPPLIES	0	10,000.00	7,213.42	0	2,786.58	72.13
01-400-300	GENERAL ADMIN EXPENSE	438.26	15,500.00	14,971.34	649.49	528.66	96.59
01-400-301	CODIFICATION EXPENSES	0	15,000.00	0.00	6,287.50	15,000.00	0.00
01-400-302	INFO TECH SERVICES	462.00	28,600.00	44,017.25	427.50	-15,417.25	153.91
01-400-319	TRAINING/ADMIN	0	10,000.00	11,044.17	-125.00	-1,044.17	110.44
01-400-320	TELEPHONE/COMMUNICATIONS	479.42	12,000.00	4,280.21	98.79	7,719.79	35.67
01-400-330	VEHICLE EXPENSE/ADMIN	0	1,800.00	1,482.88	58.69	317.12	82.38
01-400-340	ADVERTISING/PRINTING	0	15,000.00	11,026.32	0	3,973.68	73.51
01-400-350	BONDING	0	0.00	830.00	0	-830.00	0.00
01-400-352	LIABILITY/PROPERTY INSURANCE	0	48,496.00	39,740.54	0	8,755.46	81.95
01-400-354	WORKER'S COMPENSATION/ADMIN	0	713.00	258.72	0	454.28	36.29
01-400-740	MAJOR EQUIPMENT LEASE/PURCHASE	335.84	4,000.00	3,055.24	280.95	944.76	76.38
01-400-741	COMPUTER HARDWARE/SOFTWARE/LICENSES	1,107.89	65,000.00	26,093.49	-17,963.64	38,906.51	40.14
01-401-000	EXECUTIVE:	0	0	0	0	0	0.00
01-401-120	SALARY - EXECUTIVE MANAGEMENT	20,650.40	253,901.00	195,027.20	18,994.70	58,873.80	76.81
01-402-000	FINANCIAL ADMINISTRATION:	0	0	0	0	0	0.00
01-402-130	SALARY - FINANCE	14,200.00	184,600.00	135,088.19	9,156.80	49,511.81	73.18
01-402-131	SALARY/ADMIN ASST T.P.	2,416.64	0.00	22,093.98	1,542.24	-22,093.98	0.00
01-402-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	3,916.13	46,820.00	33,280.15	0	13,539.85	71.08
01-402-161	FICA/MEDICARE-FINANCE	1,086.30	14,122.00	10,334.26	700.50	3,787.74	73.18
01-402-300	PAYROLL SERVICES & ACCOUNTING	507.50	12,600.00	8,717.50	3,863.50	3,882.50	69.19
01-402-310	APPOINTED AUDITOR	0	25,000.00	25,500.00	0	-500.00	102.00
01-402-350	BONDING/SURETY	0	1,660.00	830.00	0	830.00	50.00

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
01-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
01-403-110	SALARY-ELECTED TAX COLLECTOR	1,875.00	22,500.00	16,875.00	1,875.00	5,625.00	75.00
01-403-161	FICA/MEDICARE/TAX	143.44	1,721.00	1,290.96	143.44	430.04	75.01
01-403-319	REIMBUSEABLE EXPENSES	0	2,400.00	1,908.98	0	491.02	79.54
01-403-370	EIT/EMST COLLECTOR	7,033.23	43,000.00	47,405.51	6,547.25	-4,405.51	110.25
01-404-000	SOLICITOR/LEGAL SERVICES:	0	0	0	0	0	0.00
01-404-101	SOLICITOR/LABOR	1,081.00	15,000.00	13,739.00	67.50	1,261.00	91.59
01-404-310	SOLICITOR/GENERAL SERVICES	2,812.50	40,000.00	24,185.00	0	15,815.00	60.46
01-405-000	SECRETARY/CLERK:	0	0	0	0	0	0.00
01-405-140	WAGES/CLERICAL STAFF	0	0.00	0	9,206.40	0.00	0.00
01-405-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	0	0.00	0.00	5,152.20	0.00	0.00
01-405-161	FICA/MEDICARE	0	0.00	0	704.28	0.00	0.00
01-406-000	OTHER GENERAL GOVT ADMINISTRATION:	0	0	0	0	0	0.00
01-407-000	IT-NETWORKING & DATA SERVICES:	0	0	0	0	0	0.00
01-408-000	ENGINEERING SERVICES:	0	0	0	0	0	0.00
01-408-100	GENERAL ENGINEERING	0	60,000.00	80,146.74	6,207.63	-20,146.74	133.58
01-409-000	BUILDINGS & PLANT:	0	0	0	0	0	0.00
01-409-360	UTILITIES	4,653.03	20,000.00	21,736.83	114.64	-1,736.83	108.68
01-409-370	BLDG MAINT&REPAIRS SERVICES&SUPPLIES	1,200.00	36,530.21	28,916.05	500.00	7,614.16	79.16
01-410-000	POLICE:	0	0	0	0	0	0.00
01-410-120	SALARY - POLICE MANAGEMENT	10,867.20	149,743.00	103,238.40	10,499.20	46,504.60	68.94
01-410-130	WAGES - BARGAINING UNIT	124,260.00	1,724,967.00	1,213,461.98	118,909.83	511,505.02	70.35
01-410-131	POLICE OVERTIME	34,799.89	165,000.00	152,015.04	28,597.66	12,984.96	92.13
01-410-132	ACCRUED TIME EXPENSE	1,277.70	215,000.00	50,299.79	7,677.60	164,700.21	23.40
01-410-133	EDUCATION INCENTIVE PAY	0	50,000.00	51,208.42	0	-1,208.42	102.42
01-410-140	WAGES-CLERICAL STAFF FT	5,096.00	58,620.00	48,412.00	5,458.00	10,208.00	82.59
01-410-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	47,750.08	559,325.00	436,126.32	38,288.92	123,198.68	77.97
01-410-160	CROSSING GUARD WAGES	427.56	13,693.00	5,298.69	354.06	8,394.31	38.70
01-410-161	FICA/MEDICARE/POLICE	13,519.72	152,772.00	125,071.06	13,111.98	27,700.94	81.87
01-410-181	EDUCATION/TRAINING IN SERVICE	1,971.39	12,000.00	15,463.34	279.00	-3,463.34	128.86
01-410-200	OFFICE SUPPLIES	112.27	2,000.00	857.39	181.96	1,142.61	42.87
01-410-210	COMPUTERS SUPPLIES	412.50	15,000.00	31,496.95	2,625.00	-16,496.95	209.98
01-410-223	TRAFFIC COUNTER	0	12,000.00	10,134.40	0	1,865.60	84.45
01-410-224	FUELS/OIL	1,163.22	30,000.00	20,549.78	955.81	9,450.22	68.50
01-410-226	COPIER EXPENSES	245.96	2,500.00	3,443.86	241.11	-943.86	137.75
01-410-240	FIREARMS & SUPPLIES	3,518.01	12,000.00	6,214.37	0	5,785.63	51.79
01-410-241	UNIFORMS/VESTS	4,840.76	25,000.00	28,942.00	2,435.03	-3,942.00	115.77
01-410-250	GENERAL EXPENSE	1,239.66	4,000.00	5,102.65	380.90	-1,102.65	127.57
01-410-260	COMMUNITY POLICING SERVICES & SUPPLIES	458.80	7,500.00	3,224.44	3,436.60	4,275.56	42.99

