



New Britain Township

Board of Supervisors

Business Meeting

Monday, December 15, 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. Recognition of Retirement for Sergeant Sandt
 - B. Appointment and Administration of Oath of Office for Sergeant Gonzalez
 - C. Santa House Appreciation Award
5. Motion to Consider Consent Agenda
 - A. Approve Minutes of November 17th, 2025, Board of Supervisors Meeting.
 - B. Approve Regular Bill List as Follows:
 - Dated November 25, 2025, In the amount of \$19,649.30.
 - Dated December 10, 2025, In the amount of \$96,140.20.
 - C. Approve Prepaid Bill List as Follows:
 - Dated November 20, 2025, In the amount of \$161,866.06.
 - Dated November 25, 2025, In the amount of \$8,098.77.
 - Dated December 4, 2025, In the amount of \$18,233.80.
 - Dated December 10, 2025, In the amount of \$10,174.70.
 - D. Approve Escrow Release #3 to Holy Properties, LLC, 324 Schoolhouse Road in the amount of \$74,180.00.
 - E. Approve Escrow Release #2 (Final) to Dave Labrozzi, 38 E. Peace Valley Road in the amount of \$19,518.90.
6. Action Items
 - A. Consider a motion to approve and adopt Resolution 2025-11 – 2026 Budget
 - B. Consider a motion to approve and adopt Resolution 2025-12 – Tax Levy
 - C. Consider a motion to approve and adopt Resolution 2025-13 – 2025 Fund Balance Policy
 - D. Consider a motion to approve and adopt Resolution 2025-14 – First Responder Recruitment- Retention
 - E. Consider a motion to adopt Ordinance 2025-07 Sewer Use.
 - F. Consider a motion to approve the EAC Grant Application for the North Branch Park Basin MS4 Project
 - G. consideration of the EAC's request to join Bird Town Pennsylvania.
 - H. Discussion of the following Zoning Hearing Board Application:
 - 213 Holly Drive

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.** Cancelled - Parks & Recreation Commission Meeting – Tuesday, December 16th at 7pm.
- B.** Veterans Committee Meeting – Wednesday, December 17th at 6pm.
- C.** Zoning Hearing Board Meeting – Thursday, December 18th at 7pm.
- D.** Township Building Closed at 12pm – Friday, December 19th.
- E.** Cancelled – Planning Commission Meeting – Tuesday, December 23rd at 7pm.
- F.** Township Building Closed – Wednesday, December 24th and Thursday, December 25th.
- G.** Township Building Closed at 1pm – Wednesday, December 31st.
- H.** Township Building Closed – Thursday, January 1st.

10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, January 5th, 2026, 5:30 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at www.newbritaintownship.org.*

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Chief Clowser
DATE: December 15, 2025
RE: Appointment and Administration of Oath of Office for Sergeant

With the retirement of Sergeant Michael Sandt on January 7, 2026, the police department will have an existing vacancy for Sergeant.

The promotion process included a written examination and oral interview to rank the candidates. A follow up interview was conducted by the Chief of Police to assess the candidates. From this process it is recommended that Daniel Gonzalez be appointed to the rank of Sergeant.

STAFF RECOMMENDATION:

Approve a motion to appoint Daniel Gonzalez as Sergeant and have MDJ Regina Armitage administer the Oath of Office.

**BOARD OF SUPERVISORS
MEETING MINUTES
November 17, 2025**

The Board of Supervisors Meeting of New Britain Township was held on Monday, November 17, 2025, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia Jones – Chair, 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:** Cynthia Jones called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments** Cynthia Jones stated that the Board met in Executive Session on October 28th and prior to this meeting, to discuss personnel matters and litigation items.
4. **Presentation/ Public Hearings/ Land Development**

A. Appointment and Administration of Oath of Office for Entry Level Police Officer.

Bridget Kunakorn motioned to follow Chief Clowser's recommendation to swear in Officer Olimpo. Seconded by Bill Jones.

All voted aye, motion carried 5-0.

MDJ Regina Armitage administered the Oath of Office with Officer Olimpo, swearing her in as an Entry level Police Officer to the New Britain Township Police Department.

5. Motion to Consider Consent Agenda

Stephanie Shortall moved, seconded by MaryBeth McCabe, to approve the Consent Agenda:

- A. Approve Minutes of October 20th, 2025, Board of Supervisors Meeting.
- B. Approve Minutes of October 28th, 2025, Board of Supervisors Meeting.
- C. Approve Regular Bill List as Follows:
 - Dated October 30, 2025, In the amount of \$27,983.29.
 - Dated November 12, 2025, In the amount of \$81,208.70.
- D. Approve Prepaid Bill List as Follows:
 - Dated October 23, 2025, In the amount of \$374,518.36.
 - Dated October 30, 2025, In the amount of \$21,418.10.
 - Dated November 6, 2025, In the amount of \$19,582.82.
 - Dated November 12, 2025, In the amount of \$10,626.84.
- E. Approve Escrow Release #13 (Final) to Hallmark Homes – Mill Ridge, LLC in the amount of \$84,970.84.

There were no public comments.

All voted aye, motion carried 5-0.

6. Action Items

A. Consider a motion to approve the Preliminary 2026 Budget.

Bill Jones motioned to approve the Preliminary 2026 Budget. Seconded by Bridget Kunakorn.

Mary Margaret Briggs asked for clarification on the earned income difference currently shown. Dan Fox explained the timing of when we receive the payments and how they are reflected on the finance reports.

Deb Rendon asked for the salary percentage increase for uniform and non-uniform employees. Dan Fox stated that it is 3.5% for each.

Terry Young asked if there was a way to measure the success of the NBT budget against other Townships. Dan Fox stated that while we can compare broadly, it's challenging due to the various factors of each Township.

All voted aye, motion carried 5-0.

B. Consider a motion to advertise the Sewer Use Ordinance.

Bill Jones motioned to advertise the Sewer Use Ordinance. Seconded by MaryBeth McCabe.

No public comment.

All voted aye, motion carried 5-0.

C. Discuss the recommendation from the Environmental Advisory Council regarding Data Centers.

The Board of Supervisors took no action.

Kathleen Davis commented that she provided the BOS with a model ordinance as a reference point for NBT.

Terry Young suggested that research into brown field development needs to be considered along with data centers.

D. Consider a motion to authorize to direct the Solicitor to draft and advertise an Ordinance concerning Supervisors compensation pursuant to Act 94 of 2024.

This matter was tabled.

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.
- Alex Mullin described that the Park & Rec department has been keeping up with the weather and maintaining the parks. They have also been preparing for the upcoming Santa House event which will take place at North Branch Park.
- Dan Fox explained that Public Works department had been maintaining storm sewer systems, re-grading of swales, and completing work around Keller Road Bridge.
- Chief Clowser discussed the recent projects going on within the Police Department and said that they will be promoting an officer to Sergeant soon.

B. Engineer's Report.

- Craig Kennard gave an update on the November report and the various projects the Township has been working on. He also described upcoming projects and progress within current developments.

C. Board of Supervisor's Comment

- Bridget Kunakorn wanted to thank all who participated and helped with the Veterans Day ceremony. She is also hosting a donation drive at the Township Building for the Code Blue Shelter.
- MaryBeth McCabe echoed Bridget's statements.
- Bill Jones promoted the upcoming Santa House event.
- Stephanie Shortall echoed all Supervisors' statements.
- Cynthia Jones thanked the Veterans, thanked those who participated in the Elections, and wished all a happy Thanksgiving.

8. Public Comment

- Mary Margaret Briggs commented that she attended the Bristol Road Extension public meeting and has provided the representatives at the meeting with the native plant list so that it could be ensured they developers are following the proper guidelines when building within the Township.
- Wendy Bingaman discussed with the Board the plans, if any, for Keller Road bridge. She explained the recent history with the bridge and the noise the bridge makes when cars go over it. She knows that the Township has completed work due to the most recent PennDOT and DEP reports, but Wendy would like the BOS to investigate how to remedy the noise issue.
- Deb Rendon commented that Keller Road is dangerous and that it may benefit the Township to close the road entirely.
- Kathleen David expressed concerns over the lack of topsoil left at the Mill Ridge

development and that the developer was not adhering to their contract. Kathleen asked that this be investigated.

9. Announcements

Fall Yard Waste Collection – Township Building – Tuesday, November 18th through Saturday, November 22nd.

Parks & Recreation Commission Meeting – Tuesday, November 18th at 7pm.

Cancelled - Veterans Committee Meeting – Wednesday, November 19th at 6pm.

Zoning Hearing Board Meeting – Thursday, November 20th at 7pm.

Cancelled – Planning Commission Meeting – Tuesday, November 25th at 7pm.

Township Building Closing Early– Wednesday, November 26th at 1pm.

Township Building Closed – Thursday November 27th and Friday, November 28th.

Cancelled – Board of Supervisors Meeting – Monday, December 1st at 7pm.

American Red Cross Blood Drive – Township Building – Tuesday, December 2nd 10am – 3pm.

Environmental Advisory Council Meeting – Wednesday, December 3rd at 7pm.

Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, December 10th at 10am.

Santa House – North Branch Park – Friday, December 12th and Saturday, December 13th from 5pm-7pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, December 15th, 2025, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

10. Adjournment

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

The Board unanimously adjourned the meeting at 8:47 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Attest: _____
Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 10, 2025
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated November 25, 2025, in the amount of \$19,649.30.

Attest: _____

Date: _____

11:30 AM

Bill List By Vendor Name

Page No: 2

Vendor #	Name
PO #	PO Date Description
Item Description	Amount Contract PO Type Acct Type Description Stat/Chk First Rcvd Chk/Void Invoice 1099 Exc1
FLAGE005 FLAGER & ASSOCIATES, P.C.	
25001553 11/21/25 LEGAL EXPENSES	
1 LEGAL EXPENSES	595.00 01-414-310 E LEGAL, PLNG & ZONING R 11/21/25 11/21/25 7227 N
2 LEGAL EXPENSES	382.50 01-414-310 E LEGAL, PLNG & ZONING R 11/21/25 11/21/25 7228 N
3 LEGAL EXPENSES	425.00 90-414-451 E LEGAL BILLED R 11/21/25 11/21/25 7229 N
Tracking Id: 2025-PA-01 5 NEW GALENA GRANITE CREEK PROP PRE APPLICATION	
4 LEGAL EXPENSES	2,550.00 90-414-451 E LEGAL BILLED R 11/21/25 11/21/25 7230 N
Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS	
5 LEGAL EXPENSES	127.50 90-414-451 E LEGAL BILLED R 11/21/25 11/21/25 7231 N
Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ	
6 LEGAL EXPENSES	127.50 90-414-451 E LEGAL BILLED R 11/21/25 11/21/25 7232 N
Tracking Id: 2025-LD-03 56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)	
7 LEGAL EXPENSES	425.00 90-414-451 E LEGAL BILLED R 11/21/25 11/21/25 7233 N
Tracking Id: 17-2000-00 (ADDRESS) HALLMARK MILL RDGE SUBDV/ASSALTRCT	
8 LEGAL EXPENSES	3,420.00 01-404-310 E SOLICITOR/GENERAL SERVICES R 11/21/25 11/21/25 7223 N
9 LEGAL EXPENSES	1,462.50 01-414-310 E LEGAL, PLNG & ZONING R 11/21/25 11/21/25 7223 N
10 LEGAL EXPENSES	1,102.50 01-414-317 E CODIFICATION/UPDATES R 11/21/25 11/21/25 7223 N
	10,617.50
Vendor Total:	10,617.50
GALLS010 GALLS, LLC	
25001511 10/31/25 UNIFORM	
1 UNIFORM	11.05 01-410-241 E UNIFORMS/VESTS R 10/31/25 10/31/25 033023644 N
25001538 11/03/25 UNIFORM	
1 UNIFORM	195.15 01-410-241 E UNIFORMS/VESTS R 11/03/25 11/03/25 033040953 N
25001561 11/12/25 UNIFORM	
1 UNIFORM	39.71 01-410-241 E UNIFORMS/VESTS R 11/12/25 11/12/25 033133082 N
2 UNIFORM	18.80 01-410-241 E UNIFORMS/VESTS R 11/12/25 11/12/25 033119281 N
3 UNIFORM	19.70 01-410-241 E UNIFORMS/VESTS R 11/12/25 11/12/25 033094330 N
4 UNIFORM	42.36 01-410-241 E UNIFORMS/VESTS R 11/12/25 11/12/25 033087265 N
5 UNIFORM	184.06 01-410-241 E UNIFORMS/VESTS R 11/12/25 11/12/25 033087252 N
	304.63
Vendor Total:	510.83

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
GORDO010 GORDON FLORIST INC.												
25001544	11/06/25	TWO - VETERANS DAY WREATH										
1 TWO - VETERANS DAY WREATH			182.00	07-454-318		E VETERAN'S MEMORIAL	R	11/06/25	11/06/25		001175	N
Vendor Total:			182.00									
INTER070 INTERNATIONAL CODE COUNCIL INC												
25001537	09/01/25	MEMBERSHIP/R. TESCHNER										
1 MEMBERSHIP/R. TESCHNER			170.00	01-413-319		E GENERAL EXPENSE AND TRAINING	R	09/01/25	11/19/25		Q15.000035929	N
Vendor Total:			170.00									
LEGAL005 LEGAL & LIABILITY RISK MGMT												
25001556	11/14/25	TRAINING - K PEFFALL										
1 TRAINING - K PEFFALL			350.00	01-410-181		E EDUCATION/TRAINING IN SERVICE	R	11/14/25	11/14/25		255866	N
Vendor Total:			350.00									
MCDON010 MCDONALD UNIFORM COMPANY												
25001557	11/19/25	UNIFORM										
1 UNIFORM			35.07	01-410-241		E UNIFORMS/VESTS	R	11/19/25	11/19/25		251678-01	N
25001559	11/21/25	UNIFORM										
1 UNIFORM			276.75	01-410-241		E UNIFORMS/VESTS	R	11/21/25	11/21/25		254285	N
Vendor Total:			311.82									
NYCOC010 NYCO CORPORATION												
25001510	11/13/25	HYDRO FITTINGS										
1 HYDRO FITTINGS			148.56	01-437-300		E VEHICLE REPAIRS	R	11/13/25	11/13/25		256053	N
25001539	11/18/25	DOZER PARTS										
1 DOZER PARTS			66.30	01-437-300		E VEHICLE REPAIRS	R	11/18/25	11/18/25		256165	N
Vendor Total:			214.86									

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			
PERF0005 PERF														
25001540	11/12/25	2026 PERF MEMBER DUES												
1	2026	PERF MEMBER DUES	270.00	01-410-420	E PUBLICATIONS/SUBSCRIPTIONS	R	11/12/25	11/12/25		111225	N			
Vendor Total:			270.00											
RICHT010 RICHTER DRAFTING & OFFICE SUPP														
25001558	11/19/25	OFFICE SUPPLIES												
1		OFFICE SUPPLIES	148.32	01-410-200	E OFFICE SUPPLIES	R	11/19/25	11/19/25		WO-16178-1	N			
Vendor Total:			148.32											
ROSES005 ROSE SCHWALM														
25001552	11/21/25	112025 ZONING HEARING												
1	112025	ZONING HEARING	180.00	01-414-141	E ZONING HEARING BOARD	R	11/21/25	11/21/25		040	N			
Vendor Total:			180.00											
WILLO010 WILLOW TREE & LANDSCAPE SERVIC														
25001542	11/18/25	TREE REMOVAL												
1		TREE REMOVAL	4,025.00	01-455-370	E TREE MAINTENANCE	R	11/18/25	11/18/25		41971-I	N			
Vendor Total:			4,025.00											
Total Purchase Orders: 20 Total P.O. Line Items: 33 Total List Amount: 19,649.30 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	15,812.30	0.00	15,812.30	0.00	0.00	15,812.30
PARKS & RECREATION FUND:	5-07	182.00	0.00	182.00	0.00	0.00	182.00
ESCROW:	5-90	3,655.00	0.00	3,655.00	0.00	0.00	3,655.00
Total of All Funds:		<u>19,649.30</u>	<u>0.00</u>	<u>19,649.30</u>	<u>0.00</u>	<u>0.00</u>	<u>19,649.30</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	15,812.30	0.00	15,812.30	0.00	0.00	15,812.30
PARKS & RECREATION FUND:	07	182.00	0.00	182.00	0.00	0.00	182.00
ESCROW:	90	3,655.00	0.00	3,655.00	0.00	0.00	3,655.00
Total of All Funds:		<u>19,649.30</u>	<u>0.00</u>	<u>19,649.30</u>	<u>0.00</u>	<u>0.00</u>	<u>19,649.30</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	15,812.30	0.00	0.00	0.00	15,812.30
PARKS & RECREATION FUND:	5-07	182.00	0.00	0.00	0.00	182.00
ESCROW:	5-90	3,655.00	0.00	0.00	0.00	3,655.00
Total of All Funds:		<u>19,649.30</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>19,649.30</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 10, 2025
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated December 10, 2025, in the amount of \$96,140.20.

Attest: _____

Date: _____

Page No: 1

Rcvd Batch Id Range: KG1202RG to KG1202RG

[illegible]

December 10, 2025
09:24 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
CURTI040 CURTIN & HEEFNER, LLP										
	25001657 12/04/25 EMPLOYMENT MATTERS									
	1 EMPLOYMENT MATTERS		1,081.00	01-404-310		E SOLICITOR/GENERAL SERVICES	R	12/04/25 12/04/25	10169100	N
	Vendor Total:		1,081.00							
EDISO005 EDISON QUARRY INC										
	25001616 12/01/25 DEBRIS REMOVAL									
	1 DEBRIS REMOVAL		350.00	01-436-400		E DIRT & DEBRIS REMOVAL	R	12/01/25 12/01/25	120125	N
	Vendor Total:		350.00							
EDMUN030 EDMUNDS GOVTECH										
	25001621 10/01/25 2026 SOFTWARE MAINTENANCE									
	1 2026 SOFTWARE MAINTENANCE		5,489.91	01-400-741		E COMPUTER HARDWARE/SOFTWARE/LICENSES	R	10/01/25 10/01/25	26-IN0842	N
	Vendor Total:		5,489.91							
ESTAB005 ESTABLISHED TRAFFIC CONTROL										
	25001641 11/26/25 STREET SIGNS									
	1 STREET SIGNS		637.50	01-433-200		E STREET SIGNS	R	11/26/25 11/26/25	26335	N
	Vendor Total:		637.50							
GALLS010 GALLS, LLC										
	25001617 11/19/25 UNIFORM									
	1 UNIFORM		123.22	01-410-241		E UNIFORMS/VESTS	R	11/19/25 11/19/25	033213247	N
	2 UNIFORM		100.51	01-410-241		E UNIFORMS/VESTS	R	11/19/25 11/19/25	033165572	N
			223.73							
	Vendor Total:		223.73							
GANNE005 GANNETT PA LOCALIQ										
	25001566 11/30/25 ADVERTISING									
	1 ADVERTISING		1,127.15	01-400-340		E ADVERTISING/PRINTING	R	11/30/25 11/30/25	0007422105	N
	Vendor Total:		1,127.15							

December 10, 2025
09:24 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	Exc1		
GILMO010 GILMORE & ASSOCIATES INC.													
25001600	11/23/25	ENGINEERING SERVICES											
1	ENGINEERING SERVICES	497.75	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513976	N		
	Tracking Id: 15-1600-00	324 SCHOOLHOUSE RD - HOLLY PROP CLAUSER TREE SERV											
2	ENGINEERING SERVICES	288.75	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513977	N		
	Tracking Id: 16-1300-00	TOWNSHIP LN/WALTERS RD - MAR MAR BLDERS - 7 HOMES											
3	ENGINEERING SERVICES	1,714.08	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513978	N		
	Tracking Id: 17-1100-00	84 SCHOOLHOUSE - HALLMARK											
4	ENGINEERING SERVICES	1,186.50	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513979	N		
	Tracking Id: 18-0100-02	38 E PEACE VALLEY (FKA 123 CREEK RD)-LABROZZI											
5	ENGINEERING SERVICES	180.00	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513980	N		
	Tracking Id: 19-1600-00	98 RAILROAD AVE - RAILROAD 3 LLC/RONDEAU BROS LLC											
6	ENGINEERING SERVICES	2,931.25	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513981	N		
	Tracking Id: 20-1000-00	1 HIGHPOINT DRIVE - METRPN SERV GRP/FOX HOMES											
7	ENGINEERING SERVICES	221.88	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513982	N		
	Tracking Id: 2022-12537	55 CURLEY MILL RD - ED MORTIMER											
8	ENGINEERING SERVICES	1,040.00	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513983	N		
	Tracking Id: 2025-ZP-01	315 OLD LIMEKILN 2 LOTS NO ADDRESS TRIUMPH											
9	ENGINEERING SERVICES	2,361.21	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513984	N		
	Tracking Id: 20-1600-00	DOLLY LANE - PRIME DEVLPR/PRIME BLDERS BENNER SUBDIV											
10	ENGINEERING SERVICES	4,008.75	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513985	N		
	Tracking Id: 2023-13521	654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY											
11	ENGINEERING SERVICES	1,176.25	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513987	N		
	Tracking Id: 2023-13148	84 CURLEY MILL RD - A&L KILMENKO/SILVER OAK VLG											
12	ENGINEERING SERVICES	1,501.25	01-414-313	E ENGINEERING PLANNING/ZONING	R	11/23/25	11/23/25			PS-INV2513988	N		
13	ENGINEERING SERVICES	1,955.78	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513989	N		
	Tracking Id: 2024-13470	CNTY LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00											
14	ENGINEERING SERVICES	3,765.00	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513990	N		
	Tracking Id: 2024-31-Z	545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS											
15	ENGINEERING SERVICES	2,626.25	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513991	N		
	Tracking Id: 2023-12917	140 UPPER CHURCH RD - CASADONTI - SKETCH											
16	ENGINEERING SERVICES	883.50	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513992	N		
	Tracking Id: 2023-12977	4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN											
17	ENGINEERING SERVICES	813.75	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513993	N		
	Tracking Id: 2024-13573	753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN											
18	ENGINEERING SERVICES	328.75	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513994	N		
	Tracking Id: 2024-32-Z	BARRY ROAD W.B.HOMES/CAVENDISH ACQ											
19	ENGINEERING SERVICES	135.00	90-414-311	E ENGINEERING BILLED	R	11/23/25	11/23/25			PS-INV2513995	N		

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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
GILMO010 GILMORE & ASSOCIATES INC. Continued												
25001600 11/23/25 ENGINEERING SERVICES Continued												
Tracking Id: 2025-ZP-02 226 CHAPMAN RD BUCKS COUNTY												
20	ENGINEERING SERVICES	2,941.25	01-414-313		E ENGINEERING PLANNING/ZONING	R	11/23/25	11/23/25		PS-INV2513996	N	
21	ENGINEERING SERVICES	7,576.25	90-414-311		E ENGINEERING BILLED	R	11/23/25	11/23/25		PS-INV2513997	N	
Tracking Id: 2025-LD-03 56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)												
22	ENGINEERING SERVICES	1,906.25	90-414-311		E ENGINEERING BILLED	R	11/23/25	11/23/25		PS-INV2513998	N	
Tracking Id: 2025-LD-05 400 HIGHPOINT DR PENNTEX CONSTR SALDO												
23	ENGINEERING SERVICES	2,095.00	90-414-311		E ENGINEERING BILLED	R	11/23/25	11/23/25		PS-INV2513999	N	
Tracking Id: 2025-LD-07 115 CURLEY MILL RD TOSSONA SKETCH PLAN												
24	ENGINEERING SERVICES	326.25	90-414-311		E ENGINEERING BILLED	R	11/23/25	11/23/25		PS-INV2514000	N	
Tracking Id: 15-0900-00 ESTATES AT JULIUS FARM (MAURER TRACT) MUN JOB												
25	ENGINEERING SERVICES	525.00	18-436-367		E NPDES COMPLIANCE	R	11/23/25	11/23/25		PS-INV2514001	N	
26	ENGINEERING SERVICES	5,328.75	01-414-313		E ENGINEERING PLANNING/ZONING	R	11/23/25	11/23/25		PS-INV2513986	N	
27	ENGINEERING SERVICES	628.19	18-436-367		E NPDES COMPLIANCE	R	11/23/25	11/23/25		PS-INV2514002	N	
28	ENGINEERING SERVICES	106.40	18-436-367		E NPDES COMPLIANCE	R	11/23/25	11/23/25		PS-INV2514003	N	
29	ENGINEERING SERVICES	7,242.50	01-408-100		E GENERAL ENGINEERING	R	11/23/25	11/23/25		PS-INV2514004	N	
		56,291.54										
Vendor Total:		56,291.54										
HKMAT010 H & K MATERIALS												
25001571 11/22/25 MATERIALS												
1	MATERIALS	257.29	01-438-820		E PATCHING/CORE SAMPLES	R	11/22/25	11/22/25		50081	N	
25001638 11/30/25 MATERIALS												
1	MATERIALS	62.37	01-438-820		E PATCHING/CORE SAMPLES	R	11/30/25	11/30/25		50168	N	
Vendor Total:		319.66										
HABER010 H.A. BERKHEIMER INC.												
25001639 11/28/25 COMMISSION FEE NOVEMBER 2025												
1	COMMISSION FEE NOVEMBER 2025	9.27	04-403-370		E EIT TAX COLLECTOR EXPENSE	R	11/28/25	11/28/25		OST 112825	N	
25001640 11/28/25 COMMISSION FEE NOVEMBER 2025												
1	COMMISSION FEE NOVEMBER 2025	37.81	01-403-370		E EIT/EMST COLLECTOR	R	11/28/25	11/28/25		EIT 112825	N	
Vendor Total:		47.08										

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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
HOMED010 HOME DEPOT CREDIT SERVICES					
25001642 11/28/25 SUPPLIES					
1 SUPPLIES	183.85 01-438-460	E GENERAL EXPENSE	R 11/28/25 11/28/25	7350515	N
2 SUPPLIES	65.40 01-438-460	E GENERAL EXPENSE	R 11/28/25 11/28/25	514331	N
3 SUPPLIES	63.59 07-454-300	E ACTIVITIES/PROGRAMS	R 11/28/25 11/28/25	592293	N
4 SUPPLIES	105.43 01-438-460	E GENERAL EXPENSE	R 11/28/25 11/28/25	7030625	N
5 SUPPLIES	159.00 01-400-300	E GENERAL ADMIN EXPENSE	R 11/28/25 11/28/25	3903832	N
6 SUPPLIES	59.98 01-438-460	E GENERAL EXPENSE	R 11/28/25 11/28/25	1518045	N
	637.25				
Vendor Total:	637.25				
LORCO010 LORCO PETROLEUM SERVICES					
25001606 12/01/25 OIL FILTER/WASHER FLUID					
1 OIL FILTER/WASHER FLUID	188.75 01-437-300	E VEHICLE REPAIRS	R 12/01/25 12/01/25	2058222-IN	N
Vendor Total:	188.75				
MCDON010 MCDONALD UNIFORM COMPANY					
25001659 12/05/25 UNIFORM					
1 UNIFORM	150.77 01-410-241	E UNIFORMS/VESTS	R 12/05/25 12/05/25	246079-90	N
2 UNIFORM	63.41 01-410-241	E UNIFORMS/VESTS	R 12/05/25 12/05/25	254917	N
3 UNIFORM	70.09 01-410-241	E UNIFORMS/VESTS	R 12/05/25 12/05/25	254918	N
	284.27				
Vendor Total:	284.27				
NYCOC010 NYCO CORPORATION					
25001647 12/08/25 TRUCK PARTS - 48-27					
1 TRUCK PARTS - 48-27	53.83 01-437-300	E VEHICLE REPAIRS	R 12/08/25 12/08/25	256635	N
Vendor Total:	53.83				
ORDER010 ORDER OF ST PAUL					
25001649 12/04/25 RETURN OF ESCROW					
1 RETURN OF ESCROW	5,000.00 90-414-600	E REFUND OF ESCROW	R 12/04/25 12/04/25	120425	N

Vendor #	Name	Contract	PO Type	First	Rcvd	Chk/Void	1099
PO #	PO Date	Description	Amount	Charge	Account	Acct Type	Description
Item Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc1	
ORDER010	ORDER OF ST PAUL	Continued					
25001649	12/04/25	RETURN OF ESCROW		Continued			
Tracking Id: 2023-13521 654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY							
Vendor Total:	5,000.00						
PACHI010	PA CHIEFS OF POLICE ASSOC						
25001658	12/07/25	MEMBERSHIP RENEWAL					
1 MEMBERSHIP RENEWAL	150.00	01-410-420	E PUBLICATIONS/SUBSCRIPTIONS	R	12/07/25	12/07/25	22510 N
Vendor Total:	150.00						
PERKI010	PERKIOMEN PERFORMANCE INC.						
25001615	12/03/25	SALT SPREADER PARTS					
1 SALT SPREADER PARTS	169.89	01-437-300	E VEHICLE REPAIRS	R	12/03/25	12/03/25	25-1053 N
Vendor Total:	169.89						
RICHT010	RICHTER DRAFTING & OFFICE SUPP						
25001660	12/02/25	MOBILE SHRED					
1 MOBILE SHRED	130.00	01-410-250	E GENERAL EXPENSE	R	12/02/25	12/02/25	IN-10145 N
Vendor Total:	130.00						
RUSSE005	RUSSELL P. SACCO, LLC						
25001569	11/24/25	ZONING LEGAL SERVICES					
1 ZONING LEGAL SERVICES	1,520.00	01-414-310	E LEGAL, PLNG & ZONING	R	11/24/25	11/24/25	6521 N
Vendor Total:	1,520.00						
SOSME005	SOSMETAL PRODUCTS INC.						
25001570	11/18/25	SHOP SUPPLIES					
1 SHOP SUPPLIES	82.07	01-438-460	E GENERAL EXPENSE	R	11/18/25	11/18/25	1598966 N
Vendor Total:	82.07						

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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	Stat/Chk	First	Rcvd	Chk/Void	1099
	Item Description	Amount	Charge Account	Acct Type	Description		Enc Date	Date	Date Invoice	Excl
THEN005 THE NORWOOD COMPANY										
	25001650 12/05/25 RETURN OF ESCROW									
	1 RETURN OF ESCROW	2,034.12	90-414-600		E REFUND OF ESCROW	R	12/05/25	12/05/25	120525	N
	Vendor Total:	2,034.12								
UNITE010 UNITED INSPECTION AGENCY INC.										
	25001568 11/19/25 OUTSIDE INSPECTIONS									
	1 OUTSIDE INSPECTIONS	365.00	01-413-122		E OUTSIDE INSPECTIONS	R	11/19/25	11/19/25	169257	N
	25001661 12/03/25 OUTSIDE INSPECTIONS									
	1 OUTSIDE INSPECTIONS	275.00	01-413-122		E OUTSIDE INSPECTIONS	R	12/03/25	12/03/25	169626	N
	Vendor Total:	640.00								
WEHRU010 WEHRUNG'S										
	25001648 11/30/25 MATERIALS									
	1 MATERIALS	33.98	01-438-460		E GENERAL EXPENSE	R	11/30/25	11/30/25	28845	N
	2 MATERIALS	18.07	01-438-460		E GENERAL EXPENSE	R	11/30/25	11/30/25	28908	N
	3 MATERIALS	29.88	01-438-460		E GENERAL EXPENSE	R	11/30/25	11/30/25	28934	N
	4 MATERIALS	30.88	01-438-460		E GENERAL EXPENSE	R	11/30/25	11/30/25	29004	N
		112.81								
	Vendor Total:	112.81								
WITME010 WITMER PUBLIC SAFETY GROUP, INC										
	25001618 11/24/25 UNIFORM									
	1 UNIFORM	102.38	01-410-241		E UNIFORMS/VESTS	R	11/24/25	11/24/25	INV786049	N
	2 UNIFORM	109.12	01-410-241		E UNIFORMS/VESTS	R	11/24/25	11/24/25	INV786592	N
	3 UNIFORM	1,135.06	01-410-241		E UNIFORMS/VESTS	R	11/24/25	11/24/25	INV786065	N
		1,346.56								
	Vendor Total:	1,346.56								

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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
Y-PER010 Y-PERS													
25001567	11/26/25 UNIFORMS												
1	UNIFORMS	178.00	01-430-241		E	UNIFORM EXPENSE		R	11/26/25	11/26/25		0210758-IN	N
Vendor Total:		178.00											
Total Purchase Orders: 32 Total P.O. Line Items: 73 Total List Amount: 96,140.20 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	49,734.93	0.00	49,734.93	20.50	0.00	49,755.43
LAND PRESERVATION FUND:	5-04	9.27	0.00	9.27	0.00	0.00	9.27
PARKS & RECREATION FUND:	5-07	63.59	0.00	63.59	0.00	0.00	63.59
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	1,259.59	0.00	1,259.59	0.00	0.00	1,259.59
ESCROW:	5-90	45,052.32	0.00	45,052.32	0.00	0.00	45,052.32
Total of All Funds:		96,119.70	0.00	96,119.70	20.50	0.00	96,140.20

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
	01	49,734.93	0.00	49,734.93	20.50	0.00	49,755.43
LAND PRESERVATION FUND:	04	9.27	0.00	9.27	0.00	0.00	9.27
PARKS & RECREATION FUND:	07	63.59	0.00	63.59	0.00	0.00	63.59
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	1,259.59	0.00	1,259.59	0.00	0.00	1,259.59
ESCROW:	90	45,052.32	0.00	45,052.32	0.00	0.00	45,052.32
Total of All Funds:		96,119.70	0.00	96,119.70	20.50	0.00	96,140.20

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	49,734.93	0.00	0.00	0.00	49,734.93
LAND PRESERVATION FUND:	5-04	9.27	0.00	0.00	0.00	9.27
PARKS & RECREATION FUND:	5-07	63.59	0.00	0.00	0.00	63.59
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	1,259.59	0.00	0.00	0.00	1,259.59
ESCROW:	5-90	45,052.32	0.00	0.00	0.00	45,052.32
Total of All Funds:		<u>96,119.70</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>96,119.70</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 10, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated November 20, 2025, in the amount of \$161,866.06.

Attest: _____

Date: _____

November 20, 2025
11:41 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
Rcvd Batch Id Range: KG1117PD to KG1117PD

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

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
ANTHO030 ANTHONY PASSERINI																
25001533	11/19/25	2025	MEDICAL REIMBURSEMENT													
1	2025	MEDICAL REIMBURSEMENT	2,500.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS		R	11/19/25	11/19/25					111925	N
Vendor Total:			2,500.00													
ARMOU010 ARMOUR & SONS ELECTRIC I																
25001530	11/10/25	TRAFFIC SIGNAL MAINTENANCE														
1	TRAFFIC SIGNAL MAINTENANCE	328.80	01-433-310		E TRAFFIC SIGNAL MAINTENANCE		R	11/10/25	11/10/25						910046994	N
Vendor Total:			328.80													
DELA020 DEL VALL PROP & LIABILITY TRST																
25001527	09/30/25	PROPERTY & LIABILITY TRST														
1	PROPERTY & LIABILITY TRST	13,246.84	01-400-352		E LIABILITY/PROPERTY INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
2	PROPERTY & LIABILITY TRST	14,412.22	01-410-352		E LAW ENFORCEMENT LIABILITY		R	09/30/25	09/30/25						PREM25-NBRITT4	N
3	PROPERTY & LIABILITY TRST	189.33	01-413-352		E LIABILITY INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
4	PROPERTY & LIABILITY TRST	113.05	01-414-352		E LIABILITY INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
5	PROPERTY & LIABILITY TRST	1,098.52	01-430-352		E LIABILITY INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
6	PROPERTY & LIABILITY TRST	242.45	07-454-352		E LIABILITY INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
7	PROPERTY & LIABILITY TRST	223.26	01-413-351		E AUTO INSURANCE/ADMIN-INSPEC VEH.		R	09/30/25	09/30/25						PREM25-NBRITT4	N
8	PROPERTY & LIABILITY TRST	3,715.85	01-410-351		E VEHICLE INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
9	PROPERTY & LIABILITY TRST	5,210.98	01-430-351		E VEHICLE INSURANCE		R	09/30/25	09/30/25						PREM25-NBRITT4	N
			38,452.50													
Vendor Total:			38,452.50													
DELA040 DELAWARE VALLEY WORKERS' COMP																
25001528	10/01/25	WORKERS COMP INSURANCE														
1	WORKERS COMP INSURANCE	86.24	01-400-354		E WORKER'S COMPENSATION/ADMIN		R	10/01/25	10/01/25						WCPREM25-NBRIT4	N
2	WORKERS COMP INSURANCE	14,337.24	01-410-354		E WORKERS COMPENSATION		R	10/01/25	10/01/25						WCPREM25-NBRIT4	N
3	WORKERS COMP INSURANCE	107.80	01-411-100		E EMS WORKERS COMP		R	10/01/25	10/01/25						WCPREM25-NBRIT4	N

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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
DELAW040 DELAWARE VALLEY WORKERS' COMP Continued												
25001528	10/01/25	WORKERS COMP INSURANCE		Continued								
4		WORKERS COMP INSURANCE	172.47	01-413-354	E WORKERS COMPENSATION	R	10/01/25	10/01/25		WCPREM25-NBRIT4	N	
5		WORKERS COMP INSURANCE	6,856.00	01-430-354	E WORKERS COMPENSATION	R	10/01/25	10/01/25		WCPREM25-NBRIT4	N	
			21,559.75									
Vendor Total:			21,559.75									
DVHT010 DVHT												
25001529	11/01/25	HEALTH INSURANCE										
1		HEALTH INSURANCE	4,617.29	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	11/01/25	11/01/25		30349	N	
2		HEALTH INSURANCE	6,528.43	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	11/01/25	11/01/25		30349	N	
3		HEALTH INSURANCE	3,709.95	01-402-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	11/01/25	11/01/25		30349	N	
4		HEALTH INSURANCE	49,164.75	01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	11/01/25	11/01/25		30349	N	
5		HEALTH INSURANCE	4,483.61	01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	11/01/25	11/01/25		30349	N	
6		HEALTH INSURANCE	1,175.33	01-414-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	11/01/25	11/01/25		30349	N	
7		HEALTH INSURANCE	12,760.57	01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	11/01/25	11/01/25		30349	N	
8		HEALTH INSURANCE	7,293.84	07-454-151	E MEDICAL/DENTAL INSURANCE	R	11/01/25	11/01/25		30349	N	
			89,733.77									
Vendor Total:			89,733.77									
FOLEY005 FOLEY INC												
25001531	11/06/25	SKID STEER - KELLER RD BRIDGE										
1		SKID STEER - KELLER RD BRIDGE	713.00	18-436-367	E NPDES COMPLIANCE	R	11/06/25	11/06/25		INV0684880	N	
Vendor Total:			713.00									
GEORG040 GEORGE ALLEN PORTABLE TOILETS												
25001515	11/11/25	PORTABLE TOILETS/PARKS										
1		PORTABLE TOILETS/PARKS	70.00	07-454-360	E UTILITIES	R	11/11/25	11/11/25		I244683	N	
2		PORTABLE TOILETS/PARKS	70.00	07-454-360	E UTILITIES	R	11/11/25	11/11/25		I244684	N	
3		PORTABLE TOILETS/PARKS	198.00	07-454-360	E UTILITIES	R	11/11/25	11/11/25		I244681	N	
4		PORTABLE TOILETS/PARKS	396.00	07-454-360	E UTILITIES	R	11/11/25	11/11/25		I244680	N	
			734.00									
Vendor Total:			734.00									

Vendor #	Name
PO #	PO Date Description Contract PO Type
Item Description	Amount Charge Account Acct Type Description Stat/chk Enc Date Rcvd Date Chk/Void Date Invoice
	1099 Excl
TRAIS005	TRAI SR, LLC
25001517	09/30/25 DATA REQUESTS/COLLECTION
1 DATA REQUESTS/COLLECTION	1,100.00 01-414-319 E COMPUTER SOFTWARE AND SERVICES R 09/30/25 10/20/25 3913 N
Vendor Total:	1,100.00
VERIZ010	VERIZON
25001526	11/05/25 POLICE INTERNET
1 POLICE INTERNET	289.59 01-410-320 E COMMUNICATIONS R 11/05/25 11/05/25 0001-17 110525 N
Vendor Total:	289.59
VERIZ065	WIRELESS LLC
25001525	11/12/25 CRIMINAL INVESTIGATION
1 CRIMINAL INVESTIGATION	125.00 01-410-250 E GENERAL EXPENSE R 11/12/25 11/12/25 9022418091 N
Vendor Total:	125.00

Total Purchase Orders: 22 Total P.O. Line Items: 44 Total List Amount: 161,866.06 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	151,964.02	0.00	151,964.02	0.00	0.00	151,964.02
PARKS & RECREATION FUND:	5-07	8,270.29	0.00	8,270.29	0.00	0.00	8,270.29
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	1,631.75	0.00	1,631.75	0.00	0.00	1,631.75
Total Of All Funds:		161,866.06	0.00	161,866.06	0.00	0.00	161,866.06

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	151,964.02	0.00	151,964.02	0.00	0.00	151,964.02
PARKS & RECREATION FUND:	07	8,270.29	0.00	8,270.29	0.00	0.00	8,270.29
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	1,631.75	0.00	1,631.75	0.00	0.00	1,631.75
Total of All Funds:		<u>161,866.06</u>	<u>0.00</u>	<u>161,866.06</u>	<u>0.00</u>	<u>0.00</u>	<u>161,866.06</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	151,964.02	0.00	0.00	0.00	151,964.02
PARKS & RECREATION FUND:	5-07	8,270.29	0.00	0.00	0.00	8,270.29
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	1,631.75	0.00	0.00	0.00	1,631.75
Total of All Funds:		<u>161,866.06</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>161,866.06</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 10, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated November 25, 2025, in the amount of \$8,098.77.

Attest: _____

Date: _____

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

OK

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

to Last

Rcvd: Y Held: Y Aprv: N

Include Non-Budgeted: Y

Prior Year Only: N

* Means Prior Year Line

Vendor #	Name
----------	------

[illegible][illegible]

Vendor Total: 912.47

25001565	11/13/25	MOBILITY PHONE SERVICE							
1		MOBILITY PHONE SERVICE	87.36	01-400-320	E TELEPHONE/COMMUNICATIONS	R	11/13/25	11/13/25	111325
2		MOBILITY PHONE SERVICE	<u>195.61</u>	01-430-320	E COMMUNICATIONS/MAINT	R	11/13/25	11/13/25	111325
			282.97						

Vendor Total: 282.97

[illegible]

1	2025 HEALTH CLUB REIMB	77.50	01-486-158	E FITNESS REIMBURSEMENT	R	11/25/25	11/25/25	112525	N
---	------------------------	-------	------------	-------------------------	---	----------	----------	--------	---

Vendor Total: 216.49

[illegible]

Vendor Total: 73.58

November 25, 2025
11:29 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
JACOB005	JACOB BOSCOLA														
25001562	11/25/25	2025	MEDICAL REIMBURSEMENT												
1	2025	MEDICAL REIMBURSEMENT	15.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	11/25/25	11/25/25		112525				N
Vendor Total:			15.00												
MARCW005	MARC WEILANDICS														
25001551	11/21/25	2025	MEDICAL REIMBURSEMENT												
1	2025	MEDICAL REIMBURSEMENT	43.82	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	11/21/25	11/21/25		112125				N
Vendor Total:			43.82												
MCCAL005	MCCALLION TEMPS, INC														
25001554	11/21/25	STAFFING SERVICES													
1	STAFFING SERVICES	495.72	01-402-131		E SALARY/ADMIN ASST T.P.	R	11/21/25	11/21/25		12951					N
Vendor Total:			495.72												
REPUB005	REPUBLIC SERVICES #320														
25001546	11/15/25	TRASH SERVICES													
1	TRASH SERVICES	265.78	01-437-360		E HEAT AND UTILITIES	R	11/15/25	11/15/25		0320-004621361					N
2	TRASH SERVICES	242.88	01-409-360		E UTILITIES	R	11/15/25	11/15/25		0320-004621361					N
3	TRASH SERVICES	242.88	01-410-360		E UTILITIES	R	11/15/25	11/15/25		0320-004621361					N
4	TRASH SERVICES	265.78	07-454-360		E UTILITIES	R	11/15/25	11/15/25		0320-004621361					N
		1,017.32													
Vendor Total:			1,017.32												
SANDRA	SANDRA EZZO														
25001550	11/24/25	2025	MEDICAL REIMBURSEMENT												
1	2025	MEDICAL REIMBURSEMENT	143.45	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	11/24/25	11/24/25		112425				N
Vendor Total:			143.45												
STAND015	STANDARD DIGITAL LEASING														
25001548	11/20/25	ADMIN COPIER													
1	ADMIN COPIER	270.80	01-400-740		E MAJOR EQUIPMENT LEASE/PURCHASE	R	11/20/25	11/20/25		593216355					N

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

[illegible]

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	7,832.99	0.00	7,832.99	0.00	0.00	7,832.99
PARKS & RECREATION FUND:	5-07	265.78	0.00	265.78	0.00	0.00	265.78
Total of All Funds:		8,098.77	0.00	8,098.77	0.00	0.00	8,098.77

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	7,832.99	0.00	7,832.99	0.00	0.00	7,832.99
PARKS & RECREATION FUND:	07	265.78	0.00	265.78	0.00	0.00	265.78
Total of All Funds:		<u>8,098.77</u>	<u>0.00</u>	<u>8,098.77</u>	<u>0.00</u>	<u>0.00</u>	<u>8,098.77</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	7,832.99	0.00	0.00	0.00	7,832.99
PARKS & RECREATION FUND:	5-07	265.78	0.00	0.00	0.00	265.78
Total of All Funds:		<u>8,098.77</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>8,098.77</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 10, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated December 4, 2025, in the amount of \$18,233.80.

Attest: _____

Date: _____

December 4, 2025
12:26 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

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: KG1202PD to KG1202PD

Vendor # Name

PO # PO Date Description

Contract PO Type

Item Description

Amount

Charge Account

Acct Type Description

Stat/Chk

First

Rcvd

Chk/Void

Date

Invoice

1099

Excl

ALEXA015 ALEXANDRIA MULLIN

25001601 12/03/25 JULY - DECEMBER 2025 CELL REIM

1 JULY - DECEMBER 2025 CELL REIM

120.00

01-430-320

E COMMUNICATIONS/MAINT

R

12/03/25

12/03/25

120325

N

Vendor Total:

120.00

AQUAP010 AQUA PENNSYLVANIA

25001575 12/01/25 FIRE HYDRANT RENTAL

1 FIRE HYDRANT RENTAL

62.20

01-411-380

E FIRE HYDRANT RENTALS

R

12/01/25

12/01/25

0416695 120125

N

2 FIRE HYDRANT RENTAL

186.60

01-411-380

E FIRE HYDRANT RENTALS

R

12/01/25

12/01/25

1065967 120125

N

3 FIRE HYDRANT RENTAL

1,150.70

01-411-380

E FIRE HYDRANT RENTALS

R

12/01/25

12/01/25

0408962 120125

N

1,399.50

Vendor Total:

1,399.50

ARMOU010 ARMOUR & SONS ELECTRIC I

25001580 11/25/25 TRAFFIC SIGNAL MAINTENANCE

1 TRAFFIC SIGNAL MAINTENANCE

177.50

01-433-310

E TRAFFIC SIGNAL MAINTENANCE

R

11/25/25

11/25/25

910047159

N

25001581 11/28/25 TRAFFIC SIGNAL MAINTENANCE

1 TRAFFIC SIGNAL MAINTENANCE

1,080.00

01-434-300

E STREET LIGHTING/GEN/NOT DISTRICT

R

11/28/25

11/28/25

910047189

N

Vendor Total:

1,257.50

ATT00030 AT&T

25001612 11/19/25 CRIMINAL INVESTIGATIONS

1 CRIMINAL INVESTIGATIONS

95.00

01-410-250

E GENERAL EXPENSE

R

11/19/25

11/19/25

594731

N

Vendor Total:

95.00

December 4, 2025
12:26 PM

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
CALVI005 CALVIN J PRESSLEY										
	25001605 12/01/25 2025 SANTA HOUSE									
	1 2025- SANTA HOUSE		300.00	07-454-300		E ACTIVITIES/PROGRAMS	R	12/01/25	12/01/25	25-01 N
	Vendor Total:		300.00							
DANFO005 DAN FOX										
	25001604 12/03/25 JULY - DECEMBER 2025 CELL REIM									
	1 JULY - DECEMBER 2025 CELL REIM		300.00	01-430-320		E COMMUNICATIONS/MAINT	R	12/03/25	12/03/25	120325 N
	Vendor Total:		300.00							
DANIE055 DANIEL SACKS										
	25001592 11/26/25 2025 MEDICAL REIMBURSEMENT									
	1 2025 MEDICAL REIMBURSEMENT		2,000.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	11/26/25	11/26/25	112625 N
	Vendor Total:		2,000.00							
KIMGO005 KIM GOODWIN										
	25001583 12/02/25 JULY - DECEMBER 2025 CELL REIM									
	1 JULY - DECEMBER 2025 CELL REIM		120.00	01-430-320		E COMMUNICATIONS/MAINT	R	12/02/25	12/02/25	120225 N
	Vendor Total:		120.00							
MARCW005 MARC WEILANDICS										
	25001610 12/02/25 2025 MEDICAL REIMBURSEMENT									
	1 2025 MEDICAL REIMBURSEMENT		276.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	12/02/25	12/02/25	120225 N
	Vendor Total:		276.00							
MARIA015 MARIA CLANCY										
	25001603 12/03/25 JULY - DECEMBER 2025 CELL REIM									
	1 JULY - DECEMBER 2025 CELL REIM		120.00	01-430-320		E COMMUNICATIONS/MAINT	R	12/03/25	12/03/25	120325 N
	Vendor Total:		120.00							

December 4, 2025
12:26 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
MARYB005 MaryBeth McCabe										
25001584 11/24/25 PSATS MILEAGE REIMBURSEMENT										
1 PSATS MILEAGE REIMBURSEMENT		42.00	01-400-300	E GENERAL ADMIN EXPENSE	R	11/24/25	11/24/25		112425	N
Vendor Total:		42.00								
MCCAL005 MCCALLION TEMPS, INC										
25001595 11/28/25 STAFFING SERVICES										
1 STAFFING SERVICES		550.80	01-402-131	E SALARY/ADMIN ASST T.P.	R	11/28/25	11/28/25		12968	N
Vendor Total:		550.80								
MICHA220 MICHAEL BOWIE										
25001609 12/04/25 JULY - DECEMBER 2025 CELL REIM										
1 JULY - DECEMBER 2025 CELL REIM		120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/04/25	12/04/25		120425	N
Vendor Total:		120.00								
MICHA210 MICHAEL KILROY										
25001591 12/01/25 2025 MEDICAL REIMBURSEMENT										
1 2025 MEDICAL REIMBURSEMENT		100.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/01/25	12/01/25		120125	N
Vendor Total:		100.00								
MSTSR005 MSTs RECEIVABLES LLC										
25001574 11/30/25 PW SHOP SUPPLIES										
1 PW SHOP SUPPLIES		70.97	01-438-460	E GENERAL EXPENSE	R	11/30/25	11/30/25		B4F9427F	N
Vendor Total:		70.97								
NICOL010 NICOLE PERCETTI										
25001611 12/03/25 REIMB REQUEST										
1 REIMB REQUEST		426.98	01-403-319	E REIMBUSEABLE EXPENSES	R	12/03/25	12/03/25		120325	N
Vendor Total:		426.98								

[illegible]

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	chk/Void Date	Invoice	1099 Exc1
RICHARD CLOWSER																
25001614	12/02/25	MEAL REIMB -SERGEANT PROMOTION														
1	MEAL REIMB -SERGEANT PROMOTION	32.72	01-410-250		E GENERAL EXPENSE	R	12/02/25	12/02/25							120225	N
Vendor Total:					32.72											
STAPLES																
25001576	11/30/25	OFFICE SUPPLIES														
1	OFFICE SUPPLIES	190.98	01-400-210		E MATERIALS/SUPPLIES	R	11/30/25	11/30/25							6049241870	N
2	OFFICE SUPPLIES	4.53	01-400-210		E MATERIALS/SUPPLIES	R	11/30/25	11/30/25							6049241871	N
3	OFFICE SUPPLIES	76.32	01-400-210		E MATERIALS/SUPPLIES	R	11/30/25	11/30/25							6049241872	N
					271.83											
Vendor Total:					271.83											
SUSAN GELB																
25001602	12/03/25	JULY - DECEMBER 2025 CELL REIM														
1	JULY - DECEMBER 2025 CELL REIM	120.00	01-430-320		E COMMUNICATIONS/MAINT	R	12/03/25	12/03/25							120325	N
Vendor Total:					120.00											
SUSETTE DUBIN																
25001593	12/01/25	FACILITY CLEANING - ADMIN														
1	FACILITY CLEANING - ADMIN	400.00	01-409-370		E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	12/01/25	12/01/25							120125	N
25001594	12/01/25	FACILITY CLEANING - POLICE														
1	FACILITY CLEANING - POLICE	640.00	01-409-370		E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	12/01/25	12/01/25							120125	N
Vendor Total:					1,040.00											
T-MOBILE USA, INC.																
25001613	11/27/25	CRIMINAL INVESTIGATIONS														
1	CRIMINAL INVESTIGATIONS	150.00	01-410-250		E GENERAL EXPENSE	R	11/27/25	11/27/25							L2511270562	N
2	CRIMINAL INVESTIGATIONS	100.00	01-410-250		E GENERAL EXPENSE	R	11/27/25	11/27/25							L2511300011	N
					250.00											
Vendor Total:					250.00											

December 4, 2025
12:26 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 6

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
THOMA125 THOMAS FORD																
25001585	11/26/25	2025	MEDICAL REIMBURSEMENT													
1	2025	MEDICAL REIMBURSEMENT	50.00	01-486-157				E HEALTH & VISION REIMBURSEMENTS	R	11/26/25	11/26/25				112625	N
25001586	11/05/25	2025	HEALTH CLUB REIMBURSEMENT													
1	2025	HEALTH CLUB REIMBURSEMENT	191.88	01-486-158				E FITNESS REIMBURSEMENT	R	11/05/25	11/05/25				110525	N
Vendor Total:			241.88													
VERIZ050 VERIZON WIRELESS																
25001579	11/23/25	POLICE WIRELESS SERVICE														
1	POLICE WIRELESS SERVICE	25.02	01-410-320					E COMMUNICATIONS	R	11/23/25	11/23/25				00001 112325	N
25001598	11/19/25	POLICE WIRELESS SERVICE														
1	POLICE WIRELESS SERVICE	318.83	01-400-320					E TELEPHONE/COMMUNICATIONS	R	11/19/25	11/19/25				00001 111925	N
2	POLICE WIRELESS SERVICE	660.69	01-410-320					E COMMUNICATIONS	R	11/19/25	11/19/25				00001 111925	N
3	POLICE WIRELESS SERVICE	263.25	01-430-320					E COMMUNICATIONS/MAINT	R	11/19/25	11/19/25				00001 111925	N
		1,242.77														
25001599	11/19/25	POLICE WIRELESS SERVICE														
1	POLICE WIRELESS SERVICE	720.60	01-410-320					E COMMUNICATIONS	R	11/19/25	11/19/25				00002 111925	N
Vendor Total:			1,988.39													
WILLI010 WILLIAM A. MAY																
25001597	12/03/25	JULY - DECEMBER 2025	CELL REIM													
1	JULY - DECEMBER 2025	CELL REIM	120.00	01-430-320				E COMMUNICATIONS/MAINT	R	12/03/25	12/03/25				120325	N
Vendor Total:			120.00													
Total Purchase Orders: 37 Total P.O. Line Items: 48 Total List Amount: 18,233.80 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	17,898.32	0.00	17,898.32	0.00	0.00	17,898.32
PARKS & RECREATION FUND:	5-07	335.48	0.00	335.48	0.00	0.00	335.48
Total of All Funds:		<u>18,233.80</u>	<u>0.00</u>	<u>18,233.80</u>	<u>0.00</u>	<u>0.00</u>	<u>18,233.80</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	17,898.32	0.00	17,898.32	0.00	0.00	17,898.32
PARKS & RECREATION FUND:	07	335.48	0.00	335.48	0.00	0.00	335.48
Total of All Funds:		18,233.80	0.00	18,233.80	0.00	0.00	18,233.80

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	17,898.32	0.00	0.00	0.00	17,898.32
PARKS & RECREATION FUND:	5-07	335.48	0.00	0.00	0.00	335.48
Total of All Funds:		<u>18,233.80</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>18,233.80</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 10, 2025
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated December 10, 2025, in the amount of \$10,174.70.

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						
JACOB005	JACOB BOSCOLA											
25001625	12/04/25	JULY - DECEMBER 2025	CELL REIM									
1	JULY - DECEMBER 2025	CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/04/25	12/04/25		120425		N
25001645	12/04/25	2025 HEALTH CLUB REIMBURSEMENT										
1	2025 HEALTH CLUB REIMBURSEMENT		193.94	01-486-158	E FITNESS REIMBURSEMENT	R	12/04/25	12/04/25		120425		N
Vendor Total:				313.94								
KELSE005	KELSEY C. GANTHER											
25001643	12/06/25	2025 HEALTH CLUB REIMBURSEMENT										
1	2025 HEALTH CLUB REIMBURSEMENT		149.00	01-486-158	E FITNESS REIMBURSEMENT	R	12/06/25	12/06/25		120625		N
25001646	12/08/25	JULY - DECEMBER 2025	CELL REIM									
1	JULY - DECEMBER 2025	CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/08/25	12/08/25		120825		N
Vendor Total:				269.00								
KRIST010	KRISTIN CARPENTER											
25001622	12/08/25	2025 MEDICAL REIMBURSEMENT										
1	2025 MEDICAL REIMBURSEMENT		140.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/08/25	12/08/25		120825		N
25001631	12/05/25	JULY - DECEMBER 2025	CELL REIM									
1	JULY - DECEMBER 2025	CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/05/25	12/05/25		120525		N
Vendor Total:				260.00								
MARCW005	MARC WEILANDICS											
25001655	12/05/25	JULY - DECEMBER 2025	CELL REIM									
1	JULY - DECEMBER 2025	CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/05/25	12/05/25		120525		N
Vendor Total:				120.00								
MASTE010	MASTERS TELECOM LLC											
25001637	12/04/25	SPECIALTY VOICE MAIL/FAX LINE										
1	SPECIALTY VOICE MAIL/FAX LINE		87.96	01-400-320	E TELEPHONE/COMMUNICATIONS	R	12/04/25	12/04/25		71398		N
Vendor Total:				87.96								

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
MCCAL005 MCCALLION TEMPS, INC																
25001635	12/05/25	STAFFING SERVICES														
1	STAFFING SERVICES		302.94	01-402-131		E SALARY/ADMIN ASST T.P.		R	12/05/25	12/05/25		12984		N		
Vendor Total:							302.94									
MICHA110 MICHAEL SANDT																
25001627	12/04/25	JULY - DECEMBER 2025 CELL REIM														
1	JULY - DECEMBER 2025 CELL REIM		120.00	01-430-320		E COMMUNICATIONS/MAINT		R	12/04/25	12/04/25		120425		N		
Vendor Total:							120.00									
PENNS020 PA ONE CALL SYSTEM, INC.																
25001633	11/30/25	PA ONE CALLS														
1	PA ONE CALLS		69.66	01-438-460		E GENERAL EXPENSE		R	11/30/25	11/30/25		0001129194		N		
Vendor Total:							69.66									
PAULZ010 PAUL ZIELINSKI																
25001629	12/03/25	JULY - DECEMBER 2025 CELL REIM														
1	JULY - DECEMBER 2025 CELL REIM		120.00	01-430-320		E COMMUNICATIONS/MAINT		R	12/03/25	12/03/25		120325		N		
Vendor Total:							120.00									
READY005 PRIMO BRANDS																
25001636	12/04/25	BOTTLED WATER														
1	BOTTLED WATER		103.94	01-409-360		E UTILITIES		R	12/04/25	12/04/25		15L436107759		N		
2	BOTTLED WATER		583.65	01-437-360		E HEAT AND UTILITIES		R	12/04/25	12/04/25		15L0436107767		N		
							687.59									
Vendor Total:							687.59									
ROBER300 ROBERT D SKELTON																
25001623	12/01/25	2025 SANTA HOUSE														
1	2025 SANTA HOUSE		600.00	07-454-300		E ACTIVITIES/PROGRAMS		R	12/01/25	12/01/25		120125		N		
Vendor Total:							600.00									

December 10, 2025
09:21 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 4

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				
RYANL005 RYAN LISCHKE							
25001653 12/07/25 JULY - DECEMBER 2025 CELL REIM							
1 JULY - DECEMBER 2025 CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/07/25	12/07/25	120725 N
Vendor Total:	120.00						
SANDRA SANDRA EZZO							
25001628 12/03/25 JULY - DECEMBER 2025 CELL REIM							
1 JULY - DECEMBER 2025 CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/03/25	12/03/25	120325 N
Vendor Total:	120.00						
SHAWN010 SHAWN MAGUIRE							
25001662 12/05/25 2025 HEALTH CLUB REIMB							
1 2025 HEALTH CLUB REIMB	250.00	01-486-158	E FITNESS REIMBURSEMENT	R	12/05/25	12/05/25	120525 N
Vendor Total:	250.00						
STAND020 STANDARD DIGITAL IMAGING							
25001634 12/03/25 COPIER CHARGE - POLICE							
1 COPIER CHARGE - POLICE	111.67	01-410-226	E COPIER EXPENSES	R	12/03/25	12/03/25	101883 N
Vendor Total:	111.67						
VERIZ010 VERIZON							
25001632 11/27/25 INTERNET							
1 INTERNET	110.99	01-430-320	E COMMUNICATIONS/MAINT	R	11/27/25	11/27/25	0001-98 112725 N
Vendor Total:	110.99						
VERIZ065 VERIZON WIRELESS LLC							
25001656 12/03/25 CRIMINAL INVESTIGATION							
1 CRIMINAL INVESTIGATION	100.00	01-410-250	E GENERAL EXPENSE	R	12/03/25	12/03/25	9022419926 N
Vendor Total:	100.00						

December 10, 2025
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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 5

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	
ZACHA005 ZACHARY JENKINS												
25001626	12/04/25	JULY - DECEMBER 2025 CELL REIM										
1	JULY - DECEMBER 2025	CELL REIM	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/04/25	12/04/25		120425		N
25001644	12/08/25	2025 HEALTH CLUB REIMBURSEMENT										
1	2025	HEALTH CLUB REIMBURSEMENT	250.00	01-486-158	E FITNESS REIMBURSEMENT	R	12/08/25	12/08/25		120825		N
Vendor Total:			370.00									

Total Purchase Orders:	27	Total P.O. Line Items:	28	Total List Amount:	10,174.70	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	9,493.75	0.00	9,493.75	0.00	0.00	9,493.75
PARKS & RECREATION FUND:	5-07	680.95	0.00	680.95	0.00	0.00	680.95
Total of All Funds:		<u>10,174.70</u>	<u>0.00</u>	<u>10,174.70</u>	<u>0.00</u>	<u>0.00</u>	<u>10,174.70</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	9,493.75	0.00	9,493.75	0.00	0.00	9,493.75
PARKS & RECREATION FUND:	07	680.95	0.00	680.95	0.00	0.00	680.95
Total Of All Funds:		<u>10,174.70</u>	<u>0.00</u>	<u>10,174.70</u>	<u>0.00</u>	<u>0.00</u>	<u>10,174.70</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	9,493.75	0.00	0.00	0.00	9,493.75
PARKS & RECREATION FUND:	5-07	680.95	0.00	0.00	0.00	680.95
Total of All Funds:		<u>10,174.70</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,174.70</u>



December 1, 2025

File No. 15-12097

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

Reference: 324 Schoolhouse Road – Holy Properties, LLC
Amended Land Development Escrow Release 3

Doreen:

In response to the Applicant's request for the third escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on November 14, 2025. We have prepared Certificate of Completion #3 in the amount of \$74,180.00 for consideration at an upcoming public meeting.