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
01-410-310	LEGAL EXPENSE	0	22,000.00	13,156.95	709.95	8,843.05	59.80
01-410-319	EQUIP SUPPLIES	46.58	6,000.00	1,846.58	14.98	4,153.42	30.78
01-410-320	COMMUNICATIONS	1,692.71	20,000.00	15,826.74	59.59	4,173.26	79.13
01-410-340	PRINTING	0	2,000.00	597.14	0	1,402.86	29.86
01-410-351	VEHICLE INSURANCE	0	13,604.00	11,147.55	0	2,456.45	81.94
01-410-352	LAW ENFORCEMENT LIABILITY	0	52,763.00	43,236.66	0	9,526.34	81.95
01-410-354	WORKERS COMPENSATION	0	58,121.00	43,011.72	0	15,109.28	74.00
01-410-360	UTILITIES	-1,178.06	20,000.00	21,736.83	94.31	-1,736.83	108.68
01-410-370	VEHICLE MAINT/REPAIRS-OUTSIDE	572.16	10,000.00	10,490.70	0	-490.70	104.91
01-410-371	CONTRACTED CLEANING	0	0.00	0.00	700.00	0.00	0.00
01-410-390	C.E.R.T. TEAM	0	8,300.00	3,300.00	432.54	5,000.00	39.76
01-410-420	PUBLICATIONS/SUBSCRIPTIONS	0	2,500.00	2,909.16	0	-409.16	116.37
01-410-440	UNIFORM CLEANING	0	12,800.00	12,800.00	0	0.00	100.00
01-410-750	EQUIPMENT PURCHASES	0	47,000.00	40,168.23	0	6,831.77	85.46
01-410-751	VEHICLE REPLACEMENTS	-135.00	0.00	135.00	0	-135.00	0.00
01-410-760	BUILDING MAINTENANCE POLICE DEPT	0	10,000.00	248.97	0	9,751.03	2.49
01-410-761	DNA CONSORTIUM	0	3,500.00	0	0	3,500.00	0.00
01-411-000	FIRE:	0	0	0	0	0	0.00
01-411-100	EMS WORKERS COMP	0	0.00	323.40	0	-323.40	0.00
01-411-224	FIRE FUEL EXPENSE	719.82	7,500.00	5,676.92	662.06	1,823.08	75.69
01-411-225	EMS FUEL EXPENSE	2,000.00	15,000.00	0.00	810.69	15,000.00	0.00
01-411-230	RECRUITMENT/RETENTION INCENTIVE	0	15,000.00	1,000.00	0	14,000.00	6.67
01-411-235	EMS CAPITAL CONTRIBUTION	0	15,000.00	0	0	15,000.00	0.00
01-411-354	WORKERS COMP-FIRE CO SHARE	0	20,224.00	0	0	20,224.00	0.00
01-411-380	FIRE HYDRANT RENTALS	1,399.50	33,500.00	28,394.04	1,336.85	5,105.96	84.76
01-412-225	EMS FUEL EXPENSE	-872.97	0.00	7,648.92	0	-7,648.92	0.00
01-413-000	UCC & CODE ENFORCEMENT:	0	0	0	0	0	0.00
01-413-121	BLG INSPECTOR/CODE ENF OFFICIALS	12,729.60	179,568.00	165,132.97	13,291.20	14,435.03	91.96
01-413-122	OUTSIDE INSPECTIONS	4,865.00	26,050.00	32,466.00	1,120.00	-6,416.00	124.63
01-413-151	MEDICAL/DENTAL/RX/LIFE/INSURANCE	4,516.76	66,392.00	57,478.75	2,883.27	8,913.25	86.57
01-413-161	FICA/MEDICARE-CODES	973.80	13,737.00	16,108.61	1,016.78	-2,371.61	117.26
01-413-330	VEHICLE EXPENSE	0	500.00	0	0	500.00	0.00
01-413-351	AUTO INSURANCE/ADMIN-INSPEC VEH.	0	817.00	669.78	0	147.22	81.98
01-413-352	LIABILITY INSURANCE	0	693.00	567.99	0	125.01	81.96
01-413-354	WORKERS COMPENSATION	0	396.00	517.41	0	-121.41	130.66
01-413-752	STATE PASS THRU FEE	0	2,000.00	1,179.00	0	821.00	58.95
01-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
01-414-140	ZONING PERSONNEL	7,153.60	173,031.00	42,991.17	7,961.60	130,039.83	24.85
01-414-141	ZONING HEARING BOARD	120.00	3,000.00	2,580.00	0	420.00	86.00

Account Id	Account Description	MTD THRU SEP	ANNUAL BUDGET	YTD THRU SEP		\$ VARIANCE	% VARIANCE
		2025	2025	2025	YTD THRU SEP 2024	TO BUDGET	TO BUDGET
01-414-150	PLANNING CONSULTANT	0	0.00	28,372.50	0	-28,372.50	0.00
01-414-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	1,274.50	84,890.00	6,570.84	2,967.67	78,319.16	7.74
01-414-161	FICA/MEDICARE	547.24	13,237.00	3,288.77	609.06	9,948.23	24.85
01-414-310	LEGAL, PLNG & ZONING	2,860.00	40,000.00	33,996.57	288.00	6,003.43	84.99
01-414-313	ENGINEERING PLANNING/ZONING	0	25,000.00	39,424.36	0	-14,424.36	157.70
01-414-317	CODIFICATION/UPDATES	0	0.00	28,638.75	0	-28,638.75	0.00
01-414-319	COMPUTER SOFTWARE AND SERVICES	0	20,000.00	14,387.75	19,053.67	5,612.25	71.94
01-414-352	LIABILITY INSURANCE	0	414.00	339.15	0	74.85	81.92
01-414-354	WORKERS COMPENSATION	0	396.00	0	0	396.00	0.00
01-415-000	EMERGENCY MANAGEMENT & COMMUNICATIONS:	0	0	0	0	0	0.00
01-415-100	EMERGENCY MANAGEMENT ADMIN EXP	500.00	12,000.00	4,500.00	500.00	7,500.00	37.50
01-427-000	SOLID WASTE COLLECTION & DISPOSAL:	0	0	0	0	0	0.00
01-427-010	SLID WASTE/HAZ WASTE COLLECTION	0	5,000.00	5,000.00	0	0.00	100.00
01-429-000	WASTEWATER COLLECTION & TREATMENT:	0	0	0	0	0	0.00
01-430-000	GENERAL SERVICES-ADMINISTRATION:	0	0	0	0	0	0.00
01-430-120	SALARY - MANAGEMENT	8,352.00	108,566.00	79,344.00	8,192.00	29,222.00	73.08
01-430-131	OT - PUBLIC WORKS	0	1,500.00	10,617.27	0	-9,117.27	707.82
01-430-140	WAGES PUBLIC WORKS CREW	28,698.42	420,669.00	281,010.78	31,414.40	139,658.22	66.80
01-430-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	8,335.97	177,127.00	78,090.38	13,209.66	99,036.62	44.09
01-430-161	FICA/MEDICARE-PUBLIC WORKS	2,834.36	32,181.00	29,580.19	3,029.90	2,600.81	91.92
01-430-241	UNIFORM EXPENSE	180.93	10,099.99	10,598.91	600.79	-498.92	104.94
01-430-320	COMMUNICATIONS/MAINT	738.59	15,000.00	8,756.96	572.97	6,243.04	58.38
01-430-321	RADIO REPAIRS	0	1,000.00	0	0	1,000.00	0.00
01-430-351	VEHICLE INSURANCE	0	19,077.00	15,632.92	0	3,444.08	81.95
01-430-352	LIABILITY INSURANCE	0	4,022.00	3,295.56	0	726.44	81.94
01-430-354	WORKERS COMPENSATION	0	33,596.00	20,568.00	0	13,028.00	61.22
01-430-370	BUILDING MAINTENANCE	428.20	20,000.00	8,985.26	428.20	11,014.74	44.93
01-432-000	WINTER MAINTENACE-SNOW REMOVAL:	0	0	0	0	0	0.00
01-432-220	SNOW REMOVAL/CONTRACTORS	0	40,000.00	3,500.00	0	36,500.00	8.75
01-433-000	TRAFFIC CONTROL DEVICES:	0	0	0	0	0	0.00
01-433-200	STREET SIGNS	0	10,000.00	6,558.27	2,670.00	3,441.73	65.58
01-433-210	LINE PAINTING	14,127.26	30,000.00	14,127.26	0	15,872.74	47.09
01-433-310	TRAFFIC SIGNAL MAINTENANCE	270.00	20,000.00	31,428.01	1,200.00	-11,428.01	157.14
01-433-361	TRAFFIC SIGNAL ELECTRIC	465.37	4,000.00	3,791.43	400.57	208.57	94.79
01-434-000	STREET LIGHTING:	0	0	0	0	0	0.00
01-434-300	STREET LIGHTING/GEN/NOT DISTRICT	727.49	9,000.00	9,111.03	0	-111.03	101.23
01-436-000	STORM SEWERS & DRAINS:	0	0	0	0	0	0.00
01-436-300	STORM SEWERS & DRAINS	441.16	30,000.00	11,601.72	0	18,398.28	38.67
01-436-367	NPDES COMPLIANCE	0	25,000.00	2,500.00	318.25	22,500.00	10.00

Account Id	Account Description	MTD THRU SEP	ANNUAL BUDGET	YTD THRU SEP	\$ VARIANCE		% VARIANCE
		2025	2025	2025	YTD THRU SEP 2024	TO BUDGET	TO BUDGET
01-436-400	DIRT & DEBRIS REMOVAL	0	10,142.00	4,076.60	0	6,065.40	40.20
01-437-000	REPAIRS OF TOOLS & MACHINERY:	0	0	0	0	0	0.00
01-437-300	VEHICLE REPAIRS	735.40	50,029.08	44,202.26	402.31	5,826.82	88.35
01-437-330	FUEL & OIL EQUIP	2,822.56	40,000.00	22,929.80	-198.53	17,070.20	57.32
01-437-360	HEAT AND UTILITIES	1,523.53	30,000.00	36,708.46	959.77	-6,708.46	122.36
01-438-000	MAINTENANCE & REPAIR OF ROADS & BRIDGES:	0	0	0	0	0	0.00
01-438-260	MINOR EQUIPMENT	0	5,000.00	0	0	5,000.00	0.00
01-438-460	GENERAL EXPENSE	1,359.08	20,071.75	9,216.81	14.00	10,854.94	45.92
01-438-800	EQUIPMENT RENTALS	0	5,000.00	0	796.92	5,000.00	0.00
01-438-820	PATCHING/CORE SAMPLES	682.96	10,000.00	2,756.19	122.86	7,243.81	27.56
01-438-830	ROADWAY CURB SIDEWALK	0	20,000.00	0	0	20,000.00	0.00
01-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00
01-439-320	PAVING/MILLING/RECYCLING	0	50,000.00	0	0	50,000.00	0.00
01-439-330	DART TRANSPORTATION CONTRIBUTION	0	5,000.00	5,000.00	5,000.00	0.00	100.00
01-452-000	PARTICIPANT RECREATION:	0	0	0	0	0	0.00
01-454-312	NORTH BRANCH PARK EXP	0	0.00	0	21,878.94	0.00	0.00
01-455-000	TREE MAINTENANCE:	0	0	0	0	0	0.00
01-455-370	TREE MAINTENANCE	0	0.00	11,050.00	0	-11,050.00	0.00
01-481-000	EMPLOYER PAID BENEFITS & WITHHOLDING ITE	0	0	0	0	0	0.00
01-481-319	MISC. TAXES	0	0.00	6,057.08	0	-6,057.08	0.00
01-483-510	MMO PENSION PAYMENT	104,173.00	104,173.00	104,173.00	64,284.00	0.00	100.00
01-483-600	EXCESS PENSION TRANSFER	47,198.53	0.00	47,198.53	0	-47,198.53	0.00
01-486-000	INSURANCE,CASUALTY, & SURETY:	0	0	0	0	0	0.00
01-486-157	HEALTH & VISION REIMBURSEMENTS	1,736.34	55,000.00	48,083.72	4,690.05	6,916.28	87.42
01-486-158	FITNESS REIMBURSEMENT	0	2,000.00	1,468.90	0	531.10	73.45
01-487-000	HEALTH INSURANCE BENEFIT:	0	0	0	0	0	0.00
01-487-161	FICA/MEDICARE	0	3,750.00	0	0	3,750.00	0.00
01-487-162	NON-UNIFORM TIME PAY OUT	0	50,000.00	31,201.60	0	18,798.40	62.40
01-487-192	ORTHODONTIA REIMBURSEMENT	0	6,000.00	0	0	6,000.00	0.00
01-487-502	457 MATCHING	0	38,000.00	15,900.00	0	22,100.00	41.84
01-488-000	FIDUCIARY FUNDS BENEFIT & REFUND PAID:	0	0	0	0	0	0.00
01-488-540	FIREMEN'S RELIEF DISTRIBUTION	116,451.61	108,370.00	116,451.61	109,880.96	-8,081.61	107.46
GENERAL FUND: Expenditure Totals		712,870.93	7,079,314.03	5,156,114.39	624,812.38	1,923,199.64	
02-341-000	INTEREST EARNINGS	558.11	5,000.00	5,101.74	527.66	101.74	102.03
02-383-000	STREET LIGHT ASSESSMENTS	0	37,550.00	37,545.00	50.00	-5.00	99.99
02-393-990	ESTIMATED BEGINNING BALANCE	0	132,153.00	0	0	-132,153.00	0.00
STREET LIGHTING FUND: Revenue Totals		558.11	174,703.00	42,646.74	577.66	-132,056.26	