We recommend the release of the funds as delineated on the attached breakdown and which equal Seventy-Four Thousand One Hundred Eighty Dollars and Zero Cents (\$74,180.00) to Holy Properties, LLC. This leaves \$56,964.00 remaining in the escrow fund for the remaining improvements. The escrowed site improvements are approximately 84% 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
Alexandra Mullin, Assistant to the Manager
Kristin Carpenter, Finance Director
Scott C. Holbert, Esquire, Flager & Associates, PC
Debra Clauser, Holy Properties, LLC
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

November 20, 2025
Project No.: G&A #1512097

CERTIFICATE OF COMPLETION NO. 3
324 SCHOOLHOUSE ROAD
NEW BRITAIN TOWNSHIP

Original Financial Security: \$ 182,620.00 (Total Construction)
 \$ 18,262.00 (Total Contingency)
 \$ 9,131.00 (Total Eng/Insp/Legal)
 \$ 210,013.00 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Holy Properties, LLC relative to the construction and installation of certain improvements to 324 Schoolhouse Road have been completed to the extent of Seventy-Four Thousand One Hundred Eighty Dollars and Zero Cents (\$74,180.00). This certificate authorizes the escrow be reduced to the extent of \$74,180.00 pursuant to the Financial Security Agreement between the Township and Holy Properties, LLC.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Holy Properties, LLC may have an interest. It is payable in an amount not to exceed \$74,180.00 to Holy Properties, LLC or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 210,013.00
Amount of Previous Releases:	\$ 78,869.00
Amount of this Request:	\$ 74,180.00
Amount of Construction Available:	\$ 29,571.00
Total Escrow Remaining:	\$ 56,964.00

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 11/20/2025
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) Steve Clause
Title President
Signature Steve Clause

NEW BRITAIN TOWNSHIP MANAGER:

Daniel Fox, Township Manager

ESCROW STATUS REPORT



Gilmore & Associates, Inc.
Engineering and Consulting Services

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: 324 Schoolhouse Road	TOTAL CONSTRUCTION: \$182,620.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 74,180.00
PROJECT NO.: 1512097	TOTAL CONSTRUCTION CONTINGENCY: \$ 18,262.00	AMOUNT OF THIS RELEASE: \$ 74,180.00
PROJECT OWNER: Holy Properties, LLC	TOTAL ENG/INSP/LEGAL: \$ 9,131.00	
	TOTAL ESCROW POSTED: \$ 210,013.00	
MUNICIPALITY: New Britain Township, Bucks County, PA	RELEASE NO.: 3	TOTAL ESCROW RELEASED TO DATE: \$ 153,049.00
ESCROW AGENT: Harleysville Bank	RELEASE DATE: November 20, 2025	TOTAL ESCROW REMAINING: \$ 56,964.00
TYPE OF SECURITY Tri-Party Set Aside Agreement		TOTAL CONSTRUCTION CONTINGENCY: \$ 18,262.00
AGREEMENT DATE: October 7, 2024		TOTAL ENG/INSP/LEGAL: \$ 9,131.00
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 29,571.00

ESCROW TABULATION						CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 4	
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A.	<u>SOIL EROSION & SEDIMENT CONTROL</u>												
1.	12" Silt Sock	LF	940	\$3.30	\$3,102.00			940	\$3,102.00				
2.	24" Silt Sock (Concrete Washout)	LF	50	\$8.00	\$400.00			50	\$400.00				
3.	Inlet Protection	EA	2	\$145.00	\$290.00					2	\$290.00		
4.	Construction Entrance	EA	1	\$2,000.00	\$2,000.00			1	\$2,000.00				
5.	Construction Wash Rack	EA	1	\$3,500.00	\$3,500.00					1	\$3,500.00		
6.	Tree Protection Fence	LF	264	\$2.00	\$528.00					264	\$528.00		
7.	Jute Matting	SY	287	\$2.00	\$574.00					287	\$574.00		
8.	Super Silt Fence Baffle	LF	64	\$13.50	\$864.00					64	\$864.00		
9.	Rock Filter Outlet	SF	193	\$10.00	\$1,930.00					193	\$1,930.00		
10.	Basin Conversion & Underdrain	EA	1	\$5,000.00	\$5,000.00					1	\$5,000.00		
11.	Emergency Spillway Matting (TRM-450 Matting)	SY	40	\$10.00	\$400.00					40	\$400.00		
12.	Maintenance & Removal of E&S Controls	LS	1	\$3,500.00	\$3,500.00					1	\$3,500.00		
B.	<u>STORM DRAINAGE & MANAGEMENT FACILITIES</u>												
1.	15" HDPE	LF	423	\$40.00	\$16,920.00			423	\$16,920.00				
2.	Type 'C' Storm Inlet Box	EA	2	\$2,986.00	\$5,972.00			2	\$5,972.00				
3.	Storm Manhole	EA	2	\$2,520.00	\$5,040.00			2	\$5,040.00				
4.	6" PVC	LF	21	\$15.00	\$315.00			21	\$315.00				
5.	6" Perf. PVC Underdrain (Berm Retention Area)	LF	99	\$15.00	\$1,485.00					99	\$1,485.00		
6.	Outlet Structure	EA	1	\$3,000.00	\$3,000.00					1	\$3,000.00		
7.	Rip Rap Protection	SF	39	\$20.00	\$780.00			39	\$780.00				
8.	Headwall	EA	1	\$1,850.00	\$1,850.00			1	\$1,850.00				
9.	Earthen Level Spreader	LS	1	\$1,500.00	\$1,500.00					1	\$1,500.00		
C.	<u>SITE CONCRETE AND PAVING</u>												
1.	Concrete Curb	LF	103	\$30.00	\$3,090.00	103	\$3,090.00	103	\$3,090.00				
2.	Proposed Parking and Storage - 6" Mod Stone Subbase	SY	2820	\$7.00	\$19,740.00			2820	\$19,740.00				
3.	Proposed Parking and Storage - 4.5" Superpave Base Course	SY	2820	\$12.00	\$33,840.00	2820	\$33,840.00	2820	\$33,840.00				
4.	Proposed Parking and Storage - Sweep and Tack Coat	SY	2820	\$1.00	\$2,820.00	2820	\$2,820.00	2820	\$2,820.00				
5.	Proposed Parking and Storage - 1.5" Superpave Wearing Course	SY	2820	\$8.00	\$22,560.00	2820	\$22,560.00	2820	\$22,560.00				
6.	Pavement Joint Seal	LF	150	\$2.00	\$300.00	150	\$300.00	150	\$300.00				
D.	<u>LANDSCAPE IMPROVEMENTS</u>												
1.	Deciduous Shade Trees	EA	23	\$225.00	\$5,175.00	23	\$5,175.00	23	\$5,175.00				
2.	Evergreen Trees	EA	26	\$175.00	\$4,550.00	26	\$4,550.00	26	\$4,550.00				
3.	Shrubs, Deciduous & Evergreen	EA	41	\$45.00	\$1,845.00	41	\$1,845.00	41	\$1,845.00				
4.	Topsoil, Seeding & Mulching	LS	1	\$1,500.00	\$1,500.00					1	\$1,500.00		
E.	<u>MISCELLANEOUS</u>												
1.	Signage and Striping	LS	1	\$3,000.00	\$3,000.00					1	\$3,000.00		
2.	Site Lighting Poles & Fixtures	EA	7	\$3,250.00	\$22,750.00			7	\$22,750.00				
3.	As-Built Plans	LS	1	\$2,500.00	\$2,500.00					1	\$2,500.00		



December 11, 2025

File No. 1801149

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

Reference: David Labrozzi, Escrow Release 2 (Final)
38 E. Peace Valley Road (Parent Tract: 123 Creek Road)
TMP #26-011-005-001

Dear Doreen:

In response to the Applicant's request for the second and final escrow release associated with the above-referenced project, we have prepared Certificate of Completion #2(Final) in the amount of **\$19,518.90** for consideration at an upcoming public meeting.

We recommend the release of the cash escrow as delineated on the attached breakdown and which equal Nineteen Thousand, Five Hundred Eighteen Dollars and Ninety Cents (\$19,518.90) to David and Melanie Labrozzi. This leaves \$0.00 remaining in the total cash escrow fund. The escrowed site improvements are substantially 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
David M. & Melanie D. Labrozzi, Applicant
Colby Stevenson, Owner
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.



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Fax (215) 345-8606
www.gilmore-assoc.com

December 11, 2025
Project No.: G&A #1801149

CERTIFICATE OF COMPLETION NO. 2 (FINAL)
LABROZZI TRACT
NEW BRITAIN TOWNSHIP

Original Financial Security: \$ 42,349.00 (Total Construction)
 \$ 4,234.90 (Total Contingency)
 \$ 46,583.90 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and David and Melanie Labrozzi relative to the construction and installation of certain improvements to 38 E. Peace Valley Rd (Labrozzi Tract) site have been completed to the extent of Nineteen Thousand, Five Hundred Eighteen Dollars and Ninety Cents (\$19,518.90). This certificate authorizes the cash escrow be released to the extent of **\$19,518.90** pursuant to the Financial Security Agreement between the Township and David and Melanie Labrozzi.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which David and Melanie Labrozzi may have an interest. It is payable in an amount not to exceed \$19,518.90 to David and Melanie Labrozzi or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 46,583.90
Amount of Previous Releases:	\$ 27,065.00
Amount of this Request:	\$ 19,518.90
Amount of Construction Available:	\$ 0.00
Total Escrow Remaining:	\$ 0.00

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 12/11/2025
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) David, M. Lanie
Labrozzi
Title _____
Signature DMJ

NEW BRITAIN TOWNSHIP:

Daniel Fox, Township Manager

FINANCIAL SECURITY EXHIBIT

SUMMARY OF ESCROW ACCOUNT					
PROJECT NAME:	38 E. Peace Valley Rd (Parent Tract: 123 Creek Rd)	TOTAL CONSTRUCTION:	\$ 42,349.00		
PROJECT NO.:	1801149	TOTAL CONSTRUCTION CONTINGENCY:	\$ 4,234.90		
PROJECT OWNER:	David & Melanie D. Labrozzi	TOTAL ESCROW POSTED:	\$ 46,583.90	AMOUNT OF THIS RELEASE:	\$ 19,518.90
MUNICIPALITY:	New Britain Township			TOTAL ESCROW RELEASED TO DATE:	\$ 46,583.90
ESCROW AGENT:	N/A	SEPARATE CASH ESCROW:	\$ 5,000.00	TOTAL ESCROW REMAINING:	\$ -
TYPE OF SECURITY:	CASH			TOTAL CONSTRUCTION CONTINGENCY:	\$ 4,234.90
AGREEMENT DATE:	12/10/2024	RELEASE NO.:	2 (FINAL)		
		RELEASE DATE:	12/11/2025	TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
A. EROSION CONTROL											
1. Installation, Maintenance and Removal	LS	1	\$5,000.00	\$5,000.00			1.00	\$5,000.00			
B. STORMWATER AND DRAINAGE											
1. Flared End Section	EA	2	\$3,000.00	\$6,000.00			2	\$6,000.00			
2. 15" HDPE	LF	174	\$50.00	\$8,700.00			174	\$8,700.00			
3. Roof Drain	LF	213	\$10.00	\$2,130.00	213	\$2,130.00	213	\$2,130.00			
4. Basin Underdrain (3" Perf.)	LF	45	\$30.00	\$1,350.00			45	\$1,350.00			
5. 24" Yard Drain	EA	1	\$1,500.00	\$1,500.00			1	\$1,500.00			
6. OS-1 24" Nyoplast Drain w/Dome	EA	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
7. Cutoff Trench	CY	83	\$20.00	\$1,660.00			83	\$1,660.00			
8. Basin Cut	CY	85	\$10.00	\$850.00			85	\$850.00			
9. Basin Fill	CY	145	\$10.00	\$1,450.00			145	\$1,450.00			
10. Basin 1 Seeding - ERNMX-123	SF	550	\$0.50	\$275.00			550	\$275.00			
C. E. PEACE VALLEY RD WIDENING											
1. Fine Grade & Compact	SY	52	\$1.50	\$78.00	52.00	\$78.00	52.00	\$78.00			
2. 3A Modified Stone Subbase (6" Depth)	SY	52	\$15.00	\$780.00			52	\$780.00			
3. Binder Course (2" Depth)	SY	52	\$20.00	\$1,040.00	52.00	\$1,040.00	52.00	\$1,040.00			
4. Wearing Course (1.5" Depth)	SY	52	\$18.00	\$936.00	52.00	\$936.00	52.00	\$936.00			
5. Gutter across Driveway	SY	15	\$20.00	\$300.00	15.00	\$300.00	15.00	\$300.00			
6. Repair Any Damage to Rd During Const.	LS	1	\$5,000.00	\$5,000.00	1.00	\$5,000.00	1.00	\$5,000.00			
D. MISCELLANEOUS											
1. As-Built Plans	LS	1	\$3,300.00	\$3,300.00	1.00	\$3,300.00	1.00	\$3,300.00			

**RESOLUTION #2025-11
2026 BUDGET ADOPTION**

A **RESOLUTION** of the Board of Supervisors of New Britain Township appropriating specific sums estimated to be required for the purposes of the municipal government hereinafter set forth and during the year **2026**.

WHEREAS the Township Manager prepared a draft budget and submitted this budget to the Board of Supervisors.

WHEREAS, the Township Board of Supervisors has reviewed the Township Manager's proposed budget figures and background documentation, and explanations submitted in **Appendix A – 2026 Final Budget**.

WHEREAS, on **November 17, 2025**, the Township Board of Supervisors offered for public review the proposed **2026** budget figures and supplemental explanation and background information which was advertised and available to the public for review for 20 days in accordance with the Second-Class Township Code.

NOW, THEREFORE, BE IT RESOLVED, that the New Britain Township Board of Supervisors hereby estimates the following revenues and appropriates expenditures and expenses from the fund equities, revenues, and other financing sources available for the year **2026** for the purposes set forth.

BE IT FURTHER RESOLVED that all supplemental background information and explanations are hereby made part of this resolution.

ADOPTED by the New Britain Township Board of Supervisors this **15th** day of the month of December 2025.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

12/15/2025

Resolution 2025-11: FINAL BUDGET

NEW BRITAIN TOWNSHIP

2026 BUDGET

	GENERAL	STREET LIGHT	FIRE/EMS	OPEN SPACE	PARK & REC	GENERAL RESERVE	CAPITAL IMPRV & EQUIP	DEBT SERVICE	HWY EQUIPMENT	LIQUID FUELS	2026 BUDGET ADOPTED	2025 BUDGET ADOPTED
	01	02	03	04	07	15	18	20	30	35	TOTAL	TOTAL
REVENUE												
ALL SOURCES	6,970,168	42,665	450,744	1,049,255	726,034	1,000	395,664	228,553	91,191	397,788	10,353,062	9,482,359
EXPENDITURE												
DEPARTMENT												
LEGISLATIVE/EXECUTIVE/FINANCE:	1,230,776	-	-	-	-	-	161,000	-	-	-	1,391,776	1,191,736
TAX COLLECTION:	78,221	2,691	2,754	13,000	-	-	-	-	-	-	96,666	86,962
POLICE:	3,784,948	-	-	-	-	-	270,000	-	-	-	4,054,948	3,718,408
FIRE:	185,811	-	291,076	-	-	-	-	-	-	-	476,887	529,184
EMS:	30,647	-	154,914	-	-	-	-	-	-	-	185,561	118,766
INSPECTION SERVICES:	341,236	-	-	-	-	-	-	-	-	-	341,236	289,103
PLANNING & ZONING:	210,889	-	-	35,000	-	-	-	-	-	-	245,889	434,968
SPECIAL SERVICES:	11,000	-	-	-	-	-	-	-	-	-	11,000	17,000
HIGHWAY GENERAL SERVICES:	1,290,000	-	-	-	-	-	700,000	-	-	650,000	2,640,000	2,140,738
STREET LIGHTING DISTRICTS:	-	12,000	-	-	-	-	-	-	-	-	12,000	10,000
PARKS:	-	-	-	-	407,717	-	656,800	-	-	-	1,064,517	739,218
CONSERVATION:	-	-	-	41,000	-	-	-	-	-	-	41,000	50,000
ST LT LOAN PRINCIPAL	-	-	-	-	-	-	-	-	-	-	-	-
STREET LIGHT LOAN INTEREST	-	-	-	-	-	-	-	-	-	-	-	-
GON SERIES 2020 (BRIDGE REPAIR):	-	-	-	-	-	-	-	367,425	-	-	367,425	364,426
GON SERIES 2005 (PW BLDG):	-	-	-	-	-	-	-	-	-	-	-	42,941
EMPLOYER PAID BENEFITS:	266,470	-	-	-	-	-	-	-	-	-	266,470	258,923
TOTAL EXPENDITURES	7,429,998	14,691	448,744	89,000	407,717	-	1,787,800	367,425	-	650,000	11,195,375	9,992,373
EXCESS/(DEFICIT)	(459,830)	27,974	2,000	960,255	318,317	1,000	(1,392,136)	(138,872)	91,191	(252,212)	(842,313)	(510,014)
TRANSFER:	-	-	-	-	(656,800)	-	894,800	-	(238,000)	-	-	-
FUND BALANCE												
ESTIMATED BEGINNING CASH BALANCE	334,173	182,291	155,049	6,329,173	1,211,363	2,172,846	1,603,513	769,734	345,616	731,073	13,834,830	
FUND BALANCE AS OF 12/31/2026	(125,657)	210,265	157,049	7,289,428	872,880	2,173,846	1,106,177	630,862	198,807	478,861	12,992,517	
RESERVE FOR CAPITAL					872,880		1,106,177		198,807		2,177,864	
RESERVE FOR DEBT SERVICE								630,862			630,862	
MINIMUM RESERVE						2,173,846					2,173,846	
RESTRICTED FOR PURPOSE		210,265	157,049	7,289,428	-					478,861	8,135,603	
FUND BALANCE AVAILABLE FOR OPERATIONS	(125,657)	-	-			-					(125,657)	

12/15/2025

Resolution 2025-11

NEW BRITAIN TOWNSHIP

2026 BUDGET

MILLAGE INFORMATION

2026 Millage Rate		
	16	
One Mill =	187,056	
Avg Assessmnt 2025 =	38,736	
Avg NBT Tax Bill =	639.74	
Residential	4,237	89.63%
Comm/Ind/Inst	179	3.79%
Farm/OS/Vac	311	6.58%
Exempt	102	

PER \$1 EARNED INCOME (EIT)			
RATE	0.5% General Fund	0.125% Open Space	

FUND	2026 MILLAGE RATE	YEAR	MILLAGE HISTORY
GENERAL PURPOSES	8.25	2019	12.0625
FIRE PROTECTION PURPOSES	1.25	2020	13.0625
AMBULANCE PROTECTION PURPOSES	0.50	2021	13.0625
PARKS AND RECREATION	2.25	2022	13.0625
CAPITAL INFRASTRUCTURE & EQUIPMENT	2.00	2023	14.5
DEBT SERVICES	1.25	2024	14.5
HIGHWAY EQUIPMENT PURPOSES	0.50	2025	16
TOTAL	16	2026	16

12/15/2025**NEW BRITAIN TOWNSHIP****Resolution 2025-11 : FINAL BUDGET****GENERAL FUND****01**

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
301-10	REAL ESTATE CURRENT YEAR	1,476,964	1,463,221	1,497,226
301-20	REAL ESTATE-PRIOR YEAR	4,000	1,334	4,000
301-40	REAL ESTATE - DELINQUENT	20,000	17,120	20,000
301-60	REAL ESTATE - INTERIM	12,000	12,622	12,000
310-21	EARNED INCOME TAX	3,483,000	3,359,609	3,634,490
310-22	LST TAXES	130,000	129,122	130,000
310-10	TRANSFER TAXES	510,000	650,836	600,000
321-80	CABLE TV FRANCHISE FEE	230,000	214,538	230,000
331-10	FINES, LICENSE, & PERMITS	35,500	28,118	35,500
341-00	INTEREST INCOME	50,000	11,427	10,000
342-10	FARMLAND LEASES	1,500	4,312	1,500
342-11	CELL TOWER LEASE/N. BRANCH	26,000	54,001	32,114
342-12	BLDG RENT & WB CELL TOWER	-	-	-
355-01	FEDERAL ENTITLEMENTS TO GOVERN UNITS	-	39,832	-
355-02	RECYCLING GRANT	23,000	35,469	26,000
355-03	PUBLIC UTILITY TAXES	4,500	4,735	4,500
355-04	STATE FUEL TAX REVENUE SHARING	-	1,500	1,500
355-05	STATE AID PENSION PLANS	104,173	151,372	117,470
355-06	FOREIGN FIRE INSURANCE	108,370	116,452	108,368
355-07	FEMA/PEMA AID	-	-	-
355-08	ALL OTHER GRANTS	-	-	-
361-30	ZONING SUBDIVISION FILING FEES	10,000	6,400	10,000
361-31	ZONING PERMITS	12,000	21,400	20,000
361-32	ZONING HEARING BOARD	10,000	5,400	10,000
355-14	OVERTIME REIMBURSEABLES	30,000	45,791	45,000
355-15	POLICE & ACCIDENT REPORTS	13,000	13,937	13,000
355-16	BUILDING PERMITS	125,000	180,911	165,000
355-17	ELECTRICAL PERMITS	50,000	62,010	62,500
355-18	PLUMBING/MECHANICAL PERMITS	60,000	96,774	82,500
355-19	OCCUPANCY PERMITS - NEW CONST	20,000	15,515	20,000
355-20	OCCUPANCY - RESALES	10,000	12,233	10,000
355-21	FIRE SAFETY INSPECTIONS	500	22,354	15,000
355-22	WELL PERMITS	500	2,275	500
355-23	PA UCC STATE FEE/PERMITS	2,000	1,859	2,000
380-00	MISCELLANEOUS	40,000	70,643	50,000
TOTAL REVENUES		6,602,007	6,853,120	6,970,168

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
EXPENDITURE				
LEGISLATIVE/EXECUTIVE/FINANCE:				
400-11	SALARY LEGISLATIVE	16,250	16,250	16,250
400-15	MEDICAL/DENTAL/LIFE/RX INSURANCE	136,981	134,008	145,119
400-16	FICA/MEDICARE	23,693	27,547	22,454
400-16	UNEMPLOYMENT	-	-	-
400-21	MATERIALS/SUPPLIES	10,000	9,202	8,250
400-30	GENERAL ADMIN EXPENSE	30,500	25,801	22,044
400-32	COMMUNICATIONS	12,000	5,840	6,278
400-33	VEHICLE EXPENSE	1,800	1,783	1,600
400-34	ADVERTISING/PRINTING	15,000	15,026	19,576
400-35	LIABILITY/PROPERTY INSURANCE	48,496	52,987	50,845
400-35	WORKERS COMPENSATION	713	345	381
400-74	MAJOR EQUIPMENT LEASE/PURCHASE	4,000	4,018	4,110
400-73	COMPUTER HARDWARE/SOFTWARE/LICENSES	93,600	77,611	103,509
400-18	EDUCATION/TRAINING	10,000	15,044	12,905
401-12	SALARY EXECUTIVE	253,901	261,000	277,254
402-13	SALARY FINANCE	184,600	180,919	195,644
402-15	MEDICAL/DENTAL/LIFE/RX INSURANCE	46,820	45,029	49,915
402-16	FICA/MEDICARE	14,122	13,840	14,968
402-30	OUTSIDE SERVICES	12,600	41,497	62,000
402-31	APPOINTED AUDITOR	25,000	27,000	28,000
402-35	BONDING/SURETY	1,660	830	830
404-31	LEGAL EXPENSE	55,000	58,924	55,000
408-31	ENGINEERING SERVICES	60,000	114,301	80,000
409-36	UTILITIES	20,000	28,337	27,360
409-37	BUILDING MAINTENANCE	35,000	37,016	26,484
LEGISLATIVE/EXECUTIVE/FINANCE TOTAL		1,111,736	1,194,157	1,230,776
TAX COLLECTION:				
403-11	SALARY TAX COLLECTOR	22,500	22,500	22,500
403-16	FICA/MEDICARE	1,721	1,721	1,721
403-31	REIMBUSEABLE EXPENSES	2,400	2,500	2,400
403-37	TAX COLLECTOR FEE	43,000	64,650	51,600
TAX COLLECTION TOTAL		69,621	91,371	78,221
POLICE:				
410-12	SALARY EXECUTIVE	149,743	135,840	149,750
410-13	ACCRUED TIME EXPENSE	215,000	216,300	215,000
410-13	SALARY OFFICERS	1,939,967	1,851,564	1,972,346
410-14	SALARY ADMINISTRATIVE	58,620	63,700	68,567
410-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	559,325	590,113	703,418
410-16	FICA/MEDICARE	152,772	174,839	186,361
410-16	SALARY CROSSING GUARD	13,693	7,099	21,916

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
410-16	UNEMPLOYMENT	-	-	-
410-18	EDUCATION/TRAINING	12,000	19,463	19,042
410-20	OFFICE SUPPLIES	2,000	3,227	2,500
410-21	COMPUTERS SUPPLIES	-	-	-
410-22	FUELS/OIL	30,000	37,566	30,000
410-22	TRAFFIC COUNTER	12,000	12,000	13,200
410-22	EQUIPMENT RENTALS&LEASES	2,500	4,500	3,000
410-24	EQUIP SUPPLIES	6,000	6,047	6,000
410-24	FIREARMS & SUPPLIES	12,000	12,000	12,000
410-24	UNIFORM EXPENSE	25,000	36,942	23,000
410-25	GENERAL ADMIN EXPENSE	4,000	7,149	5,000
410-26	COMMUNITY POLICING SERVICES & SUPPLIES	7,500	7,224	3,000
410-31	LEGAL EXPENSE	22,000	16,957	22,500
410-32	COMMUNICATIONS	20,000	21,017	20,440
410-34	PRINTING	2,000	1,137	1,000
410-35	LIABILITY/PROPERTY INSURANCE	66,367	72,512	69,582
410-35	WORKERS COMPENSATION	58,121	57,349	60,790
410-36	UTILITIES	20,000	28,524	32,932
410-37	VEHICLE REPAIRS	10,000	17,358	19,500
410-39	C.E.R.T. TEAM	5,000	5,000	5,000
410-42	PUBLICATIONS/SUBSCRIPTIONS	2,500	3,659	3,000
410-44	UNIFORM CLEANING	12,800	12,800	12,800
410-75	COMPUTER HARDWARE/SOFTWARE/LICENSES	62,000	84,665	64,804
410-75	EQUIPMENT PURCHASES	-	6,500	35,000
410-75	VEHICLE REPLACEMENTS	-	135	-
410-76	BUILDING MAINTENANCE	10,000	12,749	-
410-76	DNA CONSORTIUM	3,500	3,500	3,500
POLICE TOTAL		3,496,408	3,529,435	3,784,948
FIRE:				
411-22	FUELS/OIL	7,500	9,053	7,500
411-23	RECRUITMENT/RETENTION INCENTIVE	15,000	15,000	15,000
411-35	WORKERS COMPENSATION	20,224	20,224	20,224
411-38	FIRE HYDRANT RENTALS	33,500	42,593	34,717
411-54	FIREMEN'S RELIEF DISTRIBUTION	108,370	116,452	108,370
FIRE TOTAL		184,594	203,321	185,811
EMS:				
412-10	WORKERS COMPENSATION	-	431	647
412-22	FUELS/OIL	15,000	10,049	15,000
412-24	CONTRIBUTION CAPITAL	15,000	15,000	15,000
EMS TOTAL		30,000	25,480	30,647
INSPECTION SERVICES:				
413-12	SALARY INSPECTIONS	179,568	203,323	176,248

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
413-12	OUTSIDE SERVICES	25,000	68,151	86,000
413-15	MEDICAL/DENTAL/RX/LIFE/INSURANCE	66,392	71,029	61,133
413-16	FICA/MEDICARE	13,737	19,030	13,509
413-33	VEHICLE EXPENSE	-	-	-
413-35	LIABILITY/PROPERTY INSURANCE	2,010	1,650	1,584
413-35	WORKERS COMPENSATION	396	690	762
413-75	CAPITAL EQUIPMENT PURCHASES	-	-	-
413-75	STATE PASS THRU FEE	2,000	1,962	2,000
INSPECTION SERVICES TOTAL		289,103	365,835	341,236
PLANNING & ZONING:				
414-14	SALARY ZONING	173,031	64,452	96,252
414-14	OUTSIDE SERVICES	3,000	31,553	2,400
414-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	84,890	10,394	16,240
414-16	FICA/MEDICARE	13,237	4,931	7,363
414-31	COMPUTER SOFTWARE AND SERVICES	20,000	19,788	13,200
414-31	ENGINEERING SERVICES	25,000	86,295	39,000
414-31	LEGAL EXPENSE	40,000	43,759	36,000
414-35	LIABILITY/PROPERTY INSURANCE	414	452	434
414-35	WORKERS COMPENSATION	396	-	-
414-45	APPRAISALS	-	-	-
PLANNING & ZONING TOTAL		359,968	261,623	210,889
SPECIAL SERVICES:				
415-10	EMERGENCY MANAGEMENT ADMIN EXP	12,000	6,000	6,000
427-01	SLID WASTE/HAZ WASTE COLLECTION	5,000	5,000	5,000
SPECIAL SERVICES TOTAL		17,000	11,000	11,000
HIGHWAY GENERAL SERVICES:				
430-12	SALARY EXECUTIVE	108,566	104,400	121,173
430-13	SALARY CREW OVERTIME	1,500	21,139	29,234
430-14	SALARY CREW	420,669	384,120	488,742
430-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	177,127	113,669	144,241
430-16	FICA/MEDICARE	32,181	40,190	48,277
430-24	UNIFORM EXPENSE	10,000	10,599	9,400
430-32	COMMUNICATIONS	15,000	13,914	16,500
430-32	RADIO REPAIRS	1,000	-	1,000
430-35	LIABILITY/PROPERTY INSURANCE	23,099	25,238	24,219
430-35	WORKERS COMPENSATION	33,596	27,424	30,281
430-37	BUILDING MAINTENANCE	20,000	17,184	13,100
432-22	SALT/CINDERS-SNOW REMOVAL	-	-	-
432-22	SNOW REMOVAL/CONTRACTORS	40,000	7,000	10,000
433-20	STREET SIGNS	10,000	13,117	13,000
433-21	LINE PAINTING	30,000	26,127	29,000
433-31	TRAFFIC SIGNAL MAINTENANCE	20,000	39,428	32,010