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
02-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
02-403-110	SALARY-ELECTED	0	2,500.00	0	0	2,500.00	0.00
02-403-120	TAX COLLECTOR FEE	0	191.00	0	0	191.00	0.00
02-434-000	STREET LIGHTING:	0	0	0	0	0	0.00
02-434-360	UTILITY EXPENSE	1,161.25	10,000.00	9,831.00	823.02	169.00	98.31
STREET LIGHTING FUND: Expenditure Total		1,161.25	12,691.00	9,831.00	823.02	2,860.00	
03-301-100	FIRE REAL ESTATE TAXES	171.48	222,540.00	221,318.28	692.79	-1,221.72	99.45
03-301-101	AMBULANCE REAL ESTATE TAXES	68.59	89,016.00	88,527.30	277.12	-488.70	99.45
03-301-200	FIRE REAL ESTATE TAXES-PRIOR YEAR	4.50	500.00	234.60	0	-265.40	46.92
03-301-201	AMBULANCE R.E. TAXES/PRIOR YEAR	1.80	250.00	93.84	0	-156.16	37.54
03-301-400	FIRE R.E. DELINQUENT TAXES	211.92	100.00	2,550.85	166.88	2,450.85	2,550.85
03-301-401	AMBULANCE/DELINQUENT TAXES	84.77	100.00	1,020.34	66.75	920.34	1,020.34
03-301-600	FIRE R.E. TAXES/INTERIM	606.11	100.00	2,473.90	14.06	2,373.90	2,473.90
03-301-601	AMBULANCE/INTERIM TAXES	242.44	100.00	989.57	5.62	889.57	989.57
03-310-220	LST TAXES/FIRE FUND	1,056.10	61,500.00	48,353.31	1,110.76	-13,146.69	78.62
03-310-221	LST TAXES/EMS	1,056.10	61,500.00	48,353.31	1,110.76	-13,146.69	78.62
03-341-000	INTEREST EARNINGS	497.23	1,000.00	4,760.76	474.64	3,760.76	476.08
03-341-001	INTEREST EARNINGS/EMS FUND	93.53	1,000.00	737.34	105.46	-262.66	73.73
03-393-990	FIRE ESTIMATED BEGINNING CASH BAL.	0	122,354.00	0	0	-122,354.00	0.00
03-393-991	AMBULANCE/EST. BEGINNING CASH BAL.	0	25,853.00	0	0	-25,853.00	0.00
FIRE TAX FUND: Revenue Totals		4,094.57	585,913.00	419,413.40	4,024.84	-166,499.60	
03-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
03-403-370	REAL ESTATE/LST COLLECTOR-FIRE	182.03	950.00	975.56	183.78	-25.56	102.69
03-403-371	REAL ESTATE/LST COLLECTOR-AMBULANCE	175.67	700.00	899.03	178.78	-199.03	128.43
03-411-000	FIRE:	0	0	0	0	0	0.00
03-411-500	CONTRIBUTIONS TO FIRE COMPANIES	0	221,590.00	225,105.97	10,358.73	-3,515.97	101.59
03-411-501	LST CONTRIBUTION FIRE	0	123,000.00	47,900.72	26,383.60	75,099.28	38.94
03-411-502	CONTRIBUTIONS TO EMS PROVIDERS	0	88,766.00	0.00	3,668.64	88,766.00	0.00
03-412-000	AMBULANCE & RESCUE SQUAD:	0	0	0	0	0	0.00
03-412-500	CONTRIBUTIONS TO AMBULANCE	0	0.00	89,469.14	0	-89,469.14	0.00
03-412-501	LST CONTRIBUTIONS AMBULANCE	0	0.00	47,900.74	0	-47,900.74	0.00
FIRE/AMBULANCE TAX FUND Expenditure Tot		357.70	435,006.00	412,251.16	40,773.53	22,754.84	
04-310-210	EARNED INCOME TAX	63,935.46	817,000.00	623,889.02	67,723.57	-193,110.98	76.36
04-341-000	INTEREST EARNINGS	19,822.32	100,000.00	182,450.51	18,768.43	82,450.51	182.45
04-393-990	ESTIMATED BEGINNING CASH BALANCE	0	4,220,040.00	0	0	-4,220,040.00	0.00
LAND PRESERVATION FUND: Revenue Totals		83,757.78	5,137,040.00	806,339.53	86,492.00	-4,330,700.47	

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
04-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
04-403-370	EIT TAX COLLECTOR EXPENSE	1,161.04	13,000.00	8,054.27	1,178.61	4,945.73	61.96
04-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
04-414-150	CONSULTANT/LAND PRESERVATION	2,437.50	20,000.00	14,915.00	5,625.00	5,085.00	74.58
04-414-310	ENGINEERING SERVICE	0	50,000.00	495.00	510.00	49,505.00	0.99
04-414-451	APPRAISALS	0	5,000.00	0	0	5,000.00	0.00
04-470-000	DEBT SERVICE:	0	0	0	0	0	0.00
04-470-200	OPEN SPACE MAINTENANCE	63.17	50,000.00	441.06	0	49,558.94	0.88
LAND PRESERVATION FUND: Expenditure Tot		3,661.71	138,000.00	23,905.33	7,313.61	114,094.67	
07-301-100	REAL ESTATE TAXES/CURRENT	308.66	400,571.00	398,372.82	1,247.03	-2,198.18	99.45
07-301-200	REAL ESTATE TAXES/PRIOR YEAR	8.10	500.00	422.29	0	-77.71	84.46
07-301-400	REAL ESTATE TAXES/DELINQUENT	362.38	0.00	4,361.89	285.36	4,361.89	0.00
07-301-600	REAL ESTATE TAXES/INTERIM	1,091.00	100.00	4,453.06	25.33	4,353.06	4,453.06
07-341-000	INTEREST EARNINGS	175.45	1,000.00	17,396.52	7.73	16,396.52	1,739.65
07-341-001	INTEREST EARNING/P&R MISC ACCTS	4,698.85	1,000.00	26,475.79	3,094.85	25,475.79	2,647.58
07-341-410	EVENT REVENUE	0	0.00	40.00	7,313.75	40.00	0.00
07-342-200	BLDG RENT & WB CELL TOWER	1,604.72	0.00	14,442.48	1,557.98	14,442.48	0.00
07-367-001	EVENT REVENUE	3,321.00	0.00	22,285.99	0	22,285.99	0.00
07-367-003	USER FEES/FIELD USE	955.00	0.00	6,830.00	0	6,830.00	0.00
07-387-000	PARK & REC CONTRIBUTIONS	0	0.00	300.00	0	300.00	0.00
07-387-017	PARK & REC CONTRIBUTIONS	5,000.00	0.00	137,000.00	1,000.00	137,000.00	0.00
07-387-018	VETERAN'S MEMORIAL	0	1,500.00	0	0	-1,500.00	0.00
07-392-410	USER FEES/FIELD USE	0	0.00	0	1,990.00	0.00	0.00
07-393-990	ESTIMATED BEGINNING CASH BALANCE	0	332,465.00	0	0	-332,465.00	0.00
07-393-991	EST. BEGINNING CASH BAL/P&R CAP FD	0	684,969.00	0	0	-684,969.00	0.00
PARKS & RECREATION FUND: Revenue Totals		17,525.16	1,422,105.00	632,380.84	16,522.03	-789,724.16	
07-000-000	PARKS & RECREATION FUND:	0	0	0	0	0	0.00
07-402-000	AUDITING SERVICES/FINANCE ADMINISTRATION	0	0	0	0	0	0.00
07-430-000	PUBLIC WORKS-GENERAL SERVICES:	0	0	0	0	0	0.00
07-437-000	PUBLIC WORKS-REPAIRS OF TOOLS & MACHINER	0	0	0	0	0	0.00
07-454-000	PARKS:	0	0	0	0	0	0.00
07-454-141	SALARIES P.W. SUPPORT	21,237.54	258,785.00	180,717.94	18,070.21	78,067.06	69.83
07-454-151	MEDICAL/DENTAL INSURANCE	7,583.90	81,219.00	61,240.97	5,274.29	19,978.03	75.40
07-454-161	FICA/MEDICARE-PARKS	1,624.69	19,797.00	14,260.59	1,382.37	5,536.41	72.03
07-454-226	FACILITIES MAINTENANCE	0	0.00	464.04	-4,106.33	-464.04	0.00
07-454-300	ACTIVITIES/PROGRAMS	8,191.68	37,000.00	16,843.59	2,099.39	20,156.41	45.52

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
07-454-310	ENGINEERING SERVICES	0	0.00	2,426.50	0	-2,426.50	0.00
07-454-311	W.B. PARK EXPENSE	1,500.00	7,100.00	3,000.00	0	4,100.00	42.25
07-454-312	NORTH BRANCH PARK EXP	2,536.64	7,100.00	9,833.03	29,167.85	-2,733.03	138.49
07-454-317	VETERAN'S PARK	500.00	7,100.00	1,000.00	0	6,100.00	14.08
07-454-318	VETERAN'S MEMORIAL	0	0.00	105.00	0	-105.00	0.00
07-454-319	GENERAL EXPENSES/SUPPLIES	1,346.74	4,000.00	2,933.58	1,781.92	1,066.42	73.34
07-454-320	NESHAMINY GREENWAY TRAILS	0	7,100.00	2,467.50	0	4,632.50	34.75
07-454-352	LIABILITY INSURANCE	0	917.00	727.35	0	189.65	79.32
07-454-360	UTILITIES	1,091.56	20,000.00	10,436.36	1,099.69	9,563.64	52.18
07-454-401	HIGHLAND PARK	1,500.00	7,100.00	3,839.96	0	3,260.04	54.08
07-455-000	TREE MAINTENANCE:	0	0	0	0	0	0.00
07-455-301	TREE MAINTENANCE	0	20,000.00	0	0	20,000.00	0.00
07-471-000	DEBT SERVICE:	0	0	0	0	0	0.00
07-492-000	INTERFUND OPERATING TRANSFERS:	0	0	0	0	0	0.00
07-492-010	TRANSFER TO OTHER FUND	0	262,000.00	101,645.39	0	160,354.61	38.80
PARKS & RECREATION FUND Expenditure Tot		47,112.75	739,218.00	411,941.80	54,769.39	327,276.20	
15-301-990	ESTIMATED BEGINNING CASH BALANCE	0	2,765,975.00	0	0	-2,765,975.00	0.00
15-341-000	INTEREST EARNINGS	9,390.21	1,000.00	75,845.60	10,712.82	74,845.60	7,584.56
FUND 15: Revenue Totals		9,390.21	2,766,975.00	75,845.60	10,712.82	-2,691,129.40	
18-301-100	REAL ESTATE TAXES/CURRENT	274.36	356,064.00	354,109.20	554.23	-1,954.80	99.45
18-301-200	REAL ESTATE TAXES/PRIOR YEAR	7.20	500.00	375.36	0	-124.64	75.07
18-301-400	REAL ESTATE TAXES/DELINQUENT	322.12	100.00	3,877.29	126.82	3,777.29	3,877.29
18-301-600	REAL ESTATE TAXES/INTERIM	969.78	100.00	3,958.28	11.25	3,858.28	3,958.28
18-341-000	INTEREST EARNINGS	6,199.53	2,000.00	56,916.19	6,305.74	54,916.19	2,845.81
18-362-461	STORMWATER MAINTENANCE FEES	5,274.50	0.00	27,540.27	0	27,540.27	0.00
18-387-000	DEVELOPERS CONTRIBUTIONS	0	0.00	4,009.50	0	4,009.50	0.00
18-391-100	SALES OF ASSETS/VEH,EQUIP,ETC	0	0.00	18,625.00	0	18,625.00	0.00
18-392-010	TRANSFER FROM OTHER FUNDS	0	407,000.00	219,504.87	0	-187,495.13	53.93
18-393-990	ESTIMATED BEGINNING CASH BALANCE	0	1,463,085.00	0	0	-1,463,085.00	0.00
STORMWATER & SEWER FUND: Revenue Totals		13,047.49	2,228,849.00	688,915.96	6,998.04	-1,539,933.04	
18-000-000	CAPITAL IMPROVEMENT/EQUIPMENT FUND:	0	0	0	0	0	0.00
18-400-000	GOVERNING BODY:	0	0	0	0	0	0.00
18-400-731	IT INFRASTRUCTURE UPGRADES	0	65,000.00	7,248.45	0	57,751.55	11.15
18-400-741	MUNCIPAL EQUIPMENT PURCHASES	0	15,000.00	19,424.31	0	-4,424.31	129.50
18-409-000	BUILDINGS & PLANT:	0	0	0	0	0	0.00
18-409-370	MUNICIPAL BLDG REPAIRS	0	54,138.04	66,138.04	0	-12,000.00	122.17

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
18-410-000	POLICE:	0	0	0	0	0	0.00
18-410-750	EQUIPMENT PURCHASES	0	62,000.00	47,030.99	0	14,969.01	75.86
18-410-751	POLICE VEHICLE REPLACEMENT	4,205.00	160,000.00	65,138.00	0	94,862.00	40.71
18-436-000	STORM SEWERS & DRAINS:	0	0	0	0	0	0.00
18-436-367	NPDES COMPLIANCE	3,883.00	110,000.00	44,121.62	0	65,878.38	40.11
18-438-000	MAINTENANCE & REPAIR OF ROADS & BRIDGES:	0	0	0	0	0	0.00
18-438-710	MAJOR EQUIPMENT PURCHASES	0	145,000.00	117,859.48	0	27,140.52	81.28
18-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00
18-454-700	CAPITAL EQUIPMENT PURCHASES	0	50,000.00	49,276.52	73,436.47	723.48	98.55
18-454-710	PARK INFRASTRUCTURE IMPROVEMENTS	0	212,000.00	52,368.87	0	159,631.13	24.70
CAPITAL IMPROVEMENT/EQU Expenditure Tot		8,088.00	873,138.04	468,606.28	73,436.47	404,531.76	
20-301-100	REAL ESTATES TAX/CURRENT/CAP INFRA	0	0.00	0	554.23	0.00	0.00
20-301-102	REAL ESTATE TAXES/CURRENT/PWKS LOAN	171.48	222,540.00	221,318.28	692.79	-1,221.72	99.45
20-301-202	REAL ESTATE TAXES/PRIOR/PWKS LOAN	4.50	500.00	234.60	0	-265.40	46.92
20-301-400	REAL ESTATE DEL/CAP INFRA	0	0.00	0	126.82	0.00	0.00
20-301-402	DELINQUENT TAXES/PUBLIC WORKS	201.32	100.00	2,423.31	158.54	2,323.31	2,423.31
20-301-600	R.E. TAXES/INTERIM/CAP INFRA	0	0.00	0	11.25	0.00	0.00
20-301-601	PUBLIC WORKS BLDG/INTERIM TAXES	606.11	100.00	2,473.90	14.06	2,373.90	2,473.90
20-341-000	INTEREST EARNINGS/CAP INFRA	2,484.72	0.00	20,126.19	1,520.75	20,126.19	0.00
20-341-102	INTEREST EARNINGS/P.WKS.	118.09	1,000.00	530.72	20.18	-469.28	53.07
20-393-990	EST BEGINNING CASH BALANCE/CAP INFR	0	459,651.00	0	0	-459,651.00	0.00
20-393-992	ESTIMATED BEG. CASH BALANCE/P.WKS.	0	506,000.00	0	0	-506,000.00	0.00
FUND 20: Revenue Totals		3,586.22	1,189,891.00	247,107.00	3,098.62	-942,784.00	
20-401-000	EXECUTIVE:	0	0	0	0	0	0.00
20-401-050	BRIDGE LOAN PRINCIPAL	0	332,000.00	332,000.00	0	0.00	100.00
20-401-100	BRIDGE LOAN INTEREST	0	32,426.00	32,425.80	0	0.20	100.00
20-471-000	DEBT SERVICE-PRINCIPAL:	0	0	0	0	0	0.00
20-471-100	PW BLDG PRINCIPAL	0	40,000.00	40,000.00	0	0.00	100.00
20-472-000	DEBT SERVICE-INTEREST:	0	0	0	0	0	0.00
20-472-102	PW BLDG INTEREST	56.49	2,941.00	917.34	252.63	2,023.66	31.19
MUNICIPAL/P WRKS BUILDI Expenditure Tot		56.49	407,367.00	405,343.14	252.63	2,023.86	
30-301-100	REAL ESTATE TAXES/CURRENT	68.59	89,016.00	88,527.30	277.12	-488.70	99.45
30-301-200	REAL ESTATE TAXES/PRIOR	1.80	50.00	93.84	0	43.84	187.68
30-301-400	REAL ESTATE TAXES/DELINQUENT	80.53	0.00	969.33	63.41	969.33	0.00
30-301-600	REAL ESTATE TAXES/INTERIM	242.44	50.00	989.57	5.62	939.57	1,979.14
30-341-000	INTEREST EARNINGS	1,081.40	1,000.00	7,973.22	815.27	6,973.22	797.32