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
433-36	TRAFFIC SIGNAL ELECTRIC	4,000	5,186	5,092
435-30	STREET LIGHTING/GEN/NOT DISTRICT	9,000	9,744	10,032
436-30	STORM SEWERS & DRAINS	30,000	24,102	30,000
436-36	NPDES COMPLIANCE	25,000	2,500	20,000
436-40	DIRT & DEBRIS REMOVAL	10,000	6,577	9,000
437-30	VEHICLE REPAIRS	50,000	64,285	51,500
437-33	FUELS/OIL	40,000	30,787	33,000
437-36	UTILITIES	30,000	56,616	41,200
438-26	MINOR EQUIPMENT	5,000	-	5,000
438-46	GENERAL ADMIN EXPENSE	20,000	12,775	9,000
438-71	CAPITAL EQUIPMENT PURCHASES	-	-	-
438-80	EQUIPMENT RENTALS&LEASES	5,000	-	5,000
438-82	PATCHING/CORE SAMPLES	10,000	5,056	6,000
438-83	ROADWAY CURB SIDEWALK	20,000	-	-
439-32	PAVING/MILLING/RECYCLING	50,000	25,000	50,000
439-33	DART TRANSPORTATION CONTRIBUTION	5,000	10,000	5,000
HIGHWAY GENERAL SERVICES TOTAL		1,255,738	1,096,177	1,290,000
EMPLOYER PAID BENEFITS:				
481-31	MISC. TAXES	-	6,057	3,000
487-50	457 MATCHING	38,000	32,300	33,000
483-51	MMO PENSION PAYMENT	104,173	151,372	117,470
486-15	REIMBURSEMENTS	57,000	75,334	57,000
487-16	ACCRUED TIME EXPENSE	50,000	43,202	50,000
487-16	FICA/MEDICARE	-	-	-
487-19	REIMBURSEMENTS	9,750	-	6,000
EMPLOYER PAID BENEFITS TOTAL		258,923	308,264	266,470
TOTAL EXPENDITURES		7,073,091	7,086,663	7,429,998
EXCESS/(DEFICIT)		(471,084)	(233,543)	(459,830)
ESTIMATED BEGINNING CASH BALANCE			567,716	334,173
FUND BALANCE			334,173	(125,657)
FUND BALANCE AVAILABLE FOR OPERATIONS				(125,657)

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NEW BRITAIN TOWNSHIP

Resolution 2025-11 : FINAL BUDGET

STREET LIGHTS

02

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
341-00	INTEREST INCOME	5,000	33,102	5,000
383-00	STREET LIGHT ASSESSMENTS	37,550	38,170	37,665
TOTAL REVENUES		42,550	71,272	42,665
EXPENDITURE				
TAX COLLECTION:				
403-11	SALARY TAX COLLECTION	2,500	2,500	2,500
403-16	FICA/MEDICARE	191	191	191
TAX COLLECTION TOTAL		2,691	2,691	2,691
STREET LIGHTING DISTRICTS				
434-36	UTILITIES	10,000	20,301	12,000
STREET LIGHTING		10,000	20,301	12,000
TOTAL EXPENDITURES		12,691	22,992	14,691
EXCESS/(DEFICIT)		29,859	48,280	27,974
ESTIMATED BEGINNING CASH BALANCE			134,011	182,291
FUND BALANCE			182,291	210,265
RESTRICTED FOR PURPOSE				210,265

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NEW BRITAIN TOWNSHIP

Resolution 2025-11 : FINAL BUDGET

FIRE & EMS

03

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
301-10	REAL ESTATE CURRENT YEAR	311,556	312,093	317,594
301-20	REAL ESTATE-PRIOR YEAR	750	328	750
301-40	REAL ESTATE - DELINQUENT	200	3,796	200
301-60	REAL ESTATE - INTERIM	200	3,485	200
310-22	LST TAXES	123,000	127,707	130,000
341-00	INTEREST INCOME	2,000	8,378	2,000
TOTAL REVENUES		437,706	455,787	450,744
EXPENDITURE				
TAX COLLECTION:				
403-37	TAX COLLECTOR FEE	1,650	2,669	2,754
TAX COLLECTION TOTAL		1,650	2,669	2,754
FIRE:				
411-50	CONTRIBUTIONS	221,590	226,897	226,153
411-50	LST CONTRIBUTION	61,500	63,215	64,923
FIRE TOTAL		283,090	290,112	291,076
EMS:				
412-50	CONTRIBUTIONS	88,766	91,413	89,991
412-50	LST CONTRIBUTION	61,500	63,215	64,923
EMS TOTAL		150,266	154,628	154,914
TOTAL EXPENDITURES		435,006	447,409	448,744
EXCESS/(DEFICIT)		2,700	8,378	2,000
ESTIMATED BEGINNING CASH BALANCE			146,671	155,049
FUND BALANCE			155,049	157,049
RESTRICTED FOR PURPOSE				157,049

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NEW BRITAIN TOWNSHIP

Resolution 2025-11 : FINAL BUDGET

OPEN SPACE

04

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
310-21	EARNED INCOME TAX	817,000	985,688	829,255
341-00	INTEREST INCOME	100,000	314,451	220,000
TOTAL REVENUES		917,000	1,300,139	1,049,255
EXPENDITURE				
TAX COLLECTION:				
403-37	TAX COLLECTOR FEE	13,000	8,554	13,000
TAX COLLECTION TOTAL		13,000	8,554	13,000
PLANNING & ZONING:				
414-14	CONSULTANTS	25,000	24,915	5,000
414-31	ENGINEERING SERVICES	50,000	495	30,000
PLANNING & ZONING TOTAL		75,000	25,410	35,000
CONSERVATION:				
470-20	FACILITIES MAINTENANCE	50,000	441	41,000
CONSERVATION TOTAL		50,000	441	41,000
TOTAL EXPENDITURES		138,000	34,405	89,000
EXCESS/(DEFICIT)		779,000	1,265,733	960,255
ESTIMATED BEGINNING CASH BALANCE			5,063,440	6,329,173
FUND BALANCE			6,329,173	7,289,428
RESTRICTED FOR PURPOSE				7,289,428

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NEW BRITAIN TOWNSHIP

Resolution 2025-11: FINAL BUDGET

PARKS AND RECREATION

07

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
301-10	REAL ESTATE CURRENT YEAR	400,571	399,873	408,334
301-20	REAL ESTATE-PRIOR YEAR	500	422	500
301-40	REAL ESTATE - DELINQUENT	-	4,457	100
301-60	REAL ESTATE - INTERIM	100	4,553	100
341-00	INTEREST INCOME	2,000	56,872	40,000
342-12	BLDG RENT & WB CELL TOWER	-	19,257	20,000
355-08	ALL OTHER GRANTS	-	-	250,000
380-00	MISCELLANEOUS	-	38,727	7,000
TOTAL REVENUES		403,171	524,161	726,034
EXPENDITURE				
PARKS:				
454-14	SALARY CREW	258,785	243,388	152,966
454-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	81,219	83,993	86,468
454-16	FICA/MEDICARE	19,797	19,539	17,878
454-30	ACTIVITIES/PROGRAMS	37,000	23,795	28,000
454-31	ENGINEERING SERVICES	-	10,427	15,000
454-40	W.B. PARK EXPENSE	7,100	3,750	15,250
454-40	NORTH BRANCH PARK EXP	7,100	15,313	21,000
454-40	VETERAN'S PARK	7,100	1,500	15,250
454-31	GENERAL ADMIN EXPENSE	4,000	4,520	2,500
454-40	NESHAMINY GREENWAY TRAILS	7,100	4,968	7,100
454-35	LIABILITY/PROPERTY INSURANCE	917	1,211	931
454-36	UTILITIES	20,000	23,558	15,124
454-40	HIGHLAND PARK	7,100	6,030	15,250
455-30	TREE MAINTENANCE	20,000	15,000	15,000
TOTAL EXPENDITURES		477,218	456,991	407,717
492-01	TRANSFER TO CAPITAL FUND	262,000	121,645	656,800
EXCESS/(DEFICIT)		(336,047)	(54,476)	(338,483)
ESTIMATED BEGINNING CASH BALANCE			1,265,839	1,211,363
FUND BALANCE			1,211,363	872,880
RESTRICTED FOR PURPOSE				872,880

12/15/2025

NEW BRITAIN TOWNSHIP

Resolution 2025-11 : FINAL BUDGET

GENERAL RESERVE

15

ACCOUNT #		DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE					
341-00		INTEREST INCOME	1,000	110,846	1,000
TOTAL REVENUES			1,000	110,846	1,000
ESTIMATED BEGINNING CASH BALANCE				2,062,000	2,172,846
FUND BALANCE				2,172,846	2,173,846
RESTRICTED FOR RESERVE					2,173,846

12/15/2025

NEW BRITAIN TOWNSHIP

Resolution 2025-11 : FINAL BUDGET

CAPITAL IMPROVEMENTS & EQUIPMENT

18

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
301-10	REAL ESTATE CURRENT YEAR	356,064	354,709	362,964
301-20	REAL ESTATE-PRIOR YEAR	500	375	500
301-40	REAL ESTATE - DELINQUENT	100	4,177	100
301-60	REAL ESTATE - INTERIM	100	4,033	100
361-00	STORMWATER MAINTENANCE FEES	-	27,540	-
381-00	DEVELOPER CONTRIBUTIONS	-	4,010	-
380-00	PROCEEDS FROM THE SALE OF ASSETS	-	18,625	30,000
341-00	INTEREST INCOME	2,000	71,916	2,000
TOTAL REVENUES		358,764	485,386	395,664
EXPENDITURE				
LEGISLATIVE/EXECUTIVE/FINANCE:				
400-73	COMPUTER HARDWARE/SOFTWARE/LICENSES	65,000	7,248	71,000
400-74	MUNICIPAL BLDG REPAIRS	15,000	140,562	90,000
LEGISLATIVE/EXECUTIVE/FINANCE TOTAL:		80,000	147,811	161,000
POLICE:				
410-75	EQUIPMENT PURCHASES	62,000	87,031	15,000
410-75	MAJOR EQUIPMENT PURCHASE	160,000	165,138	255,000
POLICE TOTAL		222,000	252,169	270,000
PUBLIC WORKS:				
436-36	MS4 PROJECT	110,000	84,122	100,000
437-71	TRAFFIC SIGNAL IMPR PROGRAM	-	-	-
438-71	MAJOR EQUIPMENT PURCHASE	145,000	117,859	300,000
439-32	PAVING/MILLING/RECYCLING	-	-	300,000
PUBLIC WORKS TOTAL		255,000	201,981	700,000
PARKS:				
454-70	CAPITAL EQUIPMENT PURCHASES	50,000	49,277	93,000
454-71	PARK INFRASTRUCTURE IMPROVEMENTS	212,000	72,369	563,800
PARKS TOTAL		262,000	121,645	656,800
TOTAL EXPENDITURES		819,000	723,606	1,787,800
392-00	TRANSFER FROM OTHER FUNDS	407,000	239,505	894,800
EXCESS/(DEFICIT)		(53,236)	1,285	(497,336)
ESTIMATED BEGINNING CASH BALANCE			1,602,228	1,603,513

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
		FUND BALANCE	1,603,513	1,106,177
		RESTRICTED FOR PURPOSE		1,106,177

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NEW BRITAIN TOWNSHIP

Resolution 2025-11 : FINAL BUDGET

DEBT SERVICE

20

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
301-10	REAL ESTATE CURRENT YEAR	222,540	221,918	226,853
301-20	REAL ESTATE-PRIOR YEAR	500	335	500
301-40	REAL ESTATE - DELINQUENT	100	2,498	100
301-60	REAL ESTATE - INTERIM	100	2,499	100
341-00	INTEREST INCOME	1,000	27,657	1,000
TOTAL REVENUE		224,240	254,907	228,553
EXPENDITURE				
DEBT SERVICE:				
GON SERIES 2005 (PW BLDG):				
471-10	DEBT SERVICE-PRINCIPAL	40,000	80,000	-
472-10	DEBT SERVICE-INTEREST	2,941	1,517	-
GON SERIES 2020 (BRIDGE REPAIR):				
471-10	DEBT SERVICE-PRINCIPAL	332,000	332,000	335,000
472-10	DEBT SERVICE-INTEREST	32,426	32,876	32,425
STREET LIGHT LOAN:				
471-10	DEBT SERVICE-PRINCIPAL	-	-	-
472-10	DEBT SERVICE-INTEREST	-	-	-
TOTAL EXPENDITURES		407,367	446,393	367,425
EXCESS/(DEFICIT)		(183,127)	(191,486)	(138,872)
ESTIMATED BEGINNING CASH BALANCE			961,220	769,734
FUND BALANCE			769,734	630,862
RESTRICTED FOR DEBT SERVICE				630,862

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NEW BRITAIN TOWNSHIP

Resolution 2025-11: FINAL BUDGET

HIGHWAY EQUIPMENT

30

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
301-10	REAL ESTATE CURRENT YEAR	89,016	88,977	90,741
301-20	REAL ESTATE-PRIOR YEAR	50	94	250
301-40	REAL ESTATE - DELINQUENT	-	994	100
301-60	REAL ESTATE - INTERIM	50	1,015	100
380-00	DEVELOPER CONTRIBUTIONS	-	157,506	-
341-00	INTEREST INCOME	1,000	9,473	-
TOTAL REVENUE		90,116	258,059	91,191
EXPENDITURE				
TOTAL EXPENDITURES		-	-	-
492-01	TRANSFER TO CAPITAL FUND	145,000	117,859	238,000
EXCESS/(DEFICIT)		(54,884)	140,200	(146,809)
ESTIMATED BEGINNING CASH BALANCE			205,416	345,616
FUND BALANCE			345,616	198,807
RESTRICTED FOR TRAFFIC				132,000
RESTRICTED FOR ROADWAYS				25,506
RESTRICTED FOR OTHER PURPOSE				41,301

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NEW BRITAIN TOWNSHIP

Resolution 2025-11: FINAL BUDGET

LIQUID FUELS

35

ACCOUNT #	DESCRIPTION	Budget 2025	Projection 2025	Budget 2026
REVENUE				
355-04	STATE FUEL TAX REVENUE SHARING	403,305	410,998	396,788
341-00	INTEREST INCOME	1,000	36,653	1,000
TOTAL REVENUES		404,305	447,651	397,788
EXPENDITURE				
HIGHWAY GENERAL SERVICES:				
432-22	SALT/CINDERS-SNOW REMOVAL	80,000	132,473	100,000
439-32	HWY PROJECTS/STATE	550,000	315,000	550,000
TOTAL EXPENDITURES		630,000	447,473	650,000
EXCESS/(DEFICIT)		(225,695)	178	(252,212)
ESTIMATED BEGINNING CASH BALANCE			731,073	731,251
FUND BALANCE			731,251	479,039
RESTRICTED FOR PURPOSE				479,039

12/15/25

Resolution 2025-11 : FINAL BUDGET

NEW BRITAIN TOWNSHIP CAPITAL PLAN 2026				
Department	Account Code	Request	Cost	
Administration				
	18-400-731	Digitizing Township Files	\$	60,000
	18-400-731	Interactive Zoning Map	\$	11,000
	18-400-740	Digital Signage Board for Township Building	\$	40,000
	18-400-740	Consulting Fees - Building	\$	50,000
Department Total			\$	161,000
Police				
	18-410-750	Two(2) Wheel Load Weigher Scales for Replacement	\$	15,000
	18-410-751	Patrol Vehicle with upfitting (Replaces 48-04)	\$	95,000
	18-410-751	Administrative Vehicle – Chief (Replaces 48-10)	\$	80,000
	18-410-751	Adminstrative Vehicle - Detective (Replacing 48-12)	\$	80,000
Department Total			\$	270,000
Public Works				
	18-436-367	MS4 Project: Crescent Dr/Waldon Way Basin Retrofit & Stream Realignment	\$	100,000
	18-438-710	Dump Truck (Replacement of MACK 2010)	\$	300,000
	18-439-320	Additional In-House Paving Funds	\$	300,000
Department Total			\$	700,000
Parks & Rec				
	18-454-710	North Branch Park Tot Lot Replacement & Pavilion	\$	478,800
	18-454-700	One (1) EXMARK 96 IN. Diesel Mower	\$	45,000
	18-454-700	TX 525 Dingo Wide Track Machine	\$	48,000
	18-454-710	Highlands Park: 4 Basketball Half Courts	\$	35,000
	18-454-710	Pine Run Trail Planning	\$	50,000
Department Total			\$	656,800
GRAND TOTAL			\$	1,787,800

Resolution No. 2025-12
New Britain Township
Bucks County, Pennsylvania
Final Tax Levy Resolution

A RESOLUTION OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, FIXING THE TAX RATE FOR THE YEAR TWO THOUSAND AND TWENTY-SIX (2026).

IT IS HEREBY RESOLVED AND ENACTED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA:

THAT A TAX IS HEREBY LEVIED ON ALL REAL PROPERTY WITHIN THE TOWNSHIP OF NEW BRITAIN SUBJECT TO TAXATION FOR THE **FISCAL YEAR 2026**, AS FOLLOWS:

TAX RATE FOR GENERAL PURPOSES, THE SUM OF...	8.2500 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	82.50 CENTS
ON EACH ONE HUNDRED DOLLARS ASSESSED VALUATION.	

TAX RATE FOR FIRE PROTECTION PURPOSES, THE SUM OF...	1.25 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	12.50 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

TAX RATE FOR AMBULANCE PROTECTION PURPOSES, THE SUM OF...	.50 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	5.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

TAX RATE FOR PARKS AND RECREATIONAL PURPOSES, THE SUM...	2.2500 MILL
OF ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	22.50 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

TAX RATE FOR CAPITAL EQUIPMENT PURPOSES, THE SUM...	1.0000 MILL
OF ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	10.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

TAX RATE FOR CAPITAL PROJECTS PURPOSES, THE SUM OF...	1.00 MILL
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	10.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

TAX RATE FOR PUBLIC WORKS BUILDING, PURPOSES, THE SUM OF...	1.25 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	12.50 CENTS
ON EACH ONE HUMBERD DOLLARS OF ASSESSED VALUATION	

TAX RATE FOR HIGHWAY EQUIPMENT PURPOSES, THE SUM OF...	.50 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF	5.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.	

THE SAME BEING SUMMARIZED
IN TABULAR FORM:

	MILLS ON EACH DOLLAR OF ASSESSED VALUATION	CENTS ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION
Tax rate for: GENERAL PURPOSES	8.2500 MILLS	82.500 CENTS
Tax rate for: FIRE PROTECTION PURPOSES	1.2500 MILLS	12.500 CENTS
Tax rate for: AMBULANCE PROTECTION PURPOSES	0.5000 MILLS	05.000 CENTS
Tax rate for: PARKS AND RECREATION	2.2500 MILLS	22.500 CENTS
Tax rate for: CAPITAL EQUIPMENT	1.0000 MILLS	10.000 CENTS
Tax rate for: CAPITAL PROJECTS	1.0000 MILLS	10.000 CENTS
Tax rate for: PUBLIC WORKS BUILDING	1.2500 MILLS	12.500 CENTS
Tax rate for: HIGHWAY EQUIP. PURPOSES	0.5000 MILLS	05.000 CENTS
TOTAL.....	16.0000 MILLS	160.000 CENTS

BE IT FURTHER RESOLVED THAT THE FOLLOWING TAXES AND ASSESSMENTS SHALL ALSO BE ESTABLISHED FOR THE **YEAR 2026:**

EARNED INCOME TAX PURSUANT TO TOWNSHIP ORDINANCES # 85-12-8 AND ORDINANCE # 89-9-7 AT 1.000% (NET .50%) FOR GENERAL FUND AND AT 0.125% FOR LAND PRESERVATION FUND.

LOCAL SERVICES TAX PURSUANT TO TOWNSHIP ORDINANCE NO. 2006-12-1 @ \$52.00 PER RESIDENT AND NON-RESIDENT EMPLOYED IN THE TOWNSHIP.

STREET LIGHT ASSESSMENTS:	FOREST PARK	\$20.00 per dwelling unit/lot.
	BRITTANY GLEN	\$30.00 per dwelling unit/lot.
	FAIRWOODS/S.SMYTH	\$50.00 per dwelling unit/lot.
	TOWER HILL GROVE	\$25.00 per dwelling unit/lot.
	REGENCY GLEN	\$70.00 per dwelling unit/lot.
	OXBOW RIDGE	\$25.00 per dwelling unit/lot.
	HOLLYDALE	\$30.00 per dwelling unit/lot.
	CEDARLEA	\$25.00 per dwelling unit/lot.
	GLEN EAGLES	\$45.00 per dwelling unit/lot.
	HIGHPOINT OFC CAM	\$240.00 per single lot
	CREEKWOOD	\$50.00 per dwelling unit/lot.
	N. BRITAIN BUS. PARK	\$285.00 per single lot.
	WYNDHAM	\$20.00 per dwelling unit/lot.

BE IT FURTHER RESOLVED THAT, ANY RESOLUTION, OR PART OF ANY OTHER RESOLUTION, CONFLICTING WITH THIS RESOLUTION IS HEREBY REPEALED OR MODIFIED INSOFAR AS THE SAME AFFECTS THIS RESOLUTION.

ADOPTED THIS 15TH DAY OF DECEMBER 2025.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

**Resolution No. 2025-13
New Britain Township
Bucks County, Pennsylvania**

**Resolution of the Board of Supervisors
Establishing Fund Balance Policies as Required by GASB 54**

At a Business Meeting of the New Britain Township Board of Supervisors held on December 15, 2025, the Board adopts the following resolution:

WHEREAS New Britain Township wishes to comply with GASB 54 as required beginning with the current December 31, 2025 – December 31, 2026, calendar year;

NOW, THEREFORE, BE IT RESOLVED, that New Britain Township hereby adopts the following policy:

FUND BALANCE POLICY

A. Fund Balance Policy

The Township hereby establishes and will maintain reservations of Fund Balance, as defined herein, in accordance with Governmental Accounting and Financial Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This Policy shall only apply to the Township's governmental funds. Fund Balance shall be composed of non-spendable, restricted, committed, assigned and unassigned amounts.

B. Definitions

Non-spendable Fund Balances are those amounts that cannot be spent because they are not in spendable form, or they are legally or contractually required to be kept intact. Examples of "not in spendable form" include inventory and prepaid assets.

Restricted Fund Balances are amounts restricted for a specific purpose by external parties, constitutional provisions or enabling legislation.

Committed Fund Balances are amounts that are set aside for a specific purpose by the township's highest level of decision-making authority. Formal action must be taken prior to the end of the calendar year. The same formal action must be taken to remove or change the limitations placed on the funds.

Assigned Fund Balances are those amounts that are constrained by the Township's intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance is the residual classification for the Township's general fund and includes all spendable amounts not contained in the other classifications. In other funds, the unassigned classification should be used only to report a deficit balance from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

C. Classification of Fund Balances

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first.

When expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications can be used, committed amounts should be reduced first, followed by assigned amounts and then unassigned amounts.

D. Authority to Commit Funds

The Township's Board of Supervisors has the authority to set aside funds for a specific purpose. Any funds set aside as Committed Fund Balance requires the passage of a resolution by the Board of Supervisors. The passage of a resolution must take place prior to December 31st of the applicable calendar year. If the actual amount of the commitment is not available by December 31st, the resolution must state the process or formula necessary to calculate the actual amount as soon as information is available.

E. Authority to Assign Funds

Authority is given to the Township's Manager to assign funds for specific purposes. Any funds set aside as Assigned Fund Balance must be reported to the Township's Board of Supervisors at their next regular meeting. The Township's Board of Supervisors has the authority to remove or change the assignment of funds with a majority vote.

F. Minimum Level of Unassigned Fund Balance

The Township does not currently have a formal minimum fund balance policy.

G. Annual Review and Determination of Fund Balance Reserve Amounts

Compliance with the provisions of this policy shall be reviewed, presented and discussed as part of the year-end financial reporting process of the Township, and the amounts of non-spendable, restricted, committed, assigned, and unassigned fund balances shall be reported.

The above Resolution is adopted this 15th day of December 2025.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

**RESOLUTION NO. 2025-14
OF THE BOARD OF
SUPERVISORS OF THE TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA
Adopted: December 15, 2025**

A Resolution of The Board of Supervisors of New Britain Township Creating a First Responder Recruitment and Retention Stipend for Active Member Volunteer First Responders.

Whereas the New Britain Township Board of Supervisors wishes to create an Active Member First Responders Recruitment and Retention Program to incentivize volunteer first responders who are Township Residents; and

Whereas, Township Staff has created and developed an incentive program that allows for a lump sum distribution per "Qualified Active Member" in a local fire company or EMS squad; and

Whereas a Qualified Active Member is a candidate that must be a resident of New Britain Township during the qualifying eligibility period of October 1st through September 30th ("Eligibility Year") and who has met criteria established by his/her fire company/EMS squad for meeting "Active Member" status during the Eligibility Year; and

Whereas each fire company or EMS squad must provide to the Township by November 15th of each year with a certified, notarized list of Qualified Active Members; and

Whereas each company/squad must establish written qualifying criteria for achieving Active Member status and submit it to the Township by September 30th of each year, and each company/squad must determine the Qualified Active Member status of all its members to be certified and notarized by October 31st of each year; and

Whereas the Township must approve each company's/squad's written criteria for determining Qualified Active Member status by October 31st each year, and must accept the certified and notarized list of Qualified Active Members by November 30th of each year; and

Whereas the Township shall issue one lump-sum check to each company/squad representing the First Responder Recruitment/Retention Stipend calculated in the amount of \$500.00 per Qualified Active Member placed by the company/squad on the list accepted by the Township, and shall issue First Responder Recruitment and Retention Stipend within the first quarter of the year following the Qualifying Year; and

Whereas, the Township shall annually pass a resolution before the end of the year, setting the terms and conditions for the First Responder Recruitment and Retention Program, as well as setting the monetary amount per Qualified Active Member.

NOW THEREFORE BE IT RESOLVED that the New Britain Township Board of Supervisors approves, by adoption of this Resolution, the Active Member First Responder Recruitment and Retention Stipend for volunteer First Responders.

Resolution No. 2025-14

-Page 2-

THIS RESOLUTION WAS DULY ADOPTED by the Board of Supervisors of New Britain Township on the 15th day of December 2025.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

**NEW BRITAIN TOWNSHIP
Bucks County, Pennsylvania**

**ORDINANCE # _____
(Duly Adopted _____, 2025)**

AN ORDINANCE OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA AMENDING AND REVISING CHAPTER 18 OF THE CODE OF NEW BRITAIN TOWNSHIP BY DELETING PARTS 2 AND 3; CREATING A NEW CHAPTER 18A 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 A NEW CHAPTER 18B REGARDING THE REGULATION OF ON-LOT SEPTIC SYSTEMS AND VIOLATION AND PENALTY PROVISIONS.

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 New Britain Township; 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 New Britain Township Board of Supervisors 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 Second Class Township Code provides that the Township Board of Supervisors 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 Township.

NOW, THEREFORE, be it enacted by the Board of Supervisors of New Britain Township that the Township Code is hereby amended as follows:

ARTICLE I. Chapter 18.

Part 2 and Part 3 of Chapter 18 the New Britain Township Code are hereby deleted in their entirety.

ARTICLE II. Chapter 18A.

A new chapter, Chapter 18A, is hereby added and amended to the New Britain Township Code and shall read as follows:

CHAPTER 18A

SEWER REGULATIONS

PART 1

GENERAL PROVISIONS.

§18-101A. 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 New Britain Township 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.

§18A-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 **New Britain Township** and Chalfont-New Britain Township Joint Sewage Authority shall enforce the provisions contained herein.

§18A-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 Township'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 the "Standard Methods for the Examination of Water & Wastewater".

Board - the New Britain Township Board of Supervisors.

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."

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

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 Township 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.

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 Township'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 Township 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 **Rules and Regulations**.

Property - any real Property located within the boundaries of the Township.

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 Township, 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.

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

System – All 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 Chalfont Borough and the Township of New Britain 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 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.

§18A-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.

§18A-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.

§18A-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.

PART 2

GENERAL SEWER USE REQUIREMENTS

§18A-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 Chapter 18.

- 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.
- 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 Chapter 18.
 - 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 phosphorous 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. Fess 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 of 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 total phosphorous or TP.
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

§18A-301. Purpose.

The object of this Part is to regulate connections to the POTW in the Township 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.

§18A-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 Township, 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.

§18A-303. Connection by Additional Properties.

As from time to time sewer service becomes available to additional properties within the Township 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.

§18A-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 Second Class Township 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.

§18A-305. Failure to Connect to be a Violation.

If any Owner of Property within the Township 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.

§18A-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 Township 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.

§18A-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.

§18A-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.

§18A-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 Township's ordinances, Rules and Regulations pertaining thereto and the Authority's specifications and Rules and Regulations.

§18A-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.

§18A-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.

18A-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.

§18A-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

§18A-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.

§18A-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 any and all attorneys' fees and engineer fees.

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

§18A-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.

§18A-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 Township's Act 537 Plan, if required, is approved by both the Township and DEP.

§18A-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.

§18A-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

§18A-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 Township's Act 537 Plan, if required, is approved by both the Township and DEP.

§18A-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.

§18A-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 Township 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.

§18A-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**

§18A-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 served 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

§18A-701. Inspection Required Upon Transfer of Properties.

(1) The seller of any property located in the Township, 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 Part 7 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 Township. The Township 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 Township 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 the 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 Township 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

§18A-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.

§18A-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.

§18A-803. Search Warrants.

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

§18A-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.

§18A-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.

§18A-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, 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.

18A-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.

§18A-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.

§18A-809. 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.

§18A-810. 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.

§18A-811. 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.

§18A-812. 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.

§18A-813. 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 18B.

A new chapter, Chapter 18B, is hereby added to the New Britain Township Code and shall read as follows:

CHAPTER 18B

ON-LOT SEWAGE TREATMENT FACILITIES

PART 1

IMPLEMENTATION OF THE PENNSYLVANIA SEWAGE FACILITIES ACT

§18B-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:

Board - the New Britain Township Board of Supervisors.

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.

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 Township 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 Township 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, 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 Township.

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 "The Standard Methods for the Examination of Water & Wastewater."

Total Suspended Solids - 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."

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

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

§18B-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.

§18B-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.

§18B-104. Sewage Facilities Act Implemented.

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

§18B-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.

§18B-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 the Chapter; all rules, regulations, and ordinances of the BCDH, and DEP; and all applicable statutes of the Commonwealth of Pennsylvania.

§18B-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.

§18B-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 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.

§18B-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.

§18B-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.

§18B-111. Additional Rules and Regulations Authorized.

The 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 Township 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

§18B-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.

§18B-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 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. 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.

§18B-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.

§18B-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.

§18B-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 may revoke any certificate of occupancy issued for the use or uses being served by the Individual or Community Sewage System.

§18B-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.

§18B-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 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 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.

§18B-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.

§18B-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 ordinance, 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 Board 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.

ENACTED and ***ORDAINED*** this ____ day of _____, 2025.