Account Id	Account Description	MTD THRU SEP 2025	ANNUAL BUDGET 2025	YTD THRU SEP 2025	YTD THRU SEP 2024	\$ VARIANCE TO BUDGET	% VARIANCE TO BUDGET
30-387-000	DEVELOPER CONTRIBUTION TRAFFIC	-25,506.00	0.00	106,494.00	0	106,494.00	0.00
30-387-001	DEVELOPER CONTRIBUTION ROADWAY	51,012.00	0.00	51,012.00	0	51,012.00	0.00
30-393-990	ESTIMATED BEGINNING CASH BALANCE	0	222,130.00	0	0	-222,130.00	0.00
FUND 30: Revenue Totals		26,980.76	312,246.00	256,059.26	1,161.42	-56,186.74	
30-000-000	HIGHWAY EQUIPMENT FUND:	0	0	0	0	0	0.00
30-492-000	TRANSFER TO OTHER FUNDS	0	145,000.00	117,859.48	0	27,140.52	81.28
HIGHWAY EQUIPMENT FUND: Expenditure Tot		0.00	145,000.00	117,859.48	0.00	27,140.52	
35-341-000	INTEREST EARNINGS	3,500.29	1,000.00	29,152.56	3,438.15	28,152.56	2,915.26
35-355-050	STATE FUEL TAX REVENUE SHARING	0	403,304.68	410,998.48	0	7,693.80	101.91
35-393-990	ESTIMATED BEGINNING CASH BALANCE	0	458,574.00	0	0	-458,574.00	0.00
FUND 35: Revenue Totals		3,500.29	862,878.68	440,151.04	3,438.15	-422,727.64	
35-000-000	LIQUID FUELS FUND:	0	0	0	0	0	0.00
35-432-000	SNOW REMOVAL:	0	0	0	0	0	0.00
35-432-220	SNOW REMOVAL	0	40,000.00	0	0	40,000.00	0.00
35-432-221	SALT/CINDERS-SNOW REMOVAL	0	40,000.00	92,473.38	0	-52,473.38	231.18
35-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00
35-439-320	HWY PROJECTS/STATE	0	550,000.00	0	0.00	550,000.00	0.00
LIQUID FUELS FUND: Expenditure Totals		0.00	630,000.00	92,473.38	0.00	537,526.62	



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2025

MONTH: September

Township Property Maintenance:

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

The Parks and Recreation Department is performing the full weekly schedule for mowing and weed whacking maintenance at all parks, along with all the open space areas and the Islands on New Britain Blvd, Hunter Way, and Manor Drive.

The Parks and Recreation Department has performed a significant amount of tree trimming and brushing at North Branch Park in preparation for the Fall Festival. Pictures below are an example of the work that was completed along the tree line from behind Field #2 up to the Upper Parking Lot. Which served as the Fall Festival exit.



Before



After





New Britain Township

Parks & Recreation

The Parks and Recreation Department has completed the grading in the low-lying area by field five, this area was already presented in its preliminary stage in the July monthly report. The pictures below are of the finished area seeded and covered with straw that was repurposed from the fall festival event.



Initial Rough Grade



Graded Topsoil with Seed



Graded Topsoil with Seed and Straw



Completed with Seed and Straw

The Park and Recreation Department is also continuing to fill around the elevated areas of the trail from 2024 paving, which is approximately Ninety percent complete.



New Britain Township

Parks & Recreation

Special Projects / Other:

The Parks and Recreation Foreman is categorizing all administrative duties as other, which includes all meetings, reports, minutes, and the gathering of information needed for certain projects.

The Parks and Recreation Department performed all necessary tasks to prepare for the Fall Festival. Two crew members worked at the event. PnR also made sure all clean up was done on the Monday following the event.

Ballfield Maintenance:

All baseball and softball fields are wet down and groomed on an as needed basis.

The Parks and Recreation Department has begun some maintenance on baseball field number 6. This included adding and rototilling material in the three cut out base pad areas.

Parks and Recreation Daily Hours:

Township Property Maintenance:	Hrs. 365
Ballfield Maintenance:	Hrs. 30
Other/ Special Projects:	Hrs. 55



New Britain Township

Public Works

Departmental Report

Month: September

Year: 2025

Drainage: 124 Hrs.

- Checked all storm sewer systems as needed.
- Repaired sinkholes near multiple storm sewers at various pipes and inlets.

Road Maintenance: 107 Hrs.

- Continued road bank mowing throughout the township.
- The 2025 Road Program was completed: Bray Bros. updated ADA ramps, milled and paved the Green Valley Development, Janton Way, and Teal and Goldeneye.

Township Property Maintenance: 243 hrs.

- Completed re-grading edges of walking trail on the Neshaminy Greenway Trail to close-out the project.

Equipment Maintenance: 160 Hrs.

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

Street Signs: 91 Hrs.

- Installed/ repaired/ upgraded signs that were knocked down by motorists.
- Trimmed vegetation around signs and guard rails for visibility.

Other: 195 Hrs.

- Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.
- New Britain Township held its annual Fall Festival at North Branch Park, the best turnout yet.
- Assisted Police Department with security fencing and dump trucks for the Dignitary visit at the Shrine. PW setup 1,200+ ft. of bicycle fencing around the Shrine property and blocked vehicle entrances with heavy equipment and dump trucks.



New Britain Township Police Department



Monthly Report

September 2025

Current Goals and Objectives:

Objective 1: 10 % decrease in accidents as compared to 2024

Objective 2: Leadership and Instructor succession planning

Objective 3: Improve upon investigations

Objective 4: Develop Officer Safety and Wellness program

Result of Goals and Objectives:

Objective 1: New Galena and Sellersville Road Intersection Enhancements

Objective 2: Sergeant promotional process to start November 2025.

Objective 3: ALPR technology deployed in July 2025. Two retail theft cases solved to date.

Objective 4: Multiple officers attended VALOR training. Exploring wellness software options.

Significant Events:

Completed:

- 276 Calls For Service/422 Directed Patrols/154 Vehicle Stops
- Fall Festival - September 20th
- AbbeyFest - September 20th
- Polish President visit - September 21st
-

Upcoming:

- Sergeant Promotional Exam
- Various safety presentations at area day cares.
- Drug Take Back - October 25th 10am - 2pm @ Township Bldg & Giant (NBVSC)
- Trunk or Treat @ NewSeasons - October 30th 6-8PM.
- NBTPD Halloween Candy Distribution - October 30th 530 - 7 pm @ area neighborhoods.



New Britain Township Police Department



Monthly Report

September 2025

Performance Statistics:

Part 1 Crimes	28 Day		
	2025	2024	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	1	0	#DIV/0!
Theft	3	3	N/A
Auto Theft	0	1	-100.00%
Arson	0	0	N/A
Totals	4	4	N/A

Part 2 Crimes	28 Day		
	2025	2024	% of Change
Assault (Non-Aggravated) / Harassment	1	0	#DIV/0!
Fraud	1	2	-50.00%
Vandalism / Criminal Mischief	1	0	#DIV/0!
Disorderly Conduct	0	0	N/A
Drug Violations	0	0	N/A
Driving Under the Influence	0	2	-100.00%
Public Drunkenness	0	0	N/A
Weapons Offenses	0	1	-100.00%
All Other Offenses (Except Traffic Related)	0	1	-100.00%
Totals	3	6	-50.00%

Motor Vehicle Accidents	28 Day		
	2025	2024	% of Change
Non-Reportable	15	11	36.36%
Reportable	6	7	-14.29%
Fatal	0	0	N/A
Totals	21	18	16.67%



New Britain Township Police Department



Monthly Report

September 2025

Performance Statistics:

Part 1 Crimes	Year to Date		
	2025	2024	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	1	0	#DIV/0!
Aggravated Assault	0	0	N/A
Burglary	4	1	300.00%
Theft	27	38	-28.95%
Auto Theft	0	1	-100.00%
Arson	0	0	N/A
Totals	32	40	-20.00%

Part 2 Crimes	Year to Date		
	2025	2024	% of Change
Assault (Non-Aggravated) / Harassment	25	14	78.57%
Fraud	5	20	-75.00%
Vandalism / Criminal Mischief	6	8	-25.00%
Disorderly Conduct	1	2	-50.00%
Drug Violations	3	8	-62.50%
Driving Under the Influence	11	17	-35.29%
Public Drunkenness	2	3	-33.33%
Weapons Offenses	3	2	50.00%
All Other Offenses (Except Traffic Related)	5	17	-70.59%
Totals	61	91	-32.97%

Motor Vehicle Accidents	Year to Date		
	2025	2024	% of Change
Non-Reportable	86	101	-14.85%
Reportable	64	69	-7.25%
Fatal	0	0	N/A
Totals	150	170	-11.76%

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Dan Fox
FROM: Doreen Curtin
DATE: October 15, 2025
SUBJECT: September Monthly Report

Permits Issued in September				
Permit No.	Address	Project	Zoning	UCC
2025-255-Z	300 Mill Ridge	Roof-mounted Solar Array	X	X
2025-257-Z	109 Ruth	Fence	X	
2025-254-Z	4337 County Line	Paver Patio	X	
2025-215-Z	398 Henry	New Single-Family Dwelling	X	X
2025-252-Z	305 Rowland	Fence	X	
2025-253-Z	104 Solway	Replacement Fence	X	
2025-251-Z	186 New Galena	Addition – ZHB approval	X	X
2025-250-Z	115 Teal	Fence	X	
2025-245-Z	17 Kathryn	Demolition/Deck and Porch	X	X
2025-224-Z	91 Creek	Demolition/Replace Ex. Dwelling	X	X
2025-242-Z	110 Ashmont	Walkway	X	
2025-236-Z	365 Stoney	Roof over Existing Deck	X	X
2025-237-Z	1737 Upper Stump	Inground Pool	X	X
2025-70-Z	38 E Peace Valley	Revised Deck Permit	X	X
2025-247-Z	303 Township Line	Replace of Existing Fence (ZHB)	X	
2025-246-Z	112 Michael	Walkway	X	
2025-203-Z	4373 County Line	Signs	X	X
2025-241-Z	18 Sunnybrook	Retaining Wall	X	X
2025-239-Z	18 Sunnybrook	Deck	X	X
2025-192-Z	141 S Limekiln	Accessory Structure/Paving	X	X
Permits Under Review				
2025-202-Z	77 Bue Jay	Addition – waiting on Applicant	X	X
2025-222-Z	241 W Butler	Tractor Supply – waiting on Applicant	X	X
2025-270-Z	110 Williamson	Inground Pool – under review	X	X
2025-271-Z	545 W Butler	Spotless CW – waiting on Applicant	X	X
2025-272-Z	654 Ferry (Shrine)	Expand Cemetery – waiting on Gilmore	X	X
2025-243-Z	23 Creek	Accessory Structure – waiting on Appl.		
2025-256-Z	102 Morningside	Sunroom – filed ZHB appeal	X	X
Zoning Hearing Board Applications				
2025-ZHB-5	102 Morningstar	Variance for encroachment into setback		
2025-ZHB-4	56 Walnut	Variance for height restriction		
2025-ZHB-3	31 Chapman	Variance for 8' high deer fence		
2025-ZHB-2	223 Diana	Variance for encroachment into setback	June-granted	
2025-ZHB-1	519 Lexington	Variance for encroachment into setback	May-granted	

TO: Dan Fox Page 2
FROM: Doreen Curtin
DATE: October 15, 2025
SUBJECT: September Monthly Report

Other duties:

1. Routine fielding of phone calls, typically 10 or more per day. Zoning questions, permit application assistance, review of pending applications, review of issues with applications, assistance with ZHB application information, etc.
2. Assist residents and contractors with filling out zoning applications.
3. Provide site plans and parcel information to property owners for zoning applications.
4. Provide information for Right-to-Know requests.
5. Ongoing review of Recorded Plans to ensure that permits are not issued for installation within easements or rights-of-way.
6. Routine interactions with contractors regarding projects.
7. Routine interactions with resident's engineers and architects in the preparation of adequate site plans and permit applications.
8. Involvement with Gilmore regarding land development plans and applications.
9. Administration of SALDO applications.
10. Issuance of compliance notices. To date, none of the issues required more than a courtesy letter with compliance being met upon initial contact by this office.
11. Routinely work with Ryan Cressman regarding code compliance issues.

I maintain my Building Code Official Certification and took all the coursework necessary to renew the certification for the next 3 years.



General Services Projects

Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	Final Permit Report and Annual Report submitted 9/30/2025; DEP Mtg held 2/19/25 RE: Annual Report; Inspection Report received from DEP 2/28/25. 2024 Annual Report review received 3/24/25. County-wide Act 167 Plan being drafted by County with Final Report and Model Ordinance anticipated for 4/2026. G&A preparing budget estimates for future MS4 Projects (Walden Way and Circle Drive)
Ordinance Amendments		Streets & Sidewalk Ordinances Amendments anticipated for Jan/Feb BOS approval;
Road Program		2025 Road Program Teal Dr, Goldeneye, Janton Way, Green Valley, Nicholas, Michaels; Paving completed, Final Payment anticipated for 10/20/25 BOS Meeting; Meeting with Harris RE: 2024 Road Program 10/13/25
North Branch and Pine Run Park Upgrades	Forrest Park Drive to Cayuga Circle	Authorized to apply for GTRP grant at 2/24/25 BOS Mtg; Grant submitted 5/23/25; Anticipate response late fall

Subdivision and Land Development Projects - Planning and Reviews

Project Name	Location	Status
D'Alessio Subdivision	315 Old Limekiln Road	2 new single-family homes; Final Plan Approval 9/26/22; Twp holding Record Plans/Agreements until all ministerial items are addressed
Spotless Car Wash	545 W. Butler Avenue	Variances granted at ZHB 1/23/25; PC recommended prel/final 6/24/25; Approved by BOS 7/21/25; Checkset plan review issued; Cost estimate under review; Applicant to submit gateway sign and final building renderings for BOS approval
Casadonti Minor Subdivision	140 Upper Church Road	One new lot, two new single-family dwellings; 3/25/25 PC Mtg recommended approval and waivers; Approved by BOS 5/19/25; Rec'd BCCD approval to demolish existing house; Checkset Plans under review
Kastriot Isai	104 S. Limekiln Pike	3-lot Subd for 3 new single-fam semi-detached(twins); Rec'd variance on 9/25/23 to allow two B3 uses on two lots. SLD submission deemed incomplete 7/11/25; No recent action
Hulton Contracting	4645 County Line Rd	12,800-SF, 16-Unit Storage Building; Sketch Plan/Amended Final Plans apprvd; Waiting on signed Agreements, fees, etc.
W.B. Homes	Barry Road	4-lot Subd. Attended 9/24/24 PC; Presented Sketch at 11/18/24 BOS Mtg; 3/25/25 PC Mtg recommended prel/final approval and waivers; Applicant will revise and resubmit plans for review prior to BOS; PennDOT, BCPC & EAC Rvws rec'd; Prel/Final Plan under rvw; To be considered at 10/20/25 BOS mtg
Ferry Road - Lot Line Change	256 Ferry Road & 393 Old Iron Hill Road	Lot Line Change (Solana) Approved at 3/25/25 PC Mtg and 5/19/25 BOS mtg; Township has Record Plans for BOS signature
Ferry Road Caracausa	Ferry Road	Staff mtg held 9/10/24 & 9/24/24; Applicant presented a Cluster Development which requires a Conditional Use; Applicant to prepare Sketch for a By-Right Use.
Coleman Property	66 Sellersville Road	Applicant attended 8/18/25 BOS Mtg to discuss concept and possible amendments to existing May 3, 2000, Deed of Conservation Easement; 9/22/25 Staff Mtg No amendments to easements, Applicant is getting survey done; Will submit Zoning Permit, Demo Permit and possibly ZHB application for RV Use.