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

Cynthia M. Jones, Chair

Marybeth McCabe, Esquire, Vice Chair

William B. Jones, Member

Stephanie Shortall, Member

Bridget Kunakorn, Member

To: NBT Board of Supervisors
From: NBT Environmental Advisory Council
Date: December 9, 2025

The EAC, in partnership with the Neshaminy Watershed Association (NWA) proposes to apply for a Trees for Watersheds grant ([PHS Trees for Watersheds](#)) in order to plant trees in the basin adjacent to North Branch Park and to plant shrubs in the swale near the gravel parking lot. The goal of this project is to help with the Township's stormwater remediation efforts. The recommended planting density for this purpose is 150 trees per acre. We therefore propose to plant 150 native water-loving trees in the basin area (marked on attached map), leaving a 10 foot buffer around the edge for access and mowing. We will also plant the swale with water-loving shrubs and herbaceous plants.

Trees for Watersheds grants, which are administered by the Pennsylvania Horticultural Society (PHS), are reimbursement grants that cover 75% of planting costs and require a 25% match. In-kind contributions, such as volunteer and staff time for planting, site preparation, and maintenance are applicable towards those match requirements. Volunteers from the EAC and NWA will plant, cage, and mulch trees, as well as tend to the trees after planting. We would need some support from Township staff, particularly with site preparation such as auguring. Planting would be in the fall of 2026.

Prior to planting, in concert with advice from the Township, we would contact neighbors adjacent to the basin to explain the project, educate residents about the reasons for such tree planting, and invite their participation.

The EAC will write and submit the grant application with the required approvals from the Township. The NWA will act as the fiduciary for the grant. The application deadline is December 31, 2025.





New Britain Township

Environmental Advisory Council

To: New Britain Township Board of Supervisors (BOS)
From: Environmental Advisory Council (EAC)
Re: New Britain Township Bird Town Pennsylvania, Sub-Committee (of EAC)
Date: December 10, 2025

During public comment at the December 3, 2025 EAC meeting, the EAC was asked to encourage New Britain Township participation in the Bird Town Pennsylvania, LLC organization. M. Briggs offered to request application information, on behalf of the EAC.

Heidi Shiver, President of Bird Town Pennsylvania, LLC, provided the following information to M. Briggs:

Bird Town Pennsylvania (birdtownpa.org) is a state-wide, municipal level conservation program working directly with municipal leaders to develop bird friendly communities and raise awareness of the important role people play in supporting bird populations. By encouraging cooperation within and among communities, the program seeks to ensure the long-term well-being of birds by restoring and enhancing their habitats, reducing threats to their survival and other positive impactful environmental initiatives.

Our program has a 4-tier structure (Green, Bronze, Silver and Gold) with 5 strategy areas. All new programs start at the Green level which requires:

- passing a municipal resolution (we provide a sample) to show overall support for the program,
- forming a 3 person committee,
- paying a one-time application fee of \$100 (to help cover some the cost of the 2 street signs) and
- completing the application and providing contact information and past accomplishments and goals for the coming year.

We will work with each municipality through the whole process and continue to support them afterwards.

Here is a link to the Bird Town Municipal Application Toolkit:

https://drive.google.com/drive/folders/1FbRVxrORJsSMfNPWTzgqzNx1BPWh0i_S?usp=sharing

Two attendees present at the EAC meeting (Sarah Benz and Mike Barba) offered to serve on a Bird Town sub-committee. M. Briggs has offered to join the sub-committee to assist with completion of the application and start-up process.



BIRD TOWN
PENNSYLVANIA

Municipal Application Instructions

INTRODUCTION – Thank you for your interest in becoming a Bird Town. The purpose of Bird Town Pennsylvania is to build a network of individuals, community groups and municipalities dedicated to increasing the quality and quantity of bird-friendly habitat in Pennsylvania. Whether you love to watch birds or not, we all need to be concerned about the crucial role birds play in protecting our biodiversity and the ecosystem we all need to thrive for generations to come.

We have lost more than 25%¹ of our birds in just the last 50 years. Just as nature has created a diverse web of life, it is critical that we create a diverse web of people, organizations and communities to preserve life on planet Earth. Bird Town Pennsylvania is proud to be a part of this process.

CERTIFICATION LEVELS

We recognize that communities vary by financial and human capital. We have developed a tiered structure that allows communities to start small and work their way up to superstar. Bird Towns begin with Green Certification with minimal requirements and follow-up with Bronze, Silver and Gold levels each with increasing expectations. They may do this at their own pace without time restrictions.

APPLICATION INSTRUCTIONS

- 1. Per the Requirements for a Green Level Certification, please complete the following:**

¹ Rosenberg, Kenneth V., et al. 2017. "Decline of the North American Avifauna". *Science*. American Association for the Advancement of Science (United States): <https://www.birds.cornell.edu/home/wp-content/uploads/2019/09/DECLINE-OF-NORTH-AMERICAN-AVIFAUNA-SCIENCE-2019.pdf>.

- Establish a Bird Town committee and accountability to the municipality either directly or via EAC or other comparable entity. **[REQUIRED]**
 - A municipal resolution must be passed and the signature page of the application completed. **[REQUIRED]**
 - Complete the Bird Town Application and return it via email to pabirdtown@gmail.com **[REQUIRED]**
 - Pay a one-time registration fee of \$100. **[REQUIRED]**
2. Secure the **proper signatures from your Municipality**, civic entity (if applicable) and Bird Town Committee on the signature page of the attached application form.
 3. **Email completed application to pabirdtown@gmail.com**. New applications are accepted at any time during the year.

Please find below, on pages 3-5, **EXAMPLES of the different strategy categories**. You may show us here **past accomplishments and future goals and please write in complete sentences**.

ADDITIONAL INFORMATION

1. We want to eliminate barriers wherever possible so there are **no annual fees** associated with Bird Towns. Each Bird Town may raise money to support their own activities and are fiscally responsible to their municipal board or committee.
2. An **Annual Report** is due from each Bird Town by January 31st for the preceding year ending Dec 31st. For all new applicants the Annual Report is due the first year after acceptance.
3. An **Annual Meeting** of Bird Town PA Leaders will be conducted each October/November either in-person or virtually depending on circumstances.
4. Additional trainings and meetings will be held throughout the year as needed.

CERTIFICATION LEVELS

THERE ARE FOUR LEVELS OF INCREASING ACHIEVEMENT FROM GREEN TO GOLD. ALL NEW APPLICANTS BEGIN WITH THE GREEN LEVEL AND AFTER ONE YEAR MAY MOVE TO A HIGHER LEVEL AFTER COMPLETING A BIRD TOWN PA ANNUAL REPORT.

Green Level Certification Requirements

1. Establish a Bird Town committee and accountability to the municipality either directly or via EAC or other comparable entity. **[REQUIRED]**
2. A municipal resolution must be passed and the signature page of the application completed. **[REQUIRED]**
3. Complete the Bird Town Application and return it via email to pabirdtown@gmail.com **[REQUIRED]**
4. Pay a one-time application fee of \$100. **[REQUIRED]**

Bronze Level Certification Requirements

1. Complete the Bird Town Annual Report Document and return it via email [REQUIRED]
2. Complete goals in each of 3 out of the 5 strategies and achieve 6-15 points. [REQUIRED]
3. Survey your municipality to determine how many properties are certified for wildlife protection [OPTIONAL]
4. Describe gains made toward goals

Silver Level Certification Requirements

1. Complete the Bird Town Annual Report Application and return it via email [REQUIRED]
2. Complete at goals in 4 out of the 5 strategies and achieve 16-24 points [REQUIRED]
3. Increase number of certified properties by 5% over previous level [OPTIONAL]
4. Describe gains made toward goals

Gold Level Certification Requirements

1. Complete the Bird Town Annual Report Application and return it via email [REQUIRED]
2. Complete goals in all of the 5 strategies and achieve 25 or more points. [REQUIRED]
3. Increase number of certified properties by 5% over previous level [OPTIONAL]
4. Describe gains made toward goals

BIRD TOWN STRATEGIES

The following 5 strategies are important to Bird Town PA success, but they are not required for Green Level certification. You may complete the rest of the application with past accomplishments and goals for the coming year. The examples given are suggestions. There are 2 important threads that weave through the strategies including Habitat Enhancement and Addressing Threats to Birds as they are both high priorities for our program. Use your creativity to develop realistic goals that meet the needs of your community.

1. **Municipal Actions** – It is important that the municipality be engaged in the Bird Town process. There are some things that only elected officials can accomplish such as proclamations, resolutions and ordinances. These actions are important in terms of their direct effect but also set the tone and example for the whole community.

Examples include:

- a. Establish a Bird Town committee and accountability to the municipality via EAC or other comparable entity (required)
- b. Pass a native plant ordinance that requires new commercial construction to be planted with native plants
- c. Proclaim that [pick a date] is Bird Town Day in [your municipality]
- d. Dedicate passive recreation acres
- e. Create native plant demonstration gardens
- f. Survey municipal buildings for bird strikes

- g. Plan remediation for township buildings to reduce bird strikes
- h. Implement remediation for township buildings to reduce bird strikes
- i. Reduce municipal use of fertilizer
- j. Reduce municipal use of herbicides
- k. Reduce municipal mowing and the timing of mowing to avoid damaging nest birds
- l. Consider use of native plants and meadows as a part of storm water management
- m. Reduce municipal use of pesticides
- n. Flood plain restoration/Riparian buffers
- o. Establish policy on tree removal – limit removal of healthy trees, create snags for habitat where low risk allows
- p. No tolerance policy for stray and feral cats
- q. Reduction in light pollution
- r. Encourage and support Bird Town committee participation in regional and state-wide Bird Town conferences
- s. Sustainable energy plan
- t. Purchase Bird Town signs to mark the municipality boundaries
- u. Create a Shade Tree Commission that promotes planting of native trees

2. **School District Actions and Youth Related Actions** – Schools are an important part of educating the community. Young people are future voters and leaders. They can also can have a greater reach by carrying the message home.

Examples include:

- a. Establish a 'Nature Club' that can learn about and participate in the restoration of native habitat
- b. Reduce use of pesticides, insecticides and herbicides on school property
- c. Ensure the curriculum adequately covers issues of climate change, habitat loss and the importance of native plants
- d. Engage students in the installation of native plant gardens, native trees, pollinator gardens and meadows
- e. Reduce lawns and increase meadows on school property
- f. Host a presentation(s) to age-appropriate groups about the relationship between birds, our eco-system and native plants

3. **Community and Individual Engagement** – The Bird Town committee cannot carry the load alone. The strength of the community's commitment and the resources that can be brought to bear are necessary to do the work and to form a positive attitude toward change.

Examples include:

- a. Give presentations to community groups about the importance of native plants and the relationship between birds, insects and plants
- b. Provide table events with information at community events

- c. Coordinate volunteer work to clear invasive plants and restore native plants to parks, riparian corridors and public woodland spaces
- d. Host a native plant sale
- e. Create a pop-up native plant garden
- f. Participate in Community Science programs such as GBBC, NestWatch, ClimateWatch, etc.
- g. Hold community bird walks for all ages
- h. Hold a demonstration of how to remove invasives
- i. Have a speaker event
- j. Install a native or pollinator garden for a community or school
- k. Create a bird blind, interpretive signage (branded Bird Town), deer exclusion plots, etc.
- l. Survey your municipality to determine how many properties are certified by Audubon's Bird Friendly Habitat program, National Wildlife Federation's Wildlife Habitat Certification or any other property recognition program. Build a data set to be able to reach out to the property owners to offer services and connections to like-minded individuals (it's all about building a web of habitats)
- m. Host a tour of recognized properties to increase awareness
- n. Reach out to the community to increase the number of certified properties

4. **Organizations, Collaborations and Partnerships** – There are many organizations in communities with similar goals to Bird Town. Joining with those organizations where goals are shared can only strengthen the effort to restore our ecosystem. Formal and informal collaborations can create synergy and reduce competition toward a common end.

Examples include:

- a. Create a list of organizations that might be appropriate partners for collaboration. Reach out to each to explore ideas
- b. or Bird Clubs that are active in your area and work on a project together
- c. Contact plant nurseries and landscaping companies to build availability of native plants and knowledgeable landscape contractors
- d. Work with churches, libraries, or business members of the community to install native plant friendly landscapes and to promote native plants and bird safe practices to the region
- e. Contact land trusts and land conservation organizations active in your area and organize a workday at a local park or preserve

5. **Advocacy** – Advocacy is important at the local, state and federal levels to ensure that road blocks are eliminated and resources are available to do the work that must be done. Birds do not have a political agenda and we must move beyond partisanship to secure a safe future for our birds, our children and our grandchildren.

Examples include:

- a. Write a letter to the editor of local news media
- b. Take a local, state or federal politician on a bird walk

- c. Write articles for your municipal newsletter
- d. Develop a list of advocacy websites such as Audubon, Sierra Club, PennEnvironment or PennFuture
- e. Contact the offices of local, state or federal representatives to educate them about the issues
- f. Meet with elected representatives at the local, state or federal levels



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MUNICIPAL APPLICATION TO BECOME A BIRD TOWN

NAME OF MUNICIPALITY
COUNTY

DEMOGRAPHICS:

(Place cursor in grey box and type 'option + v' to get a check mark)

TYPE OF MUNICIPALITY CITY ☐ TOWNSHIP ☐ BOROUGH ☐ TOWN ☐

APPLICANT TYPE EAC ☐ MUNICIPAL BOARD ☐ MUNICIPAL STAFF ☐ RESIDENT ☐ OTHER ☐

TYPE OF SETTING URBAN ☐ SUBURBAN ☐ RURAL ☐ COMBINATION ☐

POPULATION OF TOWN:

NUMBER OF HOUSEHOLDS:

WHAT IS THE NAME OF THE CIVIC
ENTITY THAT IS DIRECTLY
RESPONSIBLE FOR YOUR BIRD
TOWN COMMITTEE?

CONTACT:

CONTACT NAME:

TITLE:

EMAIL:

PHONE:



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MUNICIPAL APPLICATION TO BECOME A BIRD TOWN

BIRD TOWN COMMITTEE:

PLEASE LIST THE NAMES OF YOUR BIRD TOWN COMMITTEE:

We strongly recommend that you have at least three people on your Bird Town Committee in order to share the workload and provide sustainability for the program



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CURRENT AND PLANNED ACTIVITIES

PLEASE COMPLETE THE FIVE SECTIONS BELOW. EACH SECTION REPRESENTS A STRATEGY FOR EFFECTIVELY WORKING TOWARD BIRD TOWN PENNSYLVANIA GOALS. AT THE BEGINNING OF EACH SECTION ARE A LIST OF EXAMPLE ACTIVITIES. THE EXAMPLES WILL HELP TO CLARIFY THE MEANING OF EACH STRATEGY. FEEL FREE TO USE ANY OF THE EXAMPLES BUT YOU MAY CERTAINLY HAVE DIFFERENT ACTIVITIES TO FULFILL YOUR MUNICIPALITY'S NEEDS FOR EACH STRATEGY.

REVIEW THE EXAMPLES AND COMPLETE THE NARRATIVE PORTION WITH A DESCRIPTION OF THE ACTIVITIES YOU MAY HAVE RECENTLY COMPLETED AND PLAN TO COMPLETE IN THE FUTURE. THERE ARE NO MINIMUM REQUIREMENTS IN THIS SECTION. WE JUST WANT TO MAKE SURE YOU ARE OFF TO A SOLID START.

Bird Town Pennsylvania's Five Strategy Areas

1. Municipal Actions

EXAMPLES:

- Reduce the amount of mowed lawn, road ditches, storm water basins, and other grasslands on municipal property to allow grassland nesting bird species to complete nesting
- Pass environmental proclamations, resolutions or ordinances (PROS)
- Develop & implement plan for reduction in municipal use of fertilizers, herbicides and insecticides on municipal property

Municipal Narrative (Place cursor in the grey box and type. The box will expand to as much space as you need. Please use complete sentences.)



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2. School District and Youth Related Actions

EXAMPLES:

- Reduce some areas of school property to a once-a-year mowing to provide nesting and winter habitat for birds, insects and other wildlife.
- Develop & implement plan for reduction in school district use of fertilizers, herbicides and insecticides on municipal property
- Reduce lighting on school district properties during spring and fall migration

School District and Youth Related Actions Narrative (Place cursor in the grey box and type. The box will expand to as much space as you need. Please use complete sentences.)

3. Community and Individual Engagement

EXAMPLES:

- Plant native trees and shrubs in a local park, preserve or high traffic area such as a library
- Participate in table events to demonstrate Bird Town goals
- Offer lecture series to educate community participants on native plants and bird safe habitat benefits
- Provide a local speakers series for educational presentations to bird clubs, garden clubs, home-owner associations, etc.
- Create a pop-up garden to help the public visualize the benefits of native plant
- Hold a native plant sale

Community and Individual Engagement Narrative (Place cursor in the grey box and type. The box will expand to as much space as you need. Please use complete sentences.)



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4. Organizations, Collaborations and Partnerships

EXAMPLES:

- Work on a project with local Audubon chapters
- Work with churches, libraries, or business members of the community to install plant-friendly landscapes
- Work on a project with a local business, such as a workday at a local park or preserve

Organizations, Collaborations and Partnerships Narrative (Place cursor in the grey box and type. The box will expand to as much space as you need. Please use complete sentences.)

5. Advocacy

EXAMPLES:

- Write a letter to the editor of a local or regional news publication
- Publish an article in your municipal newsletter
- Take your politician on a bird walk
- Distribute information on environmental advocacy groups

Advocacy Narrative (Place cursor in the grey box and type. The box will expand to as much space as you need. Please use complete sentences.)



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Signature Page **[REQUIRED]**

A municipal resolution, establishing the Bird Town Committee and the reporting structure within the municipality, is required. The signatures below will let Bird Town Pennsylvania know that the municipality is aware of and supports the goals of the Bird Town Committee.

FOR THE MUNICIPALITY

PRINT NAME	TITLE
------------	-------

SIGNATURE	DATE
-----------	------

FOR THE CIVIC ENTITY

(THIS MAY BE LEFT BLANK IF THE BIRD TOWN COMMITTEE
REPORTS DIRECTLY TO THE MUNICIPAL AUTHORITY)

PRINT NAME	TITLE
------------	-------

SIGNATURE	DATE
-----------	------

FOR THE BIRD TOWN COMMITTEE

PRINT NAME	TITLE
------------	-------

SIGNATURE	DATE
-----------	------



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IMPORTANT DATES

Annual Report – An annual report is due by **January 31st** for the previous year ending December 31st.

New Applications – New applications for Bird Town Pennsylvania status will be accepted at any time during the calendar year.

Meetings:

Spring Gathering: Held in March to announce the results of the Annual reports and the Golden Eagle Award, discuss set annual goals and being inspired for the year ahead

Annual Summit: Held in late October/Early November to celebrate the accomplishments for the year

COMPLETED APPLICATION SHOULD BE EMAILED TO:
pabirdtown@gmail.com

-SAMPLE-

A RESOLUTION OF _____ TO ADOPT INITIATIVES TO BE RECOGNIZED AS
A PENNSYLVANIA AUDUBON COUNCIL BIRD TOWN PENNSYLVANIA
“BIRD TOWN”

WHEREAS, _____ recognizes that birds are indicators of environmental health and pledges to provide resources for them.

WHEREAS, Pennsylvania Audubon Council, owner of the “Bird Town” and “Bird Town Pennsylvania” service and design marks, and offeror of the Bird Town Pennsylvania programs and services, will work with municipalities to engage and educate their residents, schools and businesses about conservation actions they can take to create a healthier, more sustainable environment for birds, wildlife and people.

WHEREAS, the _____ recognizes that these programs and services could be a powerful tool to increase “green living, promote a culture of conservation in our community and provide positive social, economic and ecological outcomes.

WHEREAS, _____ recognizes that using native plants, reducing storm water runoff and energy use can help restore natural systems and ecological integrity

WHEREAS, elected representatives of _____, we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community, increase property values, and

THEREFORE, BE IT RESOLVED, that to engage in new efforts to live lighter on the land and provide a healthier environment for the people and birds of our town, _____ wishes to commit to ecological initiatives and by doing so, we will be recognized as a Bird Town Pennsylvania community

BE IT FURTHER RESOLVED by the _____ of _____ that we do hereby authorize the _____ to serve as _____ agent for the Bird Town Pennsylvania processes.

RESOLVED this _____



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 #: **ZHB-2025-6**

Date Filed: **11/18/25 d/w**

Payment: **000**

Check #: **210**

Receipt #: **18524**

1. Date: 11/14/2025

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:

Robert + Cathy Campbell

(b) Mailing Address:

213 Holly Dr
Chalfont, PA 18914

(c) Phone Number:

215-997-2181

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

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:

N/A

(b) Mailing Address:

(c) Phone Number:

(d) Email Address:

5. Property:

(a) Present Zoning Use Classification:

Residence - RR/CA-2/PRD Residential 1

(b) Tax Parcel Number:

26-015-131

(c) Location (With reference to nearby intersections or prominent features):

Hollydale
Cedarhill Rd + Butler Pike

6. Proposed use of property/construction:

Walkway - Parer

Patio - Parer

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

27-2105.6 to allow Patio encroach side yard. (setback 5' where 10' is standard)
27-305.B11.c to allow 34.7% impervious where 30% is permitted.

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

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

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

see attached List

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

Catherine Campbell

Signature

Robert G. Campbell

Signature

Commonwealth of Pennsylvania } SS.
County of Bucks

Robert & Catherine Campbell

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
14 day of Nov 2025

[Signature]

Notary Public

My Commission expires: 2/9/28

Commonwealth of Pennsylvania - Notary Seal
Azhar Haque, Notary Public
Bucks County
My commission expires February 9, 2028
Commission number 1443427
Member, Pennsylvania Association of Notaries



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.



VARIANCE REQUEST

Applicant and Owner – Bob and Cathy Campbell

Property

Tax Parcel No. 26-015-131

213 Holly Drive Chalfont, PA 18914

Zoned RR/CA-2/PRD Residential

Proposal

Applicants are proposing to construct a paver patio at 470'SF and paver walkway at 180'SF

Variance requested from Zoning Ordinance Section 27-305.B11.c to allow 34.7% impervious coverage where 30% is permitted.

Variance requested from Zoning Ordinance 27-2105.6 to allow the patio to encroach into the side yard setback by 5' where a 10' is required.

Existing Conditions

- The subject property is 0.26 acres (11,200' SF) with 80' feet of frontage along Holly Drive. No easements, floodplains, or special conditions are listed for the property.
- The property has a 2-story single-family detached dwelling of 1,708 SF footprint.
- The existing dwelling is reasonable size but the lot area is undersized compared to the large majority of lots in the neighborhood
- Bob and Cathy Campbell are the original owners of the home which was purchased in August of 1988.

Neighborhood surrounding the Property

- RR/CA-2/PRD Residential Zoning District including all surrounding properties
- Properties to all sides are single-family detached dwellings.

Proposed Project

- Applicants need zoning relief from impervious surface coverage and side yard setback.
- Applicants are proposing to construct a paver patio at 470'SF and paver walkway at 180'SF. Applicants are also proposing landscaping and drainage work.
- French drain and infiltration trench are proposed to help mitigate and offset the proposed new impervious surface

Variance Requested

Zoning Ordinance Section 27-305.B11.c to allow an impervious surface coverage of 34.7%, where 30% is required.

Zoning Ordinance Section 27-2105.6 to allow the proposed patio to encroach into the side yard setback by 5' where 10' is required.

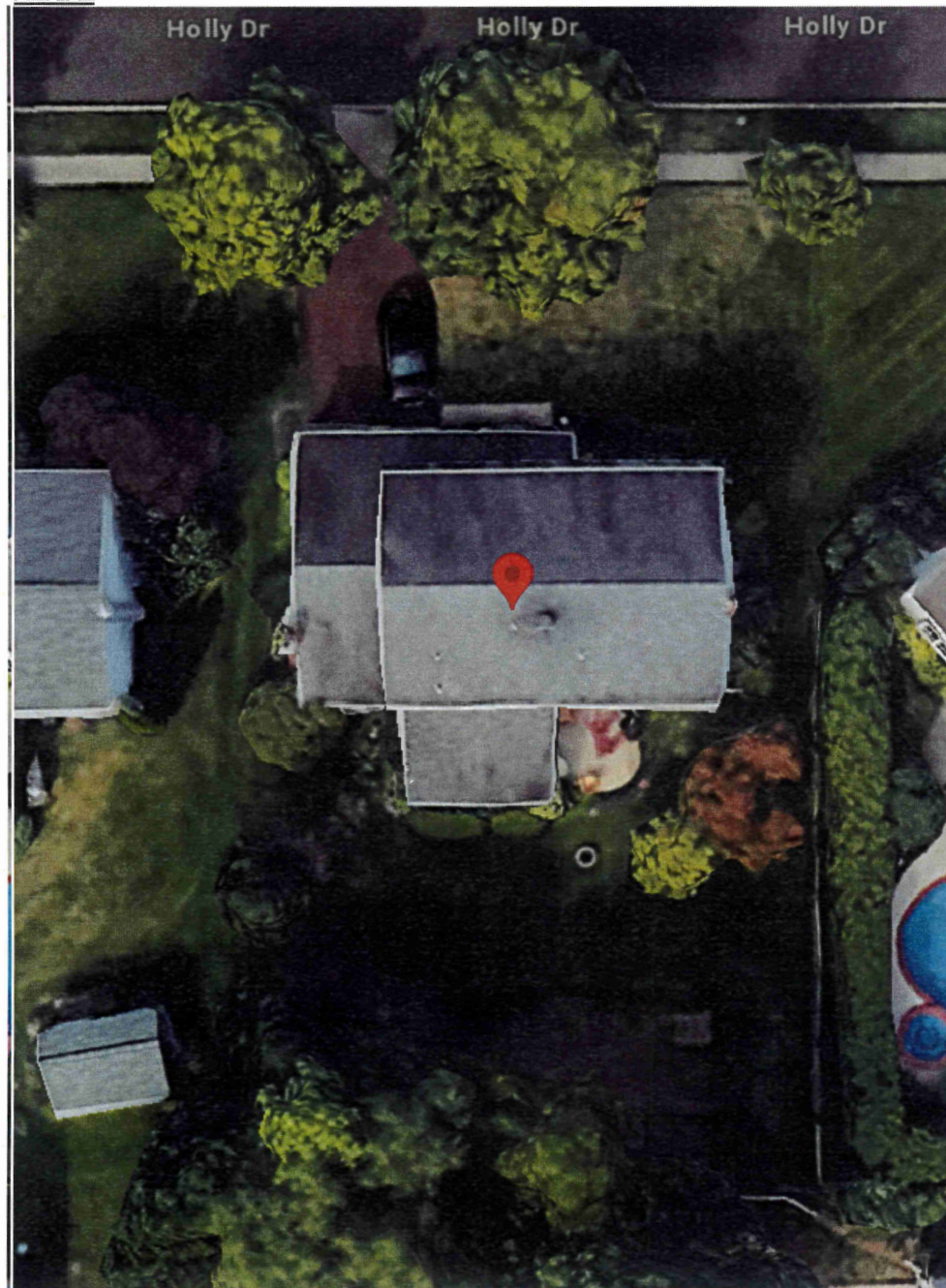
Variance Requirements:

- The property is undersized in comparison to the large portion of neighboring properties. The lot can only allow up to 127' SF of new impervious to be constructed before needing a variance. Large majority of properties within the community would not require a variance for the proposed impervious surface addition of 650'sf. Lot dimensions of neighboring lots would also allow for larger setbacks.
- This is a de minimis request as the deviation from the impervious surface requirement is less than 10%. The total deviation is 4.7%; where allowed impervious is 30% and proposed is 34.7%.
- The addition of a side walkway and patio is typical for residential lots in this area and is not an unusual request.
- Walkway and patio are designed and positioned to reduce site disturbance and to minimize additional impervious surface area in surplus of proposed work.
- The existing site conditions and lot was as is when property was purchased by applicant.
- Proposed patio and walkway will be kind with the surrounding residential properties are aligned with the visual appearance of surrounding properties.
- Proposed patio and walkway will not hinder surrounding property nor be detrimental to the community.

Narrative for Zoning Relief

The proposed patio and walkway are intended to provide additional living area and access for the applicants. We believe that the patio and walkway are designed at the optimal position to reduce additional impervious surface in excess of proposed patio and walkway, while allowing for means of access from the rear and front yards. The patio and walkway are appropriate in size to surrounding properties and is not an unusual structure in a residential neighborhood. Furthermore, relief is requested due to the small lot size of the applicant's lot in comparison to other lots with the community. Most neighboring lots would not require variance for the proposed walkway and patio; hence creating an unusual condition for applicants lot. We believe that granting zoning relief will not produce any adverse impact on the health, safety or public welfare or of the direct neighbors / community.

AERIAL



EXISTING SITE

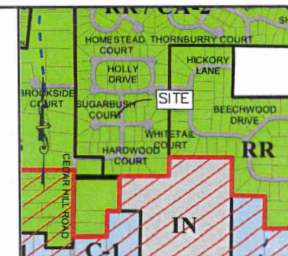
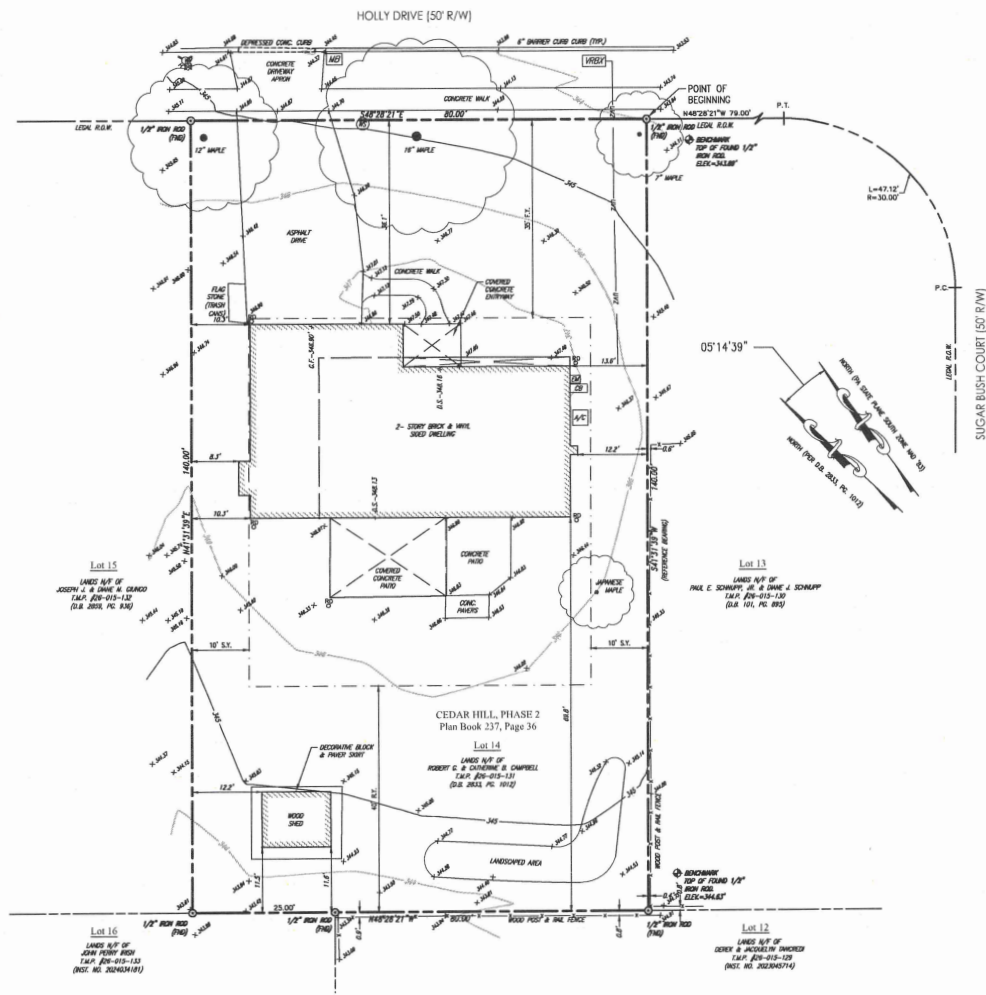
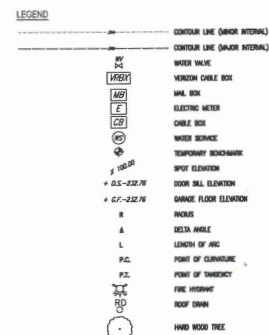


PROPOSED ELEVATION

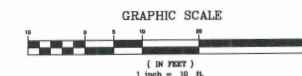


PARCEL AREA	11200 S.F.
TOTAL BUILDING IMPERIOUS PERCENTAGE	15.3%
TOTAL PARCEL IMPERIOUS PERCENTAGE	28.9%

REQUIREMENT COMPARISON PER CEDAR HILL PHASE 2 RECORD PLAN		
	REQUIRED	EXISTING
MIN. LOT AREA	8,000 S.F.	11,200 S.F.
MIN. LOT WIDTH	70 FT.	80 FT.
SETBACKS		
DWELLING		
FRONT	35 FT.	36.1 FT.
SIDE	10 FT.	8.3 FT. (CHIMNEY)
REAR	40 FT.	69.8 FT.
MAX. BLDG. HEIGHT	35 FT.	33.5 FT.
MAX. BLDG. COVERAGE	25%	15.3%



SITE DATA
OWNER: ROBERT & CATHERINE CAMPBELL
ADDRESS: 213 HOLLY DRIVE
CHALFONT, PA 18014
NEW BRITAIN TOWNSHIP
BUCKS COUNTY
PARCEL ID: #28-015-131
RECORDED: DEED BOOK 2833, PAGE 1012

[illegible]

FIELD BOOK: NEW BRITAIN-14
PAGES: 69-70
FIELD DATES: 9/02/25, 9/11/25
PARTY CHIEF: TAK

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES 3 WORKING
DAYS NOTICE FOR CONSTRUCTION PHASE
AND 10 WORKING DAYS IN DESIGN
STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.