Subdivision and Land Development Projects - Planning and Reviews (continued)

Project Name	Location	Status
Bucks County	226 Chapman Road	Rezone residential property from Watershed to Conservation Recreation Zoning District for a Public Recreation Use approved at 7/21/25 BOS Hearing; Updated Zoning Map sent 7/28/25; Anticipate street widening project and road vacation application
Tractor Supply (Celek Chalfont LLC)	241 W. Butler Avenue	PC recommended approval of Conditional Use (CU) and Waiver of LD on 6/24/25; CU Hearing held 7/7/25; Waiver of LD application approved 9/26/25
1600(One) Manor Dr. LLC	1600 Manor Drive	Waiver of LD for a canopy over ADA walkway approved at 8/18/25 BOS Mtg
JBT Inc., Highpoint Office Complex	400 Highpoint Dr.	Waiver of LD for a loading dock and parking lot modifications to be considered at 10/20/25 BOS Mtg
HCI DP Land Acquisitions (Hanover)	Walnut Street	Concept for 3 lots/3 warehouse buildings total of 550,000-SF; Revised concept considered at 9/15/25 BOS Mtg; ZHB app for building height to be considered at 10/20/25 BOS Mtg

Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way	Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. Punchlist being addressed. 5/8/24 Staff Mtg; Site Mtg held 5/23/24; Dorothy Lane and Anna Way to be dedicated and maintenance period to commence. Informal request to dedicate road October 2025
Tecce Minor Subdivision	9 Sellersville Road	Plans recorded 8/3/22; Driveway waiver approved 2/6/23; Revised Plot Plan approvals 9/23/23. Pre-Con 10/4/23. TCO recommendations issued 2/7/25; AsBuilt Plan approved 9/11/25; Escrow Rel 1 to be considered at 10/20/25 BOS Mtg
Sharpan Building Permit	52 N. Chapman Road	1 new SFD Under Construction; Conservation Easement Violation Notice Issued; 4/28/22 Mtg with Owner; As-built survey review issued 10/27/22; Cons Easement Lgl approved, need revised as-built plan
84 Schoolhouse Road	84 Schoolhouse Road	5-Lot SFD LD with hammerhead cul-de-sac rd. Pre-Con Mtg held 12/20/23; Release 1 apprvd 3/14/24; Bulk site work completed, Approved Asbuilt Plans for Lots 1-5; Recommended TCO's for all five lots; Basin converted; Final paving anticipated mid Oct '25
Highpoint Land Development	1 Highpoint Drive	137 units (twins/towns); Prelim/Final apprvl 4/14/22; Pre-Con 7/6/23; Amended Final Plans apprvd 11/20/23; Escrow Rel 2 apprvd 2/24/25; 96 units under construction of 137; 41 TCO's issued;
Clauser Tree Care	324 Schoolhouse Road	Amended Final apprvd 3/4/24; PreCon held 10/23/24; Escrow Rel 2 apprvd 7/21/25 BOS
County Builders Mixed Use	409 West Butler Avenue	Site work for 70-Unit Apt Bldg; Site seeded and stabilized; parking lot paved; Mtg with Mr. Cain 6/18/24; Street light bases added. Release 2 apprvd and Asbuilt Plan rvw issued; Field change competed 9/15, dead landscaping to be replaced November '25; No recent action by our office regarding future Phase 2
M. Gold/Defelice Minor Subd	141 S. Limekiln Pike	One new SFD lot; 2/23/23 ZHB; Approved by BOS on 6/19/23; Pre-Con 3/13/24; Fnl asbuilt plan rvw issued; TCO issued 5/7/25; Rev punchlist issued 6/24/25; Twp received complaint regarding stormwater facility
MarMar Major Subdivision (fka Lohin)	Township Line Road and Walter Road	7-Lot Subd and LD with new private cul-de-sac rd. Approved by BOS 9/27/21; Pre-Con for "7 Walters LLC" (MarMar Builders) held 6/27/24; Road stoned and basins installed; Anticipating first plot plan

Subdivision and Land Development Projects - Under Construction (continued)		
Project Name	Location	Status
Benner Subdivision	Dolly Lane	3 new SFD lots. Pre-Construction Mtg 8/6/24; All 3 lots under construction; Escrow Rel 1 to be considered at 10/20/25 BOS Mtg
Klimenko Subdivision	84 Curley Mill Road	Site improvements under construction
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Residents concerned with uplighting, road widening, and well impacts. BOS apprvd at 9/25/23 mtg (Res 2023-21); Plans apprvd 2/1/24; Pre-Construction Mtg held 9/26/24; Phase 1 under construction including clearing ultimate ROW, new road, and rain gardens. Esc Rel1 apprvd at 1/6/25 BOS mtg; Roadway and basin installed; Lot 3 plot plan rvw issued 9/5/25
Mortimer Minor Subdivision	55 Curley Mill Road	Litigation settled 5/16/22 for 1 new SFD lot; BOS approved Prel/Final Plan 11/21/22; Site improvements and house under construction
98 Railroad (Senior Construction)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Amended final approval 5/21/21; Pre-Con Mtg held 12/17/24; Plot Plan approval issued for Lot 3 1/21/25;
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; PC apprvd 10/24/23; BOS approved 11/20/23; Pre-Con 1/2/25; Site work under construction
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	BOS approved 11/20/23; Rev. Resolution approved 3/4/24; Record Plans and Agreements recorded 12/19/24; Pre-Con mtg 4/29/25; Rain Garden and grading complete; House under construction; Rel 1 approved 9/15/25
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; 5/1/23 Conditional Use Hearing; Adjudication approved 7/17/23; Prel BOS Approval 4/1/24; Final BOS Approval 6/17/24; Agreements/Record Plans recorded; Pre-Con Mtgs held 3/14 and 3/18/25; Plot Plan approved for first building/model; No building permits issued to date. Brianna Court paved to the first building; Abigail Way being excavated
Plumstead Christian School	753 New Galena Rd	Recommended TCO w/ conditions. Stormwater facility expanded to accommodate emergency access drive
Subdivision and Land Development Projects - In Maintenance Period		
Project Name	Location	Status
New Britain Woods (Toll Brothers)	Haines Court and Rowland Lane	Recommended dedication 8/15/24; NBT to add to Liquid Fuels; Twp approved deed of dedication at 1/27/25 BOS Mtg
Mill Ridge Land Development	Mill Ridge Drive	8 new SFD's and new cul-de-sac rd. Dedication Resolution apprvd at 1/23/23 BOS Mtg. NBT to add to liquid fuels. Requested dedication
Naplin LD (Nappen & Associates)	4371 County Line Road	Plans recorded 8/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. G&A recommended TCO for Units C/D (Benchmark) 4/29/24; As-Blt Plan apprved; Escrow Rel 5 apprvd 12/9/24; Maintenance period to end May/June 2026