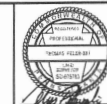
PLAN INDICATES THESE DOCUMENTS ARE ESPECIALLY PREPARED FOR THIS PROJECT AND NOT INTENDED FOR REPRESENTATION OF AN ALTERNATE FUND RAISING OR EXTENSION OR MODIFICATION OF THIS PROJECT OR FOR ANY OTHER PROJECT. R. L. SIKHARTER & ASSOCIATES SHALL NOT CERTIFY THOSE DOCUMENTS THAT CONTAIN A LABEL AND SIGNATURE OR ANY REFERENCE OF THESE DOCUMENTS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED IS STRICTLY PROHIBITED. IF USED FOR OTHER THAN THIS PROJECT OR OTHER THAN THAT FOR THE PURPOSE FOR WHICH THEY WERE PREPARED, THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES AND LOSSES AND THE CREDIT TO MODERNITY AND HOLD R. L. SIKHARTER & ASSOCIATES AND ITS SHAREHOLDERS, OFFICERS, DIRECTORS, PRINCIPALS AND EMPLOYEES WHATEVER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS) WHICH MAY BE INCURRED AS A RESULT OF SUCH USE. LISTING OF THESE SHAREHOLDERS AND CREDITING AND COSTS ARISING FROM THE SAME INADEQUATE OR WILLFUL MISCONDUCT OF R. L. SIKHARTER & ASSOCIATES.

NO.	DATE	COMMENT
REVISIONS		

T.M.P. #26-015-031

BOUNDARY &
TOPOGRAPHIC
SURVEY

*R. L. Showalter
& Associates*



SCALE: 1" = 10'
DATE: 09/12/25
JOB NO.: 2025-102
DRAWN BY: TP
CHECKED BY: TAK

SITUATE: NEW BRITAIN
BUCKS COUNTY, PA
PREPARED FOR:
BOB & CATHY CAMPBELL
213 HOLLY DRIVE
CHALFONT, PA 18914

SHEET

1 OF 1



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 December 15, 2025

Financial Performance

General Fund

Actual Total Revenue for year to date through November 2025 is \$6.7 million or 97% of Budgeted Revenue.

- The Transfer Tax for New is \$218.7 thousand or 365% above Budgeted Revenue.
- The Transfer Tax for Resale is \$435.6 thousand or 97% of Budgeted Revenue

Actual Total Expenditures for year to date through November 2025 is \$6.3 million or 90% of Budgeted Expenditures. The Total Expenditures in the current year compared to the same period is \$171.3 thousand less than Total Expenditures year to date through November 2024 or 2% less than the prior year.

Fire and Ambulance Fund

Actual Total Revenue for the year to date through November 2025 is \$454.9 thousand or 77% of Budgeted Revenue. The Total Tax Revenue collected is disbursed to the Volunteer Fire and Ambulance organizations serving New Britain Township.

Capital Fund

Actual Total Expenditures are \$507.1 thousand or 58% of Budgeted Expenditures.

Account Id	Account Description	YTD THRU NOV	ANNUAL BUDGET	MTD THRU NOV	YTD THRU NOV	\$ VARIANCE	%
		2024	2025	2025	2025		VARIANCE
01-301-100	REAL ESTATE CURRENT YEAR	1,190,829.91	1,476,964.00	2,591.45	1,465,860.72	-11,103.28	99.25
01-301-200	REAL ESTATE-PRIOR YEAR	213.04	4,000.00	120.12	4,657.98	657.98	116.45
01-301-400	REAL ESTATE - DELINQUENT	11,386.78	20,000.00	0	19,867.48	-132.52	99.34
01-301-600	REAL ESTATE - INTERIM	5,452.60	12,000.00	710.60	13,197.71	1,197.71	109.98
01-310-100	REAL ESTATE TRANSFER TAX-NEW	45,095.15	60,000.00	13,513.41	218,747.73	158,747.73	364.58
01-310-101	R.E. TRANSFER TAX-RESALES	349,801.90	450,000.00	37,400.00	435,594.79	-14,405.21	96.80
01-310-210	EARNED INCOME TAX	3,073,792.35	3,483,000.00	403,795.07	3,142,857.11	-340,142.89	90.23
01-310-220	LST TAXES	125,813.66	130,000.00	24,212.17	128,275.84	-1,724.16	98.67
01-321-800	CABLE TV FRANCHISE FEE	230,065.18	230,000.00	50,822.23	213,249.72	-16,750.28	92.72
01-322-800	ROAD OPENING PERMITS	8,908.80	7,500.00	0	6,700.00	-800.00	89.33
01-331-100	DISTRICT COURT FINES	15,604.02	15,000.00	793.00	11,153.70	-3,846.30	74.36
01-331-110	VEHICLE CODE VIOLATIONS	6,657.97	8,000.00	150.99	4,752.84	-3,247.16	59.41
01-331-130	STATE POLICE FINES	2,906.33	5,000.00	0	2,356.01	-2,643.99	47.12
01-341-000	INTEREST EARNINGS	22,556.98	50,000.00	1,446.72	12,681.62	-37,318.38	25.36
01-341-401	OVER COUNTER SALES	866.98	0.00	0	0	0.00	0.00
01-342-100	FARMLAND LEASES	1,500.00	1,500.00	0	2,943.50	1,443.50	196.23
01-342-200	BLDG RENT & WB CELL TOWER	600.00	0.00	0	600.00	600.00	0.00
01-342-201	CELL TOWER LEASE/N. BRANCH	29,790.99	26,000.00	2,658.37	50,741.16	24,741.16	195.16
01-351-001	ALL OTHR FEDERAL CAPITAL&OPERATING GRANT	49,710.53	0.00	0	39,831.71	39,831.71	0.00
01-354-000	RECYCLING GRANT	0	23,000.00	0	35,468.96	12,468.96	154.21
01-355-010	PUBLIC UTILITY TAXES	4,627.66	4,500.00	0	4,734.71	234.71	105.22
01-355-080	LIQUOR LICENSES	1,800.00	0.00	0	1,500.00	1,500.00	0.00
01-355-120	STATE AID PENSION PLANS	60,225.13	104,173.00	0	151,371.53	47,198.53	145.31
01-355-130	FOREIGN FIRE INSURANCE	109,880.96	108,370.00	0	116,451.61	8,081.61	107.46
01-355-140	DARE GRANT/REVENUES	2,400.00	0.00	0	0	0.00	0.00
01-355-141	OVERTIME REIMBURSEABLES	40,450.62	30,000.00	0	42,811.79	12,811.79	142.71
01-361-001	OVER COUNTER SALES	60.00	0.00	70.00	1,980.75	1,980.75	0.00
01-361-300	ZONING SUBDIVISION FILING FEES	12,875.00	10,000.00	100.00	5,850.00	-4,150.00	58.50
01-361-330	ZONING PERMITS	11,775.00	12,000.00	1,700.00	20,300.00	8,300.00	169.17
01-361-340	ZONING HEARING BOARD	8,100.00	10,000.00	800.00	8,000.00	-2,000.00	80.00
01-362-100	MISC. CHARGES AND FEES	85.00	0.00	0	959.73	959.73	0.00
01-362-110	ACCIDENT REPORTS	0	0.00	0	35.00	35.00	0.00
01-362-140	POLICE & ACCIDENT REPORTS	11,431.00	13,000.00	445.00	10,528.75	-2,471.25	80.99
01-362-410	BUILDING PERMITS	132,540.84	125,000.00	22,138.40	203,261.85	78,261.85	162.61
01-362-420	ELECTRICAL PERMITS	52,008.50	50,000.00	8,495.00	68,959.80	18,959.80	137.92
01-362-430	PLUMBING/MECHANICAL PERMITS	62,603.95	60,000.00	15,185.00	110,128.50	50,128.50	183.55
01-362-450	OCCUPANCY PERMITS - NEW CONST	6,650.00	10,000.00	1,500.00	12,783.25	2,783.25	127.83
01-362-451	OCCUPANCY - RESALES	17,800.00	20,000.00	725.00	13,965.00	-6,035.00	69.83

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
01-362-452	FIRE SAFETY INSPECTIONS	3,855.00	500.00	4,250.00	26,478.20	25,978.20	5,295.64
01-362-460	WELL PERMITS	725.00	500.00	0	2,275.00	1,775.00	455.00
01-362-462	PA UCC STATE FEE/PERMITS	1,350.00	2,000.00	144.00	1,629.00	-371.00	81.45
01-380-000	MISC REVENUE	6,317.10	0.00	3,377.52	13,515.55	13,515.55	0.00
01-380-050	ESCROW ADMINSTATION FEE	40,033.22	30,000.00	7,480.52	41,997.64	11,997.64	139.99
01-387-000	DEVELOPERS CONTRIBUTIONS	200.00	0.00	0	0	0.00	0.00
01-387-001	CONTRIB,GRANTS,DONATION PRIVATE SECTOR	15,851.69	0.00	0	4,003.85	4,003.85	0.00
01-391-000	PROCEEDS FROM GF FIXED ASSETS	5,682.91	0.00	0	0	0.00	0.00
01-391-100	SALES OF ASSETS/VEH,EQUIP,ETC	4.00	0.00	0	0	0.00	0.00
01-391-200	MUNICIBID SALES	300.02	0.00	0	0	0.00	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	12,898.00	10,000.00	0	29,866.00	19,866.00	298.66
01-399-000	CANCELLED PRIOR YEAR EXPENDITURES	5,120.00	0.00	0	0	0.00	0.00
GENERAL FUND: Revenue Totals		5,799,203.77	6,895,563.00	604,624.57	6,702,926.09	-192,636.91	
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	14,895.65	16,250.00	1,354.15	14,895.65	1,354.35	91.67
01-400-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	143,346.37	136,981.00	11,406.12	122,602.34	14,378.66	89.50
01-400-161	FICA/MEDICARE/GOVT	13,411.52	20,667.00	1,690.71	20,047.53	619.47	97.00
01-400-162	UNEMPLOYMENT PREMIUM ADMIN	89.89	3,026.00	0	3,141.02	-115.02	103.80
01-400-210	MATERIALS/SUPPLIES	6,916.28	10,000.00	511.73	8,284.89	1,715.11	82.85
01-400-300	GENERAL ADMIN EXPENSE	21,707.26	15,500.00	1,985.69	18,692.54	-3,192.54	120.60
01-400-301	CODIFICATION EXPENSES	19,303.75	15,000.00	0	0.00	15,000.00	0.00
01-400-302	INFO TECH SERVICES	23,199.00	28,600.00	0	44,017.25	-15,417.25	153.91
01-400-319	TRAINING/ADMIN	8,297.02	10,000.00	100.00	11,144.17	-1,144.17	111.44
01-400-320	TELEPHONE/COMMUNICATIONS	7,873.55	12,000.00	494.15	5,254.68	6,745.32	43.79
01-400-330	VEHICLE EXPENSE/ADMIN	1,965.52	1,800.00	84.00	1,949.22	-149.22	108.29
01-400-340	ADVERTISING/PRINTING	12,101.23	15,000.00	1,127.15	12,395.79	2,604.21	82.64
01-400-350	BONDING	0	0.00	0	830.00	-830.00	0.00
01-400-352	LIABILITY/PROPERTY INSURANCE	46,040.20	48,496.00	0	52,987.38	-4,491.38	109.26
01-400-354	WORKER'S COMPENSATION/ADMIN	498.21	713.00	0	344.96	368.04	48.38
01-400-740	MAJOR EQUIPMENT LEASE/PURCHASE	6,964.78	4,000.00	390.80	3,716.84	283.16	92.92
01-400-741	COMPUTER HARDWARE/SOFTWARE/LICENSES	38,548.09	65,000.00	262.09	26,650.34	38,349.66	41.00
01-401-000	EXECUTIVE:	0	0	0	0	0	0.00
01-401-120	SALARY - EXECUTIVE MANAGEMENT	209,022.79	253,901.00	20,746.44	246,433.75	7,467.25	97.06
01-402-000	FINANCIAL ADMINISTRATION:	0	0	0	0	0	0.00
01-402-130	SALARY - FINANCE	109,881.57	184,600.00	14,277.49	170,698.89	13,901.11	92.47

Account Id	Account Description	YTD THRU NOV	ANNUAL BUDGET	MTD THRU NOV	YTD THRU NOV	\$ VARIANCE	%
		2024	2025	2025	2025		VARIANCE
01-402-131	SALARY/ADMIN ASST T.P.	33,071.29	0.00	2,368.44	27,271.50	-27,271.50	0.00
01-402-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	0	46,820.00	3,916.13	41,112.41	5,707.59	87.81
01-402-161	FICA/MEDICARE-FINANCE	8,406.00	14,122.00	1,092.23	13,058.48	1,063.52	92.47
01-402-300	PAYROLL SERVICES & ACCOUNTING	27,976.51	12,600.00	532.00	9,779.50	2,820.50	77.62
01-402-310	APPOINTED AUDITOR	24,750.00	25,000.00	0	25,500.00	-500.00	102.00
01-402-350	BONDING/SURETY	1,660.00	1,660.00	0	830.00	830.00	50.00
01-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
01-403-110	SALARY-ELECTED TAX COLLECTOR	20,625.00	22,500.00	1,875.00	20,625.00	1,875.00	91.67
01-403-161	FICA/MEDICARE/TAX	1,577.85	1,721.00	143.44	1,577.84	143.16	91.68
01-403-319	REIMBUSEABLE EXPENSES	1,925.27	2,400.00	0	1,908.98	491.02	79.54
01-403-370	EIT/EMST COLLECTOR	43,951.11	43,000.00	2,836.83	54,795.89	-11,795.89	127.43
01-404-000	SOLICITOR/LEGAL SERVICES:	0	0	0	0	0	0.00
01-404-101	SOLICITOR/LABOR	12,530.64	15,000.00	0	13,739.00	1,261.00	91.59
01-404-110	SOLICITOR/POLICE GENERAL SERVICES	10,640.00	0.00	0	0.00	0.00	0.00
01-404-310	SOLICITOR/GENERAL SERVICES	33,532.95	40,000.00	8,411.00	40,036.00	-36.00	100.09
01-405-000	SECRETARY/CLERK:	0	0	0	0	0	0.00
01-405-140	WAGES/CLERICAL STAFF	101,005.62	0.00	0	0	0.00	0.00
01-405-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	55,491.85	0.00	0	0.00	0.00	0.00
01-405-161	FICA/MEDICARE	7,726.83	0.00	0	0	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	116,747.89	60,000.00	25,891.24	126,927.46	-66,927.46	211.55
01-409-000	BUILDINGS & PLANT:	0	0	0	0	0	0.00
01-409-319	SUPPLIES AND EQUIPMENT	440.57	0.00	0	0	0.00	0.00
01-409-360	UTILITIES	16,726.11	20,000.00	544.97	24,089.68	-4,089.68	120.45
01-409-370	BLDG MAINT&REPAIRS SERVICES&SUPPLIES	19,069.94	36,530.21	4,899.98	35,358.66	1,171.55	96.79
01-410-000	POLICE:	0	0	0	0	0	0.00
01-410-120	SALARY - POLICE MANAGEMENT	125,990.40	149,743.00	10,867.20	130,406.40	19,336.60	87.09
01-410-130	WAGES - BARGAINING UNIT	1,356,131.62	1,724,967.00	130,369.60	1,538,857.98	186,109.02	89.21
01-410-131	POLICE OVERTIME	152,759.80	165,000.00	7,631.03	197,773.94	-32,773.94	119.86
01-410-132	ACCRUED TIME EXPENSE	138,662.45	215,000.00	11,994.16	64,356.21	150,643.79	29.93
01-410-133	EDUCATION INCENTIVE PAY	48,157.78	50,000.00	0	51,208.42	-1,208.42	102.42
01-410-140	WAGES-CLERICAL STAFF FT	62,091.20	58,620.00	5,096.00	61,152.00	-2,532.00	104.32
01-410-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	445,783.06	559,325.00	51,626.28	535,748.76	23,576.24	95.78
01-410-160	CROSSING GUARD WAGES	6,741.96	13,693.00	783.86	7,421.22	6,271.78	54.20
01-410-161	FICA/MEDICARE/POLICE	147,549.86	152,772.00	12,975.08	158,120.59	-5,348.59	103.50
01-410-181	EDUCATION/TRAINING IN SERVICE	8,022.00	12,000.00	358.94	19,965.65	-7,965.65	166.38

Account Id	Account Description	YTD THRU NOV	ANNUAL BUDGET	MTD THRU NOV	YTD THRU NOV	\$ VARIANCE	%
		2024	2025	2025	2025		VARIANCE
01-410-200	OFFICE SUPPLIES	2,414.96	2,000.00	361.77	1,392.88	607.12	69.64
01-410-210	COMPUTERS SUPPLIES	23,926.22	15,000.00	0.00	31,496.95	-16,496.95	209.98
01-410-223	TRAFFIC COUNTER	8,245.91	12,000.00	0	10,206.60	1,793.40	85.06
01-410-224	FUELS/OIL	26,738.09	30,000.00	2,217.30	26,115.42	3,884.58	87.05
01-410-226	COPIER EXPENSES	3,199.63	2,500.00	245.96	3,935.78	-1,435.78	157.43
01-410-240	FIREARMS & SUPPLIES	9,744.63	12,000.00	0	7,919.71	4,080.29	66.00
01-410-241	UNIFORMS/VESTS	19,522.57	25,000.00	3,024.36	34,371.77	-9,371.77	137.49
01-410-250	GENERAL EXPENSE	6,009.21	4,000.00	499.99	6,088.62	-2,088.62	152.22
01-410-260	COMMUNITY POLICING SERVICES & SUPPLIES	5,107.68	7,500.00	2,225.71	6,447.50	1,052.50	85.97
01-410-310	LEGAL EXPENSE	20,990.23	22,000.00	0	13,322.95	8,677.05	60.56
01-410-319	EQUIP SUPPLIES	8,867.16	6,000.00	2,354.29	4,685.22	1,314.78	78.09
01-410-320	COMMUNICATIONS	18,311.12	20,000.00	1,695.90	19,218.79	781.21	96.09
01-410-340	PRINTING	965.03	2,000.00	0	597.14	1,402.86	29.86
01-410-351	VEHICLE INSURANCE	12,914.64	13,604.00	0	14,863.40	-1,259.40	109.26
01-410-352	LAW ENFORCEMENT LIABILITY	50,090.56	52,763.00	0	57,648.88	-4,885.88	109.26
01-410-354	WORKERS COMPENSATION	62,614.87	58,121.00	0	57,348.96	772.04	98.67
01-410-360	UTILITIES	18,828.61	20,000.00	283.84	24,205.13	-4,205.13	121.03
01-410-370	VEHICLE MAINT/REPAIRS-OUTSIDE	14,506.50	10,000.00	0	11,977.59	-1,977.59	119.78
01-410-371	CONTRACTED CLEANING	8,180.00	0.00	0	0.00	0.00	0.00
01-410-390	C.E.R.T. TEAM	4,673.03	8,300.00	0	3,300.00	5,000.00	39.76
01-410-420	PUBLICATIONS/SUBSCRIPTIONS	560.00	2,500.00	491.50	3,400.66	-900.66	136.03
01-410-440	UNIFORM CLEANING	12,800.00	12,800.00	0	12,800.00	0.00	100.00
01-410-750	EQUIPMENT PURCHASES	48,992.21	47,000.00	0	40,168.23	6,831.77	85.46
01-410-751	VEHICLE REPLACEMENTS	154,327.08	0.00	0	135.00	-135.00	0.00
01-410-760	BUILDING MAINTENANCE POLICE DEPT	24,574.06	10,000.00	0	248.97	9,751.03	2.49
01-410-761	DNA CONSORTIUM	6,000.00	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	601.67	0.00	0	431.20	-431.20	0.00
01-411-224	FIRE FUEL EXPENSE	6,631.82	7,500.00	683.77	6,912.42	587.58	92.17
01-411-225	EMS FUEL EXPENSE	10,037.93	15,000.00	0	0.00	15,000.00	0.00
01-411-230	RECRUITMENT/RETENTION INCENTIVE	7,500.00	15,000.00	0	9,500.00	5,500.00	63.33
01-411-235	EMS CAPITAL CONTRIBUTION	0.00	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	20,788.50	33,500.00	1,399.50	31,193.04	2,306.96	93.11
01-412-225	EMS FUEL EXPENSE	0	0.00	860.93	9,386.81	-9,386.81	0.00
01-413-000	UCC & CODE ENFORCEMENT:	0	0	0	0	0	0.00
01-413-121	BLG INSPECTOR/CODE ENF OFFICIALS	150,764.13	179,568.00	12,801.66	196,972.13	-17,404.13	109.69
01-413-122	OUTSIDE INSPECTIONS	23,050.00	26,050.00	2,945.00	41,442.00	-15,392.00	159.09

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
01-413-151	MEDICAL/DENTAL/RX/LIFE/INSURANCE	37,012.24	66,392.00	4,677.51	66,833.77	-441.77	100.67
01-413-161	FICA/MEDICARE-CODES	11,533.48	13,737.00	979.32	18,548.63	-4,811.63	135.03
01-413-319	GENERAL EXPENSE AND TRAINING	436.12	0.00	170.00	170.00	-170.00	0.00
01-413-330	VEHICLE EXPENSE	40.49	500.00	0	0	500.00	0.00
01-413-351	AUTO INSURANCE/ADMIN-INSPEC VEH.	775.96	817.00	0	893.04	-76.04	109.31
01-413-352	LIABILITY INSURANCE	658.04	693.00	0	757.32	-64.32	109.28
01-413-354	WORKERS COMPENSATION	0	396.00	0	689.88	-293.88	174.21
01-413-751	VEHICLE PURCHASE	69,316.34	0.00	0	0	0.00	0.00
01-413-752	STATE PASS THRU FEE	1,188.00	2,000.00	0	1,611.00	389.00	80.55
01-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
01-414-140	ZONING PERSONNEL	82,108.04	173,031.00	7,153.60	60,875.17	112,155.83	35.18
01-414-141	ZONING HEARING BOARD	1,910.00	3,000.00	180.00	2,760.00	240.00	92.00
01-414-150	PLANNING CONSULTANT	0	0.00	0	28,372.50	-28,372.50	0.00
01-414-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	33,805.37	84,890.00	1,274.50	9,119.84	75,770.16	10.74
01-414-161	FICA/MEDICARE	6,703.44	13,237.00	547.24	4,656.87	8,580.13	35.18
01-414-310	LEGAL, PLNG & ZONING	35,063.33	40,000.00	3,960.00	40,908.07	-908.07	102.27
01-414-313	ENGINEERING PLANNING/ZONING	24,776.75	25,000.00	15,823.75	59,748.11	-34,748.11	238.99
01-414-317	CODIFICATION/UPDATES	4,792.50	0.00	1,102.50	29,741.25	-29,741.25	0.00
01-414-319	COMPUTER SOFTWARE AND SERVICES	31,619.67	20,000.00	0	16,587.75	3,412.25	82.94
01-414-352	LIABILITY INSURANCE	392.92	414.00	0	452.20	-38.20	109.23
01-414-354	WORKERS COMPENSATION	349.99	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	5,700.00	12,000.00	500.00	5,500.00	6,500.00	45.83
01-427-000	SOLID WASTE COLLECTION & DISPOSAL:	0	0	0	0	0	0.00
01-427-010	SLID WASTE/HAZ WASTE COLLECTION	4,767.20	5,000.00	0	7,267.20	-2,267.20	145.34
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	99,379.19	108,566.00	8,352.00	100,967.85	7,598.15	93.00
01-430-130	SALARY/BLDG MAINTENANCE	8,892.01	0.00	0	0	0.00	0.00
01-430-131	OT - PUBLIC WORKS	3,006.67	1,500.00	0	10,773.87	-9,273.87	718.26
01-430-140	WAGES PUBLIC WORKS CREW	393,541.52	420,669.00	35,601.60	368,894.78	51,774.22	87.69
01-430-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	161,260.23	177,127.00	13,221.54	105,991.34	71,135.66	59.84
01-430-161	FICA/MEDICARE-PUBLIC WORKS	38,987.15	32,181.00	3,362.46	37,225.70	-5,044.70	115.68
01-430-241	UNIFORM EXPENSE	7,109.76	10,099.99	178.00	10,776.91	-676.92	106.70
01-430-300	GENERAL EXPENSE & TRAINING	410.61	0.00	0	0.00	0.00	0.00
01-430-320	COMMUNICATIONS/MAINT	10,403.78	15,000.00	659.24	10,155.48	4,844.52	67.70
01-430-321	RADIO REPAIRS	0	1,000.00	0	0	1,000.00	0.00
01-430-351	VEHICLE INSURANCE	18,111.04	19,077.00	0	20,843.90	-1,766.90	109.26

Account Id	Account Description	YTD THRU NOV	ANNUAL BUDGET	MTD THRU NOV	YTD THRU NOV	\$ VARIANCE	% VARIANCE
		2024	2025	2025	2025		
01-430-352	LIABILITY INSURANCE	3,818.00	4,022.00	0	4,394.08	-372.08	109.25
01-430-354	WORKERS COMPENSATION	33,493.26	33,596.00	0	27,424.00	6,172.00	81.63
01-430-370	BUILDING MAINTENANCE	34,336.24	20,000.00	1,738.58	17,205.34	2,794.66	86.03
01-432-000	WINTER MAINTENACE-SNOW REMOVAL:	0	0	0	0	0	0.00
01-432-220	SNOW REMOVAL/CONTRACTORS	9,250.00	40,000.00	0	3,500.00	36,500.00	8.75
01-433-000	TRAFFIC CONTROL DEVICES:	0	0	0	0	0	0.00
01-433-200	STREET SIGNS	13,404.76	10,000.00	0	6,558.27	3,441.73	65.58
01-433-210	LINE PAINTING	19,579.33	30,000.00	0	14,127.26	15,872.74	47.09
01-433-310	TRAFFIC SIGNAL MAINTENANCE	16,046.58	20,000.00	506.30	32,263.11	-12,263.11	161.32
01-433-361	TRAFFIC SIGNAL ELECTRIC	4,330.26	4,000.00	0	4,256.80	-256.80	106.42
01-434-000	STREET LIGHTING:	0	0	0	0	0	0.00
01-434-300	STREET LIGHTING/GEN/NOT DISTRICT	5,436.55	9,000.00	1,287.01	10,609.08	-1,609.08	117.88
01-436-000	STORM SEWERS & DRAINS:	0	0	0	0	0	0.00
01-436-300	STORM SEWERS & DRAINS	19,727.05	30,000.00	0	11,656.72	18,343.28	38.86
01-436-367	NPDES COMPLIANCE	24,253.90	25,000.00	0	2,500.00	22,500.00	10.00
01-436-400	DIRT & DEBRIS REMOVAL	4,947.00	10,142.00	0	4,076.60	6,065.40	40.20
01-437-000	REPAIRS OF TOOLS & MACHINERY:	0	0	0	0	0	0.00
01-437-300	VEHICLE REPAIRS	64,721.84	50,029.08	1,765.67	52,045.10	-2,016.02	104.03
01-437-330	FUEL & OIL EQUIP	29,456.39	40,000.00	2,562.09	27,897.80	12,102.20	69.74
01-437-360	HEAT AND UTILITIES	31,281.36	30,000.00	1,465.28	40,133.13	-10,133.13	133.78
01-438-000	MAINTENANCE & REPAIR OF ROADS & BRIDGES:	0	0	0	0	0	0.00
01-438-260	MINOR EQUIPMENT	3,294.39	5,000.00	0	16.97	4,983.03	0.34
01-438-460	GENERAL EXPENSE	15,424.50	20,071.75	2,633.15	12,812.41	7,259.34	63.83
01-438-710	MAJOR EQUIPMENT PURCHASE	194,095.76	0.00	0	0	0.00	0.00
01-438-800	EQUIPMENT RENTALS	2,560.48	5,000.00	0	0	5,000.00	0.00
01-438-820	PATCHING/CORE SAMPLES	5,926.02	10,000.00	257.29	3,013.48	6,986.52	30.13
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	33,086.12	50,000.00	0	0	50,000.00	0.00
01-439-330	DART TRANSPORTATION CONTRIBUTION	10,000.00	5,000.00	0	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	74,561.39	0.00	0	0	0.00	0.00
01-455-000	TREE MAINTENANCE:	0	0	0	0	0	0.00
01-455-370	TREE MAINTENANCE	10,175.00	0.00	0.00	11,050.00	-11,050.00	0.00
01-471-000	DEBT SERVICE-PRINCIPAL:	0	0	0	0	0	0.00
01-471-600	TAX ANTICIPATION NOTE/PRINCIPAL	3,620.99	0.00	0	0	0.00	0.00
01-472-000	DEBT SERVICE-INTEREST:	0	0	0	0	0	0.00
01-472-600	TAX ANTICIPATION NOTE/INTEREST	-77.63	0.00	0	0	0.00	0.00

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
01-481-000	EMPLOYER PAID BENEFITS & WITHHOLDING ITE	0	0	0	0	0	0.00
01-481-319	MISC. TAXES	5,746.91	0.00	0	6,057.08	-6,057.08	0.00
01-483-510	MMO PENSION PAYMENT	64,284.00	104,173.00	0	104,173.00	0.00	100.00
01-483-600	EXCESS PENSION TRANSFER	0	0.00	0	47,198.53	-47,198.53	0.00
01-486-000	INSURANCE,CASUALTY, & SURETY:	0	0	0	0	0	0.00
01-486-157	HEALTH & VISION REIMBURSEMENTS	49,513.89	55,000.00	7,314.53	60,784.32	-5,784.32	110.52
01-486-158	FITNESS REIMBURSEMENT	250.00	2,000.00	269.38	2,208.88	-208.88	110.44
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	13,134.60	50,000.00	2,866.50	35,979.10	14,020.90	71.96
01-487-192	ORTHODONTIA REIMBURSEMENT	0	6,000.00	0	0	6,000.00	0.00
01-487-502	457 MATCHING	24,550.00	38,000.00	0.00	23,550.00	14,450.00	61.97
01-488-000	FIDUCIARY FUNDS BENEFIT & REFUND PAID:	0	0	0	0	0	0.00
01-488-540	FIREMEN'S RELIEF DISTRIBUTION	109,880.96	108,370.00	0	116,451.61	-8,081.61	107.46
01-492-000	INTERFUND OPERATING TRANSFERS:	0	0	0	0	0	0.00
01-492-010	UNALLOCATED GENERAL FUNDS	-1,587.21	0.00	0	0	0.00	0.00
GENERAL FUND: Expenditure Totals		6,532,860.82	7,079,314.03	491,144.45	6,361,507.66	717,806.37	
02-341-000	INTEREST EARNINGS	6,913.59	5,000.00	545.83	6,221.57	1,221.57	124.43
02-383-000	STREET LIGHT ASSESSMENTS	37,595.00	37,550.00	0	37,545.00	-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		44,508.59	174,703.00	545.83	43,766.57	-130,936.43	
02-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
02-403-110	SALARY-ELECTED	2,500.00	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	11,377.80	10,000.00	788.32	11,785.75	-1,785.75	117.86
02-471-100	PRINCIPAL PAYMENT/STREET LIGHT LOAN	689.72	0.00	0	0	0.00	0.00
02-472-100	INTEREST PAYMENT/STREET LIGHT LOAN	-14.79	0.00	0	0	0.00	0.00
STREET LIGHTING FUND: Expenditure Totals		14,552.73	12,691.00	788.32	11,785.75	905.25	
03-301-100	FIRE REAL ESTATE TAXES	220,695.02	222,540.00	392.64	222,299.53	-240.47	99.89
03-301-101	AMBULANCE REAL ESTATE TAXES	88,278.01	89,016.00	157.06	88,919.80	-96.20	99.89
03-301-200	FIRE REAL ESTATE TAXES-PRIOR YEAR	27.92	500.00	22.25	742.22	242.22	148.44
03-301-201	AMBULANCE R.E. TAXES/PRIOR YEAR	9.96	250.00	8.90	296.89	46.89	118.76
03-301-400	FIRE R.E. DELINQUENT TAXES	2,116.21	100.00	0	3,010.64	2,910.64	3,010.64
03-301-401	AMBULANCE/DELINQUENT TAXES	843.47	100.00	0	1,204.26	1,104.26	1,204.26

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
03-301-600	FIRE R.E. TAXES/INTERIM	1,009.73	100.00	107.67	2,581.57	2,481.57	2,581.57
03-301-601	AMBULANCE/INTERIM TAXES	403.91	100.00	43.07	1,032.64	932.64	1,032.64
03-310-220	LST TAXES/FIRE FUND	61,836.10	61,500.00	12,106.09	64,137.96	2,637.96	104.29
03-310-221	LST TAXES/EMS	61,836.13	61,500.00	12,106.09	64,137.96	2,637.96	104.29
03-341-000	INTEREST EARNINGS	6,062.46	1,000.00	462.17	5,690.50	4,690.50	569.05
03-341-001	INTEREST EARNINGS/EMS FUND	2,093.88	1,000.00	81.72	876.73	-123.27	87.67
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		445,212.80	585,913.00	25,487.66	454,930.70	-130,982.30	
03-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
03-403-370	REAL ESTATE/LST COLLECTOR-FIRE	936.91	950.00	124.63	1,133.61	-183.61	119.33
03-403-371	REAL ESTATE/LST COLLECTOR-AMBULANCE	927.46	700.00	124.63	1,038.02	-338.02	148.29
03-411-000	FIRE:	0	0	0	0	0	0.00
03-411-500	CONTRIBUTIONS TO FIRE COMPANIES	222,405.02	221,590.00	0	227,578.33	-5,988.33	102.70
03-411-501	LST CONTRIBUTION FIRE	94,344.65	123,000.00	0	50,135.38	72,864.62	40.76
03-411-502	CONTRIBUTIONS TO EMS PROVIDERS	88,482.94	88,766.00	0	0.00	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	0	90,350.21	-90,350.21	0.00
03-412-501	LST CONTRIBUTIONS AMBULANCE	0	0.00	0	50,135.40	-50,135.40	0.00
FIRE/AMBULANCE TAX FUND Expenditure Totals		407,096.98	435,006.00	249.26	420,370.95	14,635.05	
04-310-210	EARNED INCOME TAX	729,723.29	817,000.00	89,773.62	740,623.92	-76,376.08	90.65
04-341-000	INTEREST EARNINGS	191,126.72	100,000.00	19,196.21	222,877.48	122,877.48	222.88
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		920,850.01	5,137,040.00	108,969.83	963,501.40	-4,173,538.60	
04-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
04-403-370	EIT TAX COLLECTOR EXPENSE	8,558.72	13,000.00	371.55	9,186.73	3,813.27	70.67
04-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
04-414-150	CONSULTANT/LAND PRESERVATION	15,680.00	20,000.00	0	14,915.00	5,085.00	74.58
04-414-310	ENGINEERING SERVICE	3,528.75	50,000.00	0	495.00	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	5,290.52	50,000.00	60.35	564.62	49,435.38	1.13
LAND PRESERVATION FUND: Expenditure Totals		33,057.99	138,000.00	431.90	25,161.35	112,838.65	
07-301-100	REAL ESTATE TAXES/CURRENT	397,250.98	400,571.00	706.76	400,139.08	-431.92	99.89

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
07-301-200	REAL ESTATE TAXES/PRIOR YEAR	62.47	500.00	40.05	1,336.01	836.01	267.20
07-301-400	REAL ESTATE TAXES/DELINQUENT	3,767.21	0.00	0	5,132.35	5,132.35	0.00
07-301-600	REAL ESTATE TAXES/INTERIM	1,817.56	100.00	193.81	4,646.87	4,546.87	4,646.87
07-341-000	INTEREST EARNINGS	5,078.29	1,000.00	4,960.59	27,312.65	26,312.65	2,731.27
07-341-001	INTEREST EARNING/P&R MISC ACCTS	35,063.72	1,000.00	0	26,475.79	25,475.79	2,647.58
07-341-410	EVENT REVENUE	21,301.39	0.00	0	40.00	40.00	0.00
07-342-200	BLDG RENT & WB CELL TOWER	16,743.86	0.00	1,629.57	17,676.77	17,676.77	0.00
07-367-001	EVENT REVENUE	1,150.00	0.00	1,550.00	23,875.99	23,875.99	0.00
07-367-003	USER FEES/FIELD USE	0	0.00	0	8,450.00	8,450.00	0.00
07-387-000	PARK & REC CONTRIBUTIONS	0	0.00	0	300.00	300.00	0.00
07-387-017	PARK & REC CONTRIBUTIONS	31,000.00	0.00	0	138,815.00	138,815.00	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	10,530.00	0.00	0	0	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		523,765.48	1,422,105.00	9,080.78	654,200.51	-767,904.49	
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
07-454-140	SALARIES/CLERICAL	4,618.36	0.00	0	0	0.00	0.00
07-454-141	SALARIES P.W. SUPPORT	203,561.66	258,785.00	19,004.16	232,148.12	26,636.88	89.71
07-454-151	MEDICAL/DENTAL INSURANCE	53,389.82	81,219.00	7,293.84	76,118.71	5,100.29	93.72
07-454-161	FICA/MEDICARE-PARKS	15,985.94	19,797.00	1,453.83	18,195.03	1,601.97	91.91
07-454-226	FACILITIES MAINTENANCE	30,283.97	0.00	0	464.04	-464.04	0.00
07-454-300	ACTIVITIES/PROGRAMS	14,900.24	37,000.00	410.57	18,222.92	18,777.08	49.25
07-454-310	ENGINEERING SERVICES	0	0.00	0	2,426.50	-2,426.50	0.00
07-454-311	W.B. PARK EXPENSE	0	7,100.00	0	3,000.00	4,100.00	42.25
07-454-312	NORTH BRANCH PARK EXP	58,294.56	7,100.00	0	10,143.34	-3,043.34	142.86
07-454-317	VETERAN'S PARK	0	7,100.00	0	1,000.00	6,100.00	14.08
07-454-318	VETERAN'S MEMORIAL	237.02	0.00	182.00	287.00	-287.00	0.00
07-454-319	GENERAL EXPENSES/SUPPLIES	8,080.94	4,000.00	0	4,052.76	-52.76	101.32
07-454-320	NESHAMINY GREENWAY TRAILS	153,310.26	7,100.00	0	2,467.50	4,632.50	34.75
07-454-352	LIABILITY INSURANCE	842.64	917.00	0	969.80	-52.80	105.76
07-454-360	UTILITIES	11,396.95	20,000.00	1,088.43	12,604.42	7,395.58	63.02
07-454-401	HIGHLAND PARK	0	7,100.00	0	4,393.76	2,706.24	61.88

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
07-454-710	CAPITAL PURCHASES	13,727.00	0.00	0	0	0.00	0.00
07-455-000	TREE MAINTENANCE:	0	0	0	0	0	0.00
07-455-301	TREE MAINTENANCE	6,750.00	20,000.00	4,025.00	5,875.00	14,125.00	29.38
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	0	101,645.39	160,354.61	38.80
PARKS & RECREATION FUND Expenditure Totals		575,379.36	739,218.00	33,457.83	494,014.29	245,203.71	
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	88,748.07	1,000.00	8,998.48	94,589.70	93,589.70	9,458.97
FUND 15: Revenue Totals		88,748.07	2,766,975.00	8,998.48	94,589.70	-2,672,385.30	
18-301-100	REAL ESTATE TAXES/CURRENT	176,556.03	356,064.00	628.24	355,679.22	-384.78	99.89
18-301-200	REAL ESTATE TAXES/PRIOR YEAR	6.89	500.00	35.60	1,187.56	687.56	237.51
18-301-400	REAL ESTATE TAXES/DELINQUENT	1,674.32	100.00	0	4,562.15	4,462.15	4,562.15
18-301-600	REAL ESTATE TAXES/INTERIM	807.80	100.00	172.28	4,130.56	4,030.56	4,130.56
18-341-000	INTEREST EARNINGS	60,060.35	2,000.00	5,946.86	69,253.23	67,253.23	3,462.66
18-362-461	STORMWATER MAINTENANCE FEES	29,367.13	0.00	0	38,445.27	38,445.27	0.00
18-387-000	DEVELOPERS CONTRIBUTIONS	164,769.50	0.00	0	4,009.50	4,009.50	0.00
18-391-100	SALES OF ASSETS/VEH,EQUIP,ETC	12,582.62	0.00	0	18,625.00	18,625.00	0.00
18-392-010	TRANSFER FROM OTHER FUNDS	0	407,000.00	0	219,504.87	-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		445,824.64	2,228,849.00	6,782.98	715,397.36	-1,513,451.64	
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	918.75	8,167.20	56,832.80	12.56
18-400-741	MUNICIPAL EQUIPMENT PURCHASES	0	15,000.00	0	19,424.31	-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	0	66,138.04	-12,000.00	122.17
18-410-000	POLICE:	0	0	0	0	0	0.00
18-410-750	EQUIPMENT PURCHASES	0	62,000.00	0	47,030.99	14,969.01	75.86
18-410-751	POLICE VEHICLE REPLACEMENT	0.00	160,000.00	0	80,137.20	79,862.80	50.09
18-436-000	STORM SEWERS & DRAINS:	0	0	0	0	0	0.00
18-436-367	NPDES COMPLIANCE	0	110,000.00	6,425.34	66,747.77	43,252.23	60.68
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	0	117,859.48	27,140.52	81.28
18-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
18-454-700	CAPITAL EQUIPMENT PURCHASES	199,552.87	50,000.00	0	49,276.52	723.48	98.55
18-454-710	PARK INFRASTRUCTURE IMPROVEMENTS	0	212,000.00	0	52,368.87	159,631.13	24.70
CAPITAL IMPROVEMENT/EQU Expenditure Totals		199,552.87	873,138.04	7,344.09	507,150.38	365,987.66	
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20-301-100	REAL ESTATES TAX/CURRENT/CAP INFRA	176,556.03	0.00	0	0	0.00	0.00
20-301-102	REAL ESTATE TAXES/CURRENT/PWKS LOAN	220,695.01	222,540.00	392.64	222,299.53	-240.47	99.89
20-301-200	REAL ESTATE PRIOR/CAP INFRA	49.80	0.00	0	0	0.00	0.00
20-301-202	REAL ESTATE TAXES/PRIOR/PWKS LOAN	8.61	500.00	22.25	742.22	242.22	148.44
20-301-400	REAL ESTATE DEL/CAP INFRA	1,674.32	0.00	0	0	0.00	0.00
20-301-402	DELINQUENT TAXES/PUBLIC WORKS	2,092.91	100.00	0	2,851.33	2,751.33	2,851.33
20-301-600	R.E. TAXES/INTERIM/CAP INFRA	807.80	0.00	0	0	0.00	0.00
20-301-601	PUBLIC WORKS BLDG/INTERIM TAXES	1,009.73	100.00	107.67	2,581.57	2,481.57	2,581.57
20-341-000	INTEREST EARNINGS/CAP INFRA	15,194.94	0.00	2,408.34	25,110.43	25,110.43	0.00
20-341-102	INTEREST EARNINGS/P.WKS.	167.12	1,000.00	122.64	780.34	-219.66	78.03
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		418,256.27	1,189,891.00	3,053.54	254,365.42	-935,525.58	
20-401-000	EXECUTIVE:	0	0	0	0	0	0.00
20-401-050	BRIDGE LOAN PRINCIPAL	327,000.00	332,000.00	0	332,000.00	0.00	100.00
20-401-100	BRIDGE LOAN INTEREST	36,361.38	32,426.00	0	32,425.80	0.20	100.00
20-471-000	DEBT SERVICE-PRINCIPAL:	0	0	0	0	0	0.00
20-471-100	PW BLDG PRINCIPAL	40,000.00	40,000.00	0	40,000.00	0.00	100.00
20-472-000	DEBT SERVICE-INTEREST:	0	0	0	0	0	0.00
20-472-102	PW BLDG INTEREST	2,612.69	2,941.00	0	917.34	2,023.66	31.19
MUNICIPAL/P WRKS BUILDI Expenditure Totals		405,974.07	407,367.00	0.00	405,343.14	2,023.86	
30-301-100	REAL ESTATE TAXES/CURRENT	88,278.01	89,016.00	157.06	88,919.80	-96.20	99.89
30-301-200	REAL ESTATE TAXES/PRIOR	12.98	50.00	8.90	296.89	246.89	593.78
30-301-400	REAL ESTATE TAXES/DELINQUENT	837.18	0.00	0	1,140.54	1,140.54	0.00
30-301-600	REAL ESTATE TAXES/INTERIM	403.91	50.00	43.07	1,032.64	982.64	2,065.28
30-341-000	INTEREST EARNINGS	11,898.18	1,000.00	1,124.71	10,271.46	9,271.46	1,027.15
30-387-000	DEVELOPER CONTRIBUTION TRAFFIC	0	0.00	0	111,494.00	111,494.00	0.00
30-387-001	DEVELOPER CONTRIBUTION ROADWAY	0	0.00	0	51,012.00	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		101,430.26	312,246.00	1,333.74	264,167.33	-48,078.67	
30-000-000	HIGHWAY EQUIPMENT FUND:	0	0	0	0	0	0.00

Account Id	Account Description	YTD THRU NOV 2024	ANNUAL BUDGET 2025	MTD THRU NOV 2025	YTD THRU NOV 2025	\$ VARIANCE	% VARIANCE
30-437-740	CAPITAL EXPENSE/SURPLUS EQUIP	154,929.74	0.00	0	0	0.00	0.00
30-438-710	MAJOR EQUIPMENT PURCHASE	79,190.22	0.00	0	0	0.00	0.00
30-492-000	TRANSFER TO OTHER FUNDS	0	145,000.00	0	117,859.48	27,140.52	81.28
HIGHWAY EQUIPMENT FUND: Expenditure Totals		234,119.96	145,000.00	0.00	117,859.48	27,140.52	
35-341-000	INTEREST EARNINGS	33,516.43	1,000.00	2,573.73	35,084.10	34,084.10	3,508.41
35-355-050	STATE FUEL TAX REVENUE SHARING	410,882.56	403,304.68	0	410,998.48	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		444,398.99	862,878.68	2,573.73	446,082.58	-416,796.10	
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	67,600.50	40,000.00	0	92,473.38	-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	282,573.77	550,000.00	0	277,755.25	272,244.75	50.50
LIQUID FUELS FUND: Expenditure Totals		350,174.27	630,000.00	0.00	370,228.63	259,771.37	
90-341-000	INTEREST EARNINGS	10,743.04	0.00	975.91	11,122.49	11,122.49	0.00
90-342-000	DEPOSITS RECEIVED	545,910.74	0.00	88,709.42	1,059,728.01	1,059,728.01	0.00
FUND 90: Revenue Totals		556,653.78	0.00	89,685.33	1,070,850.50	1,070,850.50	
90-000-000	ESCROW:	0	0	0	0	0	0.00
90-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
90-414-311	ENGINEERING BILLED	367,442.92	0.00	71,149.46	383,151.65	-383,151.65	0.00
90-414-451	LEGAL BILLED	40,631.00	0.00	3,655.00	37,825.00	-37,825.00	0.00
90-414-500	ADMINISTRATION FEE	40,033.22	0.00	7,480.52	41,648.39	-41,648.39	0.00
90-414-600	REFUND OF ESCROW	272,239.84	0.00	2,801.37	187,543.22	-187,543.22	0.00
ESCROW: Expenditure Totals		720,346.98	0.00	85,086.35	650,168.26	-650,168.26	

Account Range: First to Last
Exclude Accounts with Zero Balance and No Activity: Y

Date Range: 11/01/25 to 11/30/25
Class Id: 100

Account No	Description	Type	Begin Balance	Debit	Credit	Net	End Balance
01-100-000	GENERAL FUND CHECKING	A	36,112.06 Db	330,732.53	328,285.89	2,446.64 Db	38,558.70 Db
01-102-000	TREASURY CHECKING	A	880.89 Db	2.76		2.76 Db	883.65 Db
01-105-000	PAYROLL CHECKING	A	18,033.79 Db	320,312.16	313,052.10	7,260.06 Db	25,293.85 Db
01-106-000	MONEY MARKET	A	65,651.56 Db	500,706.83	450,000.00	50,706.83 Db	116,358.39 Db
01-107-000	PLGIT PROCUREMENT CARD	A	29,979.88 Db	96.38	7,916.52	7,820.14 Cr	22,159.74 Db
01-107-001	GENERAL FUND PLGIT	A	545.85 Db	1.71		1.71 Db	547.56 Db
01-110-000	CASH - PETTY CASH	A	602.07 Db				602.07 Db
	Fund Totals		151,806.10 Db	1,151,852.37	1,099,254.51	52,597.86 Db	204,403.96 Db
	Fund Balance Totals			204,403.96	0.00		
02-106-000	STREET LIGHT FUND MONEY MARKET	A	59,894.12 Db	186.06	775.05	588.99 Cr	59,305.13 Db
02-109-000	Certificate of Deposit	A	106,326.50 Db	359.77		359.77 Db	106,686.27 Db
	Fund Totals		166,220.62 Db	545.83	775.05	229.22 Cr	165,991.40 Db
	Fund Balance Totals			165,991.40	0.00		
03-106-000	FIRE TAX FUND MONEY MARKET	A	137,153.38 Db	13,417.85		13,417.85 Db	150,571.23 Db
03-106-100	AMBULANCE TAX FUND	A	16,051.31 Db	12,707.85		12,707.85 Db	28,759.16 Db
	Fund Totals		153,204.69 Db	26,125.70		26,125.70 Db	179,330.39 Db
	Fund Balance Totals			179,330.39	0.00		
04-102-110	MONEY MARKET UNIVEST	A	2,599,669.65 Db	7,977.07		7,977.07 Db	2,607,646.72 Db
04-106-000	LAND PRESERVATION MONEY MARKET	A	6.75 Db	0.02		0.02 Db	6.77 Db
04-106-001	NBT OPN EIT FUNDS	A	629,867.01 Db	91,609.31	64.63	91,544.68 Db	721,411.69 Db
04-107-000	LAND PRESERVATION PLGIT	A	1,310.58 Db	4.10		4.10 Db	1,314.68 Db
04-107-001	OPN/EIT PLGIT	A	2,707.21 Db	8.46		8.46 Db	2,715.67 Db
04-109-000	Certificate of Deposit	A	2,659,686.39 Db	8,999.32		8,999.32 Db	2,668,685.71 Db
	Fund Totals		5,893,247.59 Db	108,598.28	64.63	108,533.65 Db	6,001,781.24 Db
	Fund Balance Totals			6,001,781.24	0.00		
07-102-501	PARK/REC RECREATION LAND ACCT	A	1,434,846.00 Db	229,828.10	75,000.00	154,828.10 Db	1,589,674.10 Db
07-106-000	PARK & RECREATION MONEY MARKET	A	20,932.39 Db	79,300.57	19,866.74	59,433.83 Db	80,366.22 Db

Account No	Description	Type	Begin Balance	Debit	Credit	Net	End Balance
	Fund Totals		1,455,778.39 Db	309,128.67	94,866.74	214,261.93 Db	1,670,040.32 Db
	Fund Balance Totals			1,670,040.32	0.00		
15-102-900	EMST RESERVE ACCOUNT	A	8.89 Db	0.03		0.03 Db	8.92 Db
15-106-300	GENERAL FD YEAR END RESERVE ACCT	A	1,458,891.85 Db	4,572.13		4,572.13 Db	1,463,463.98 Db
15-107-000	GENERAL RESERVE PLGIT	A	1,581.32 Db	4.94		4.94 Db	1,586.26 Db
15-109-000	Certificate of Deposit	A	1,054,734.43 Db	3,568.80		3,568.80 Db	1,058,303.23 Db
15-109-001	CERTIFICATE OF DEPOSIT UNIVEST	A	277,850.05 Db	852.58		852.58 Db	278,702.63 Db
	Fund Totals		2,793,066.54 Db	8,998.48		8,998.48 Db	2,802,065.02 Db
	Fund Balance Totals			2,802,065.02	0.00		
18-102-901	SEWAGE MAINTENANCE FEE ACCT	A	129.28 Db				129.28 Db
18-102-902	STORMWATER MAINTENANCE FEES	A	61,646.90 Db	193.20		193.20 Db	61,840.10 Db
18-106-000	MONEY MARKET ACCOUNT	A	427,790.91 Db	2,175.77	22,796.50	20,620.73 Cr	407,170.18 Db
18-106-002	2020 CAPITAL SINKING FUND	A	1,427.23 Db	4.47		4.47 Db	1,431.70 Db
18-109-000	Certificate of Deposit	A	1,112,031.42 Db	3,762.68		3,762.68 Db	1,115,794.10 Db
18-109-001	CERTIFICATE OF DEPOSIT UNIVEST	A	224,680.95 Db	689.43		689.43 Db	225,370.38 Db
	Fund Totals		1,827,706.69 Db	6,825.55	22,796.50	15,970.95 Cr	1,811,735.74 Db
	Fund Balance Totals			1,811,735.74	0.00		
20-106-000	MONEY MARKET ACCOUNT	A	768,463.12 Db	2,408.34		2,408.34 Db	770,871.46 Db
20-106-001	2005 DVRFA/P.WKS.ACCT	A	38,699.41 Db	671.80		671.80 Db	39,371.21 Db
	Fund Totals		807,162.53 Db	3,080.14		3,080.14 Db	810,242.67 Db
	Fund Balance Totals			810,242.67	0.00		
30-106-000	MONEY MARKET	A	246,157.82 Db	991.74		991.74 Db	247,149.56 Db
30-109-000	Certificate of Deposit	A	104,221.58 Db	352.64		352.64 Db	104,574.22 Db
	Fund Totals		350,379.40 Db	1,344.38		1,344.38 Db	351,723.78 Db
	Fund Balance Totals			351,723.78	0.00		
35-100-000	CHECKING ACCOUNT	A	361,504.89 Db	1,134.66		1,134.66 Db	362,639.55 Db
35-109-000	Certificate of Deposit	A	425,305.98 Db	1,439.07		1,439.07 Db	426,745.05 Db
	Fund Totals		786,810.87 Db	2,573.73		2,573.73 Db	789,384.60 Db
	Fund Balance Totals			789,384.60	0.00		

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NEW BRITAIN TOWNSHIP
2025 General Ledger One Line Account Totals Trial Balance

Page No: 3

Account No	Description	Type	Begin Balance	Debit	Credit	Net	End Balance
Total Accounts ==>	36						
	Report Totals		14,385,383.42 Db	1,619,073.13	1,217,757.43	401,315.70 Db	14,786,699.12 Db
	Report Balance Totals			14,786,699.12	0.00		

Account Range: 90-000-000 to 90-999-999
Exclude Accounts with Zero Balance and No Activity: Y

Date Range: 11/01/25 to 11/30/25
Class Id: 120

Account No	Description	Type	Begin Balance	Debit	Credit	Net	End Balance
90-106-000	MONEY MARKET	A	1,105,984.85 Db	88,732.97	39,245.77	49,487.20 Db	1,155,472.05 Db
90-106-400	NBBP ROADS/TRAFFIC ESCROW	A	327.96 Db	1.03		1.03 Db	328.99 Db
90-106-401	KEMA-POWERTEST LLC	A	1,340.12 Db	4.21		4.21 Db	1,344.33 Db
90-106-700	PINE VALLEY CROSSING ASSOCIATES, LP	A	2,107.77 Db	0.09		0.09 Db	2,107.86 Db
90-106-920	ESTATES AT PEACE VALLEY	A	0.01 Db				0.01 Db
90-106-950	HIGHPOINT TRAFFIC SIGNAL ESCROW	A	73,516.62 Db	230.40		230.40 Db	73,747.02 Db
90-106-981	METROPOLITAN DEVELOPMENT GROUP	A	132.01 Db	0.41		0.41 Db	132.42 Db
90-106-991	CVS FINANCIAL SECURITY ESCROW	A	14,117.05 Db	44.24		44.24 Db	14,161.29 Db
90-106-992	NBBP LOT 16B ESCROW	A	2,515.89 Db	7.90		7.90 Db	2,523.79 Db
90-106-993	CLR/NBB IMPROVEMENTS	A	74,830.21 Db	234.52		234.52 Db	75,064.73 Db
90-106-994	RT 202 CAPITAL IMPROVEMENTS	A	113,935.15 Db	357.07		357.07 Db	114,292.22 Db
90-106-999	THE RESERVE AT NEW BRITAIN	A	23,133.88 Db	72.49		72.49 Db	23,206.37 Db
	Fund Totals		1,411,941.52 Db	89,685.33	39,245.77	50,439.56 Db	1,462,381.08 Db
	Fund Balance Totals			1,462,381.08	0.00		
Total Accounts ==>	12						
	Report Totals		1,411,941.52 Db	89,685.33	39,245.77	50,439.56 Db	1,462,381.08 Db
	Report Balance Totals			1,462,381.08	0.00		

Date Range: 11/01/25 to 11/30/25

Reference	Bank	Date	Amount
8065	90-SAVE	11/05/25	2,500.00
8066	01-GEN	11/05/25	1,659.00
8067	01-GEN	11/05/25	2,500.00
8068	01-GEN	11/05/25	1,350.00
8069	01-GEN	11/06/25	769.50
8070	01-GEN	11/06/25	11,303.00
8071	01-GEN	11/06/25	15,824.20
8072	07-PARKS	11/07/25	100.00
8073	01-GEN	11/07/25	155.70
8074	01-GEN	11/07/25	220.00
8075	90-SAVE	11/07/25	45,000.00
8076	01-GEN	11/13/25	25,924.71
8077	01-GEN	11/14/25	578.00
8078	01-GEN	11/14/25	255.99
8079	90-SAVE	11/14/25	10,000.00
8080	07-PARKS	11/17/25	250.00
8081	90-SAVE	11/17/25	3,134.84
8082	01-GEN	11/17/25	1,138.74
8083	07-PARKS	11/18/25	700.00
8084	01-GEN	11/18/25	95.00
8085	01-GEN	11/19/25	865.00
8086	90-SAVE	11/19/25	10,000.00
8087	90-SAVE	11/19/25	5,000.00
8088	01-GEN	11/20/25	26,928.60
8089	01-GEN	11/21/25	1,888.00
8090	01-GEN	11/21/25	7,161.97
8091	90-SAVE	11/21/25	5,000.00
8092	07-PARKS	11/21/25	500.00
8093	01-GEN	11/25/25	2,251.64
8094	90-SAVE	11/25/25	7,887.56
8095	01-GEN	11/25/25	13,139.70
8096	07-PARKS	11/25/25	1,629.57
8097	90-SAVE	11/26/25	187.02
Report Total:			205,897.74

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NEW BRITAIN TOWNSHIP
Check Register By Check Date

Page No: 1

Range of Checking Accts: First to Last Range of Check Dates: 11/01/25 to 11/30/25
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01-GENERAL		GENERAL FUND CHECKING		
17681	11/06/25	AQUAP010 AQUA PENNSYLVANIA	1,399.50	1067
17682	11/06/25	ATT00030 AT&T	95.00	1067
17683	11/06/25	DAVID165 DAVID KEEBLER	25.00	1067
17684	11/06/25	DRONE005 DRONE NERDS INC	14,999.20	1067
17685	11/06/25	JACOB005 JACOB BOSCOLA	44.87	1067
17686	11/06/25	MARKS010 MARK S. DUNCAN JR.	10.87	1067
17687	11/06/25	MASTE010 MASTERS TELECOM LLC	87.96	1067
17688	11/06/25	MCCAL005 MCCALLION TEMPS, INC	605.88	1067
17689	11/06/25	ROBER280 ROBERT BYRNE	30.00	1067
17690	11/06/25	STAND015 STANDARD DIGITAL LEASING	516.76	1067
17691	11/06/25	STAPL015 STAPLES	331.71	1067
17692	11/06/25	SUSET005 SUSETTE DUBIN	1,200.00	1067
17693	11/06/25	VERIZ010 VERIZON	110.99	1067
17694	11/06/25	VERIZ050 VERIZON WIRELESS	25.08	1067
17695	11/06/25	VERIZ065 VERIZON WIRELESS LLC	100.00	1067
17696	11/12/25	BKSCT050 BKS CTY PLANNING COMMISSION	2,267.20	1068
17697	11/12/25	CONSE005 CONSERVATION RESOURCES LLC	79.00	1068
17698	11/12/25	FOLEY005 FOLEY INC	1,332.00	1068
17699	11/12/25	KEYBU005 KEY BUSINESS SOLUTIONS	15.00	1068
17700	11/12/25	MARCW005 MARC WEILANDICS	408.87	1068
17701	11/12/25	MCCAL005 MCCALLION TEMPS, INC	660.96	1068
17702	11/12/25	PENNS020 PA ONE CALL SYSTEM, INC.	82.78	1068
17703	11/12/25	RANDA010 RANDAL TESCHNER	716.91	1068
17704	11/12/25	READY005 PRIMO BRANDS	329.80	1068
17705	11/12/25	RYANC010 RYAN CRESSMAN	450.00	1068
17706	11/12/25	SANDRA SANDRA EZZO	628.68	1068
17707	11/12/25	TUSTI005 TUSTIN MECHANICAL SERVICES	3,655.64	1068
17708	11/18/25	ALLTR010 ALL TRAFFIC SOLUTIONS INC.	72.20	1069
17709	11/18/25	AUTOZ005 AutoZone, Inc.	92.20	1069
17710	11/18/25	BARRY010 BARRY ISETT & ASSOCIATES INC	500.00	1069
17711	11/18/25	BRSC010 B.R. SCHOLL SALES & SERVICE IN	87.00	1069
17712	11/18/25	CURTI040 CURTIN & HEEFNER, LLP	4,991.00	1069
17713	11/18/25	DANIE020 D.L. BEARDSLEY LTD	56.50	1069
17714	11/18/25	GALLS010 GALLS, LLC	525.90	1069
17715	11/18/25	GANNE005 GANNETT PA LOCALIQ	242.32	1069
17716	11/18/25	GILMO010 GILMORE & ASSOCIATES INC.	62,206.25	1069
17717	11/18/25	HABER010 H.A. BERKHEIMER INC.	22.12	1069
17718	11/18/25	HKMAT010 H & K MATERIALS	380.80	1069
17719	11/18/25	HOMED010 HOME DEPOT CREDIT SERVICES	623.05	1069
17720	11/18/25	KEYST050 KEYSTONE MUNICIPAL SERVICES IN	2,030.00	1069
17721	11/18/25	MCDON010 MCDONALD UNIFORM COMPANY	248.64	1069
17722	11/18/25	PAMUN005 PA MUNICIPAL LEAGUE	85.00	1069
17723	11/18/25	SERVI010 SERVICE TIRE TRUCK CENTERS	2,175.85	1069
17724	11/18/25	SIRCH010 SIRCHIE ACQUISITION CO,LLC	363.62	1069
17725	11/18/25	UNITE010 UNITED INSPECTION AGENCY INC.	1,628.00	1069
17726	11/18/25	VINIC005 VINICIO & SHARON D'ALESSIO	2,801.37	1069
17727	11/18/25	WEHRU010 WEHRUNG'S	22.67	1069
17728	11/18/25	WITME010 WITMER PUBLIC SAFETY GROUP, INC	2,054.21	1069
17729	11/20/25	ANTHO030 ANTHONY PASSERINI	2,500.00	1070

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01-GENERAL		GENERAL FUND CHECKING		
		Continued		
17730	11/20/25	ARMOU010 ARMOUR & SONS ELECTRIC I	328.80	1070
17731	11/20/25	DELA020 DEL VALL PROP & LIABILITY TRST	38,452.50	1070
17732	11/20/25	DELA040 DELAWARE VALLEY WORKERS' COMP	21,559.75	1070
17733	11/20/25	DVHT010 DVHT	89,733.77	1070
17734	11/20/25	FOLEY005 FOLEY INC	713.00	1070
17735	11/20/25	GEORG040 GEORGE ALLEN PORTABLE TOILETS	734.00	1070
17736	11/20/25	JWRME005 JWR MECHANICAL LLC	130.00	1070
17737	11/20/25	KATHE005 KATHERINE PEFFALL	393.83	1070
17738	11/20/25	KENCO010 KENCO HYDRAULICS INC.	888.48	1070
17739	11/20/25	KIMGO005 KIM GOODWIN	84.00	1070
17740	11/20/25	MARCW005 MARC WEILANDICS	71.07	1070
17741	11/20/25	MARIA015 MARIA CLANCY	74.76	1070
17742	11/20/25	MCCAL005 MCCALLION TEMPS, INC	660.96	1070
17743	11/20/25	MICHA220 MICHAEL BOWIE	111.87	1070
17744	11/20/25	PENNP005 PENN POWER GROUP	1,910.00	1070
17745	11/20/25	PILOT005 PILOT THOMAS LOGISTICS LL	1,043.54	1070
17746	11/20/25	SHAWN010 SHAWN MAGUIRE	42.39	1070
17747	11/20/25	THELE005 THE LERRO CORPORATION	918.75	1070
17748	11/20/25	TRAIS005 TRAISR, LLC	1,100.00	1070
17749	11/20/25	VERIZ010 VERIZON	289.59	1070
17750	11/20/25	VERIZ065 VERIZON WIRELESS LLC	125.00	1070
17751	11/25/25	AASALE A&A SALES ASSOCIATES, LLC	912.47	1071
17752	11/25/25	ADTCO005 EVERON FKA ADT COMMERCIAL	73.58	1071
17753	11/25/25	ATTMO010 AT&T MOBILITY	282.97	1071
17754	11/25/25	DANIE055 DANIEL SACKS	216.49	1071
17755	11/25/25	JACOB005 JACOB BOSCOLA	15.00	1071
17756	11/25/25	MARCW005 MARC WEILANDICS	43.82	1071
17757	11/25/25	MCCAL005 MCCALLION TEMPS, INC	495.72	1071
17758	11/25/25	REPUB005 REPUBLIC SERVICES #320	1,017.32	1071
17759	11/25/25	SANDRA SANDRA EZZO	143.45	1071
17760	11/25/25	STAND010 STANDARD INSURANCE COMPANY	4,180.81	1071
17761	11/25/25	STAND015 STANDARD DIGITAL LEASING	516.76	1071
17762	11/25/25	VERIZ010 VERIZON	200.38	1071
17763	11/25/25	BFMCI010 BFMC INC.	239.90	1072
17764	11/25/25	BILLM010 BILL MITCHELL'S AUTO SERVICE I	98.00	1072
17765	11/25/25	CARRO020 CARROT-TOP INDUSTRIES INC.	684.57	1072
17766	11/25/25	CONSE005 CONSERVATION RESOURCES LLC	1,425.00	1072
17767	11/25/25	FLAGE005 FLAGER & ASSOCIATES, P.C.	10,617.50	1072
17768	11/25/25	FOPLO010 F.O.P. LODGE #37	221.50	1072
17769	11/25/25	GALLS010 GALLS, LLC	510.83	1072
17770	11/25/25	GORDO010 GORDON FLORIST INC.	182.00	1072
17771	11/25/25	INTER070 INTERNATIONAL CODE COUNCIL INC	170.00	1072
17772	11/25/25	LEGAL005 LEGAL & LIABILITY RISK MGMT	350.00	1072
17773	11/25/25	MCDON010 MCDONALD UNIFORM COMPANY	311.82	1072
17774	11/25/25	NYCOC010 NYCO CORPORATION	214.86	1072
17775	11/25/25	PERF0005 PERF	270.00	1072
17776	11/25/25	RICHT010 RICHTER DRAFTING & OFFICE SUPP	148.32	1072
17777	11/25/25	ROSES005 ROSE SCHWALM	180.00	1072
17778	11/25/25	WILLO010 WILLOW TREE & LANDSCAPE SERVIC	4,025.00	1072

Check #	Check Date	Vendor	Amount Paid		Reconciled/Void Ref Num	
01-GENERAL GENERAL FUND CHECKING			Continued			
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount</u>	<u>Void</u>
	Checks:	98	0	301,032.49		0.00
	Direct Deposit:	0	0	0.00		0.00
	Total:	98	0	301,032.49		0.00
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount</u>	<u>Void</u>
	Checks:	98	0	301,032.49		0.00
	Direct Deposit:	0	0	0.00		0.00
	Total:	98	0	301,032.49		0.00

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NEW BRITAIN TOWNSHIP
Check Register By Check Date

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Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	229,310.95	0.00	0.00	229,310.95
LAND PRESERVATION FUND:	5-04	2.05	0.00	0.00	2.05
PARKS & RECREATION FUND:	5-07	9,335.36	0.00	0.00	9,335.36
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	22,796.50	0.00	0.00	22,796.50
ESCROW:	5-90	39,587.63	0.00	0.00	39,587.63
Total of All Funds:		301,032.49	0.00	0.00	301,032.49

Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	229,310.95	0.00	0.00	229,310.95
LAND PRESERVATION FUND:	04	2.05	0.00	0.00	2.05
PARKS & RECREATION FUND:	07	9,335.36	0.00	0.00	9,335.36
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	22,796.50	0.00	0.00	22,796.50
ESCROW:	90	39,587.63	0.00	0.00	39,587.63
Total of All Funds:		301,032.49	0.00	0.00	301,032.49

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	229,310.95	0.00	0.00	0.00	229,310.95
LAND PRESERVATION FUND:	5-04	2.05	0.00	0.00	0.00	2.05
PARKS & RECREATION FUND:	5-07	9,335.36	0.00	0.00	0.00	9,335.36
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	22,796.50	0.00	0.00	0.00	22,796.50
ESCROW:	5-90	39,587.63	0.00	0.00	0.00	39,587.63
Total of All Funds:		301,032.49	0.00	0.00	0.00	301,032.49



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2025

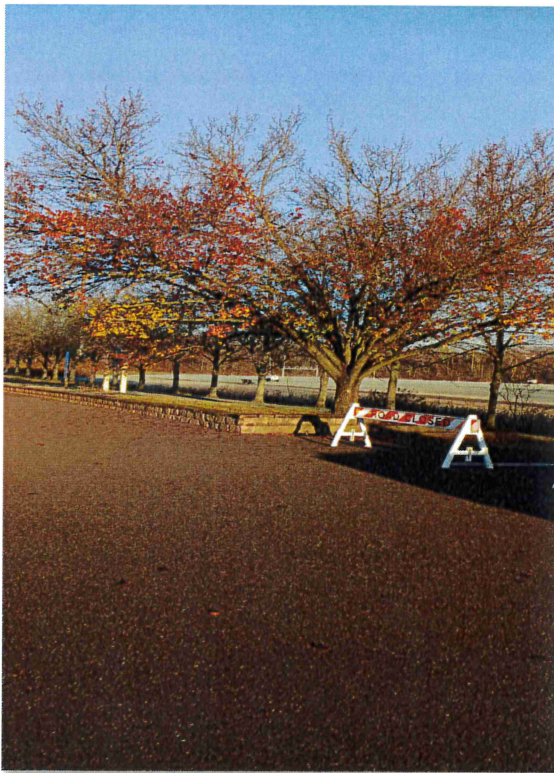
MONTH: NOVEMBER

Township Property Maintenance:

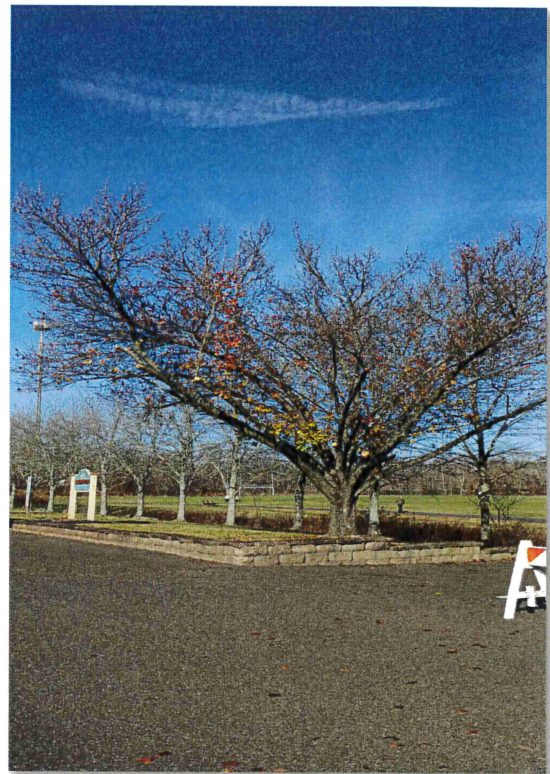
The Parks and Recreation Department performed daily inspections of North Branch, West Branch, Highlands, Veteran's, and Pheasant Run Parks and the Green Way Trail for trash removal and mutt mitt dispenser refills, along with biweekly checks of the undeveloped area behind the New Britain Walk Development.

The Parks and Recreation Department performed the final mowing of all parks and open spaces for the year. The process of leaf blowing and collecting at North Branch Park and the Administration Building has been done on a routine basis, typically two to three times a week to keep ahead of the falling leaves.

The PnR Department has trimmed all low hanging and dead branches from the Pear Tree in the center island at West Branch Park, along with all the trees at the parking lot edge (42 trees total), pictures below will show the results of the work performed.



Pear Tree Before



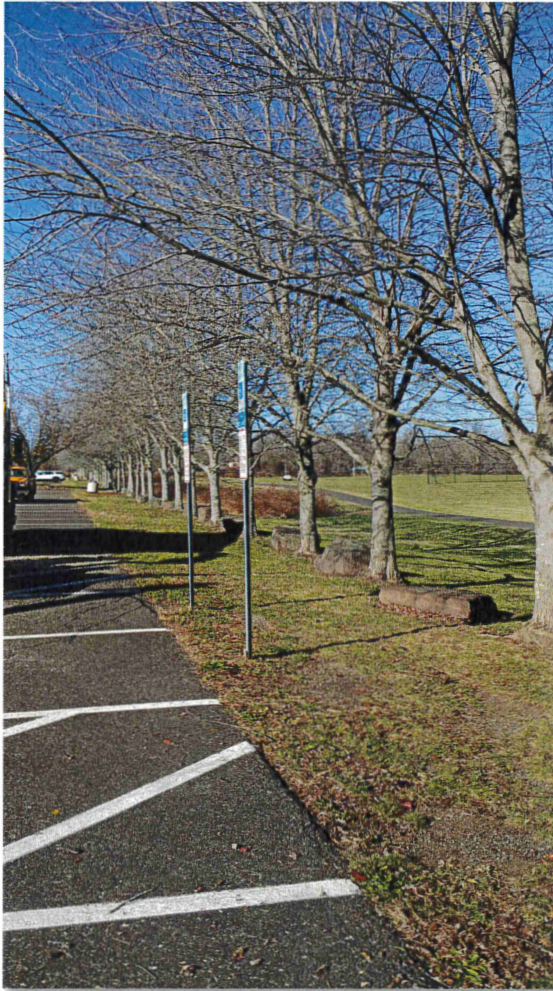
Pear Tree After



New Britain Township

Parks & Recreation

Trees at West branch park continued. The view below is from the playground looking towards the railroad tracks.



Trees at Parking Lot Edge Before



Trees at Parking Lot Edge After

All limbs trimmed were also creating a hazard for cars in the parking areas and pedestrians on the grass areas.

Special Projects / Other:

The Santa House was set up and all functions were tested in preparation for the upcoming event

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



New Britain Township

Parks & Recreation

Ballfield Maintenance:

The Parks and Recreation Department has winterized the irrigation system at North Branch Park

Parks and Recreation Daily Hours:

Township Property Maintenance:	303	Hrs.
Ballfield Maintenance:	10	Hrs.
Other/ Special Projects:	18	Hrs.



New Britain Township

Public Works

Departmental Report

Month: November

Year: 2025

Drainage: 40 Hrs.

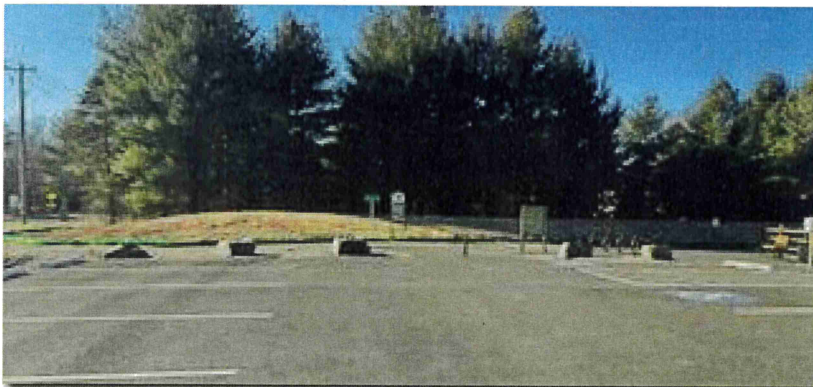
- Checked all storm sewer systems as needed.
- PW completed leaf blowing of open road ditch lines to clear any debris.

Road Maintenance: 160 Hrs.

- Completed road bank mowing throughout the township.
- Continued hot patching potholes with the new asphalt recycler hot box.

Township Property Maintenance: 198 hrs.

- PW re-graded the berm at the Coleman Property to better accommodate maintenance.





New Britain Township

Public Works

Equipment Maintenance: 189 Hrs.

- All vehicles and equipment are cleaned, serviced, and inspected as needed.
- Oil changes and preps for inspections were performed.
- All snow removal equipment was installed on dump trucks, and all snowplows were inspected and prepped for use.

Street Signs: 38 Hrs.

- Installed/ repaired/ upgraded signs that were knocked down by motorists.
- Guidemark completed all thermo short line striping: crosswalks and stop bars pertaining to the 2025 Road Program.

Other: 119 Hrs.

- Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.
- Training all new employees in all PW zones, snow routes, etc.



New Britain Township Police Department



Monthly Report

November 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: Promotion of Officer Gonzalez to Sergeant

Objective 3: ALPR technology deployed in July 2025. Nearly ten cases solved since inception.

Objective 4: Multiple officers attended VALOR training. Exploring wellness software options.

Significant Events:

Completed:

- 252 Calls For Service/319 Directed Patrols/127 Vehicle Stops
- Veterans Day Ceremony
- Sergeant Promotional Exam
-
-

Upcoming:

- Cram the Cruiser - December 6th 11-1 @ Giant
- Making Spirits Bright - Gving Tree
- Santa House
- Retirement of Sergeant Michael Sandt - Last Ride December 22nd
-



New Britain Township Police Department



Monthly Report

November 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	0	0	N/A
Theft	2	11	-81.82%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	2	11	-81.82%

Part 2 Crimes	28 Day		
	2025	2024	% of Change
Assault (Non-Aggravated) / Harassment	2	3	-33.33%
Fraud	0	2	-100.00%
Vandalism / Criminal Mischief	0	1	-100.00%
Disorderly Conduct	0	0	N/A
Drug Violations	0	0	N/A
Driving Under the Influence	0	1	-100.00%
Public Drunkenness	0	0	N/A
Weapons Offenses	0	1	-100.00%
All Other Offenses (Except Traffic Related)	0	2	-100.00%
Totals	2	10	-80.00%

Motor Vehicle Accidents	28 Day		
	2025	2024	% of Change
Non-Reportable	9	18	-50.00%
Reportable	8	6	33.33%
Fatal	0	0	N/A
Totals	17	24	-29.17%



New Britain Township Police Department



Monthly Report

November 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	1	-100.00%
Burglary	5	2	150.00%
Theft	35	53	-33.96%
Auto Theft	0	3	-100.00%
Arson	0	0	N/A
Totals	41	59	-30.51%

Part 2 Crimes	Year to Date		
	2025	2024	% of Change
Assault (Non-Aggravated) / Harassment	29	19	52.63%
Fraud	7	23	-69.57%
Vandalism / Criminal Mischief	7	10	-30.00%
Disorderly Conduct	1	2	-50.00%
Drug Violations	5	8	-37.50%
Driving Under the Influence	16	19	-15.79%
Public Drunkenness	2	3	-33.33%
Weapons Offenses	3	3	N/A
All Other Offenses (Except Traffic Related)	7	22	-68.18%
Totals	77	109	-29.36%

Motor Vehicle Accidents	Year to Date		
	2025	2024	% of Change
Non-Reportable	115	136	-15.44%
Reportable	76	87	-12.64%
Fatal	0	0	N/A
Totals	191	223	-14.35%

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Dan Fox
FROM: Doreen Curtin
DATE: November 08, 2025
SUBJECT: November Monthly Report

Permits Issued in September				
Permit No.	Address	Project	Zoning	UCC
2025-313-Z	904 Upper State	Small residential greenhouse	X	
2025-311-Z	1100 Manor Calvary Chapel	Interior demo and remodel	X	X
2025-310-Z	120 Gertrude	Above-ground pool. Worked with applicant assisting with site plan, revising impervious date and ISPSC information	X	X
2025-309-Z	107 Brianna (Toll)	Residential deck on new dwelling	X	X
2025-307-Z	103 Brianna (Toll)	Residential deck on new dwelling	X	X
2025-306-Z	101 Brianna (Toll)	Residential deck on new dwelling	X	X
2025-303-Z	106 Galway	Egress window with impervious cover	X	X
2025-304-Z	200 Willow Wood	Portico	X	X
2025-295-Z	202 Oneida	Residential fence	X	
2025-305-Z	242 Hampshire	Residential fence	X	
2025-286-Z	395 Callowhill Rd	Residential shed – met with owner in office, reviewed site plan	X	
2025-269-Z	969 New Galena	Residential pole building – this project was very difficult to permit due to ZHB information, poor parcel records, nonconformities and other issues.	X	X
2025-294-Z	103 Dolly	Residential fence	X	
2025-293-Z	112 Teal	New construction – window	X	X
2025-292-Z	66 Sellersville	Demolition of existing buildings	X	X
2025-291-Z	206 Ferry	Roof-mounted solar array	X	X
2025-265-Z	404 Ferry	Rebuild existing nonconforming garage – permit required extensive record research and a meeting and site visit with owner	X	X
2025-287-Z	104 Brianna (Toll)	Temporary parking for model homes – required working with Toll and BCO	X	X
2025-329-Z	148 Brianna (Toll)	New Single-Family Dwelling (NSFD)	X	X
2025-328-Z	146 Brianna (Toll)	NSFD	X	X
2025-327-Z	144 Brianna (Toll)	NSFD	X	X
2025-326-Z	142 Brianna (Toll)	NSFD	X	X
2025-325-Z	140 Brianna (Toll)	NSFD	X	X
2025-308-Z	105 Brianna (Toll)	Residential deck	X	X
2025-328-Z	146 Brianna (Toll)	NSFD	X	X
2025-328-Z	146 Brianna (Toll)	NSFD	X	X

TO: Dan Fox Page 3
FROM: Doreen Curtin
DATE: November 08, 2025
SUBJECT: November Monthly Report

2025-281-Z	118 Brianna (Toll)	NSFD	X	X
2025-282-Z	120 Brianna (Toll)	NSFD	X	X
2025-280-Z	122 Brianna (Toll)	NSFD	X	X
2025-279-Z	124 Brianna (Toll)	NSFD	X	X
2025-278-Z	126 Brianna (Toll)	NSFD	X	X
2025-277-Z	128 Brianna (Toll)	NSFD	X	X
2025-318-Z	141 Brianna (Toll)	NSFD	X	X
2025-317-Z	139 Brianna (Toll)	NSFD	X	X
2025-316-Z	137 Brianna (Toll)	NSFD	X	X
2025-315-Z	135 Brianna (Toll)	NSFD	X	X
2025-314-Z	133 Brianna (Toll)	NSFD	X	X
2025-323-Z	109 Brianna (Toll)	Residential deck	X	X
2025-320-Z	133 Brianna (Toll)	Residential deck	X	X
2025-321-Z	135 Brianna (Toll)	Residential deck	X	X
2025-319-Z	141 Brianna (Toll)	Residential deck	X	X
2025-324-Z	139 Brianna (Toll)	Residential deck	X	X
2025-322-Z	10937 Brianna (Toll)	Residential deck	X	X
Permits with Engineering Plans Under Review				
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	Zoning permit issued	X	X
2025-272-Z	654 Ferry (Shrine)	Expand Cemetery – waiting on Gilmore	X	X
2025-284-Z	393 Old Iron Hill	Inground pool – under review, back from Gilmore	X	X
2025-91-Z	1700 Horizon	Commercial signage – applicant has not supplied sufficient information from which to do a review.	X	X
2025-275-Z	165 Township Line	Still receiving information from the applicant	X	X
Zoning Hearing Board Applications				
2025-ZHB-5 <i>update</i>	102 Morningstar	Variance for encroachment into setback	For ZHB 11/18/25	Granted
2025-ZHB-4 <i>update</i>	56 Walnut	Variance for height restriction Continued/Request for 2 nd continuance	For ZHB 01/28/26	
2025-ZHB-3 <i>update</i>	31 Chapman	Variance for 8' high deer fence	For ZHB 11/18/25	Granted
2025-ZHB-6	213 Holly	Variance for encroachment and impervious cover increase	For ZHB 11/18/25	
Subdivision and Land Development Applications				
2025-LD-07	115 Curley Mill	Tossona Property 4 Lot subdivision Tentatively scheduled for Jan 2026	10/27/25	

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. Compilation of all finalized documents to issue 3 permits for Spotless Carwash:
 - a. Permit for job trailer (already on-site)

TO: Dan Fox Page 3
FROM: Doreen Curtin
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- b. Permit for temporary electrical for job trailer
- c. Permit for overall project.
- 3. Attended PSATS training course "Data Centers? Zoning, Infrastructure, and Lessons Learned!" in Enola, Cumberland County.
- 4. Multiple emails and conversations re : nonconforming issues 100 Sycamore.
- 5. Processed all Toll properties for which permits applications were submitted.
- 6. Processed multiple Financial Securities releases. Worked with Kristin on escrows and financial documents.
- 7. Reorganized paperwork for ZHB hearings and PC reviews.
- 8. Worked with Russ Sacco on ZHB applications, processed paperwork to get ready for posting.
- 9. Assist residents and contractors with filling out zoning applications.
- 10. Provide site plans and parcel information to property owners for zoning applications.
- 11. Provide information for Right-to-Know requests.
- 12. Ongoing review of Recorded Plans to ensure that permits are not issued for installation within easements or rights-of-way.
- 13. Routine interactions with contractors regarding projects.
- 14. Routine interactions with resident's engineers and architects in the preparation of adequate site plans and permit applications.
- 15. Involvement with Gilmore regarding land development plans and applications.
- 16. Administration of SALDO applications.
- 17. 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.
- 18. Routinely work with Ryan Cressman regarding code compliance issues.

Much of the day-to-day interactions in the Zoning Office revolve around providing information on permits, the permit process and zoning. Because the Township has many older properties, there are numerous nonconformity issues to resolve.

Attended in-person training on data centers. It is highly recommended that the BOS review data center ordinances and review what appears to be available land for the inclusion of a data center use in the Township. Data centers use a tremendous amount of water to cool the computers and equipment. Water draw is significant and consideration needs to be given to locations of wells and depth of wells within the Township. Over the last few months this office has seen one well drilled to the depth of 1000 feet and another subdivision proposal scrapped because the engineers and well driller could not locate potable water. Two river basin commissions were available to discuss the impact on water; both representatives noted the water use was significant. The electric draw is also massive and will have an impact on residential electric customer according to the representative from PP.

Worked with attorneys and engineers on incoming submissions for sketch plans for a small 6-lot subdivision and a sketch plan for a residential use project at 1400 Manor. Both plans are under review by Gilmore.

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	DEP Mtg held 2/19/25 RE: Annual Report; Inspection Report 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. Final Permit Report and Annual Report submitted 9/30/2025; To consider authorization of Survey of Walden Way in January 2026; Discussions w/EAC re: Grant opportunities
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	PW completed final grading; Grant documentation submitted to DCNR for reimbursement. Phase 2: No recent action by our office regarding future project scope, planning, and phasing.
Ordinance Amendments		Streets & Sidewalk and Earth Disturbance Ordinances Amendments anticipated for Jan/Feb BOS approval;
Road Program		2025 Road Program Teal Dr, Goldeneye, Janton Way, Green Valley, Nicholas, Michaels: Final Payment 10/20/25 BOS Meeting; 12-Mo maintenance period ends 10/20/26
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; NBT to proceed with work
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
D'Alessio Subdivision (Triumph Building Group)	315 Old Limekiln Road	2 new single-family homes sold to Triumph; Final Plan Approval 9/26/22; Record Plans being recorded; Lot 2 Plot plan under review
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, Legals, and Cost Estimate 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. No recent action
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; PennDOT, BCPC & EAC Rvws rec'd; Approved 10/20/25
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
Bucks County	226 Chapman Road	Rezone from Watershed to Conservation Recreation Zoning District approved 7/21/25; Updated Zoning Map sent 7/28/25; Anticipate street widening project and road vacation application
Tractor Supply (Celeg 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; Revised checkset under review
65 Newville Road Minor Subd	65 Newville Road	1 new single-family lot proposed; PC recommended pre/final approval 6/24/25; Plans being revised prior to attending BOS mtg; Applicant investigating areas for septic; Formally withdrawn

Subdivision and Land Development Projects - Planning and Reviews (continued)

Project Name	Location	Status
1600(One) Manor Dr. LLC	1600 Manor Drive	Waiver of LD for a canopy over ADA walkway approved 8/18/25
JBT Inc., Highpoint Office Complex	400 Highpoint Dr.	Waiver of LD for a loading dock and parking lot modifications approved at 10/20/25 BOS Mtg; LDA and escrow required only; Checkset review issued.
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 11/17/25 BOS Mtg; Flood Study issued. Sketch Plan under review
Tossona Subdivision	115 Curley Mill Rd	2 Single-Family Residential Lots; Sketch Plan under review
Klimenko Subdivision	80 Curley Mill Road	6-Lot Subdivision; New cul-de-sac; Sketch Plan under review

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. 5/8/24 Staff Mtg; Site Mtg held 5/23/24; Dorothy Lane and Anna Way to be dedicated to NBT and maintenance period to commence. Updated Punchlist issued 10/24/25
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; Escrow Rel 1 (FINAL) approved 10/20/25;
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 completed; Partial Escrow Release requested for December
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; 115 units under construction of 137; 47 Asbuilt Plans reviewed
Clauser Tree Care	324 Schoolhouse Road	Amended Final apprvd 3/4/24; PreCon held 10/23/24; Escrow Rel 3 on 12/15/25 BOS agenda
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 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; Issued Default letter on 10/21/25 requested improvements be completed by 12/31/25; Engineer is preparing a proposal and timeline per phone conversation on 12/3
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; Lot 7 plot plan review issued;
Benner Subdivision	Dolly Lane	3 new SFD lots. Pre-Construction Mtg 8/6/24; All 3 lots under construction; Escrow Rel 1 approved 10/20/25

Subdivision and Land Development Projects - Under Construction (continued)

Project Name	Location	Status
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 approved 12/4/25
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 approved 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; Rec'd informal request for TCO; Asbuilt Plan review issued
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; 6 Plot Plans approved (33 units);
Plumstead Christian School	753 New Galena Rd	Recommended TCO w/ conditions. Stormwater facility expanded to accommodate emergency access drive; Asbuilt Plan issued 11/6/25
Spotless Carwash	545 W. Butler Avenue	Variances granted at ZHB 1/23/25; Approved by BOS 7/21/25; Plan approval issued 10/30/25; Zoning Permits issued 12/5/25; Applicant to submit gateway sign and final building renderings for BOS approval; Waiting on Retaining Wall Plans; Water/Sewer Authority approvals

Subdivision and Land Development Projects - In Maintenance Period

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/Final Release approved 11/17/25
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