



# New Britain Township

## Board of Supervisors

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### *Business Meeting*

Monday, June 15, 2026

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**
5. **Motion to Consider Consent Agenda**
  - A. Approve Minutes of June 1<sup>st</sup>, 2026, Board of Supervisors Meeting.
  - B. Approve Regular Bill List as Follows:
    - Dated June 11, 2026
    - For a total amount of \$52,701.14.
  - C. Approve Prepaid Bill List as Follows:
    - Dated June 4, 2026
    - Dated June 11, 2026
    - For a total amount of \$20,125.25.
6. **Action Items**
  - A. Consider a motion to issue a Notice of Intent Award for the 2026 Road Program.
  - B. Consider a motion to appoint a member for the Chalfont- NBT Joint Sewer Authority Board.
  - C. Consider a motion to appoint a member for the Planning Commission.
  - D. Consider a motion to approve the Settlement Stipulation for 800 Manor Drive.
  - E. Discussion on the following Zoning Hearing Board Application
    - 201 Lauren Lane
7. **Information Items**
  - A. Engineer's Report
  - B. Board of Supervisor's Comment
8. **Public Comment**

## 9. Announcements

- A. Parks & Recreation Meeting – Tuesday, June 16<sup>th</sup> at 7pm.
- B. Veterans Committee Meeting – Wednesday, June 17<sup>th</sup> at 6pm.
- C. Zoning Hearing Board Meeting – Thursday, June 18<sup>th</sup> at 7pm.
- D. Planning Commission Meeting – Tuesday, June 23<sup>rd</sup> at 7pm.
- E. Environmental Advisory Council Meeting – Wednesday, July 1<sup>st</sup> at 7pm.
- F. Township Building Closed – Friday, July 3<sup>rd</sup>.
- G. Tri-Municipal 4<sup>th</sup> of July Parade – Saturday, July 4<sup>th</sup> at 9:30 at Town Center in New Britain Borough
- H. Cancelled – Board of Supervisors Meeting – Monday, July 6<sup>th</sup> at 7pm.
- I. Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, July 8<sup>th</sup> from 10am-12pm.

## 10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, July 13<sup>th</sup>, 2026, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at [www.newbritaintownship.org](http://www.newbritaintownship.org).*

**BOARD OF SUPERVISORS  
MEETING MINUTES  
June 1, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, June 1, 2026, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: MaryBeth McCabe – Chair, Cynthia Jones – Vice-Chair, Bill Jones, Stephanie Shortall, and Bridget Kunakorn. Also present were Terry Fedorchak – Interim Township Manager, Justin Roberts - Township Solicitor, Craig Kennard – Township Engineer, Sergeant Ryan Lischke, Alex Nagy – Finance Director and Alexandria Mullin - Assistant Township Manager.

- 1. Call to Order:** MaryBeth McCabe called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance:** MaryBeth McCabe led the Board and public in the Pledge of Allegiance.
- 3. Chair Comments:** MaryBeth McCabe stated that the Board met in Executive Session on May 8<sup>th</sup>, 16<sup>th</sup>, 21<sup>st</sup>, 26<sup>th</sup> and prior to this meeting, to discuss personnel matters and litigation items.
- 4. Presentation/Public Hearings/Land Development**
  - A. Dunlap, SLK – 2025 Audit Presentation**
    - Julie Davis, Partner with Dunlap SLK, presented the Township's 2025 annual audit. Ms. Davis reported that the audit resulted in an unmodified (clean) opinion, indicating that the Township's financial statements were fairly presented in accordance with applicable accounting standards. Ms. Davis further noted that the Township's pension plan remains in a strong financial position and that no material issues or irregularities were identified during the audit. The only item noted for continued attention was the ongoing reconciliation and cleanup of certain escrow accounts. Township staff and the auditors commended the Finance Department for its cooperation and preparation throughout the audit process.
  - B. Employee Service Recognition Award – Randy Teschner 40 Years**
    - The Board recognized the retirement of Randal Teschner and acknowledged his 40 years of dedicated service to New Britain Township. Mr. Teschner was not present to receive the recognition.
- 5. Motion to Consider Consent Agenda**

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

  - A. Approve Minutes of May 4<sup>th</sup>, 2026, Board of Supervisors Meeting.**
  - B. Approve Regular Bill List as Follows:**
    - Dated May 14<sup>th</sup>, 2026
    - Dated May 28<sup>th</sup>, 2026
    - For a total amount of \$378,171.14
  - C. Approve Prepaid Bill List as Follows:**
    - Dated May 7<sup>th</sup>, 2026
    - Dated May 14<sup>th</sup>, 2026

- Dated May 21<sup>st</sup>, 2026
  - Dated May 28<sup>th</sup>, 2026
  - For a total amount of \$318,626.09
- D. Approve Escrow Release #1 for Triumph Development Group, LLC, D'Alessio Subdivision, in the amount of \$65,542.50.

There were no public comments.

All voted aye, motion carried 5-0.

## 6. Action Items

- A. Consider a motion for the Township Solicitor to prepare and amend the current Township noise ordinance for review prior to advertisement.

Stephanie Shortall motioned to have the solicitor prepare an amended ordinance. Seconded by Bridget Kunakorn.

- Wendy Bingaman – Keller Road – commented regarding noise monitoring and requested clarification on the purpose of removing decibel measurements from the ordinance.
- Steve Grumman – Hampshire Drive – questioned the proposed use of "dusk" as a cutoff time for construction activities and asked how the ordinance would apply to homeowners performing work on their property.
- Lynn Johnson – Brittany Drive – asked if the ordinance would consider fireworks.
- Robert Scafidi – Cassandra Drive - commented on construction activities conducted by PennDOT and questioned whether the Township could regulate state roadway projects.

All voted aye, motion carried 5-0.

- B. Discussion of EAC recommendation – Single Use Plastic Reduction Ordinance.

- Gerrie Reuter, 352 Stony Hill Drive, Chalfont, Environmental Advisory Council member, presented information supporting further exploration of a single-use plastic reduction ordinance and discussed environmental concerns related to plastic waste and microplastics.
- Jim Morano, Chapman Road, New Britain Township, Environmental Advisory Council member, spoke in support of continued research into plastic reduction measures and offered to gather additional information from neighboring municipalities.
- Steve Grumman, Hampshire Drive, commented on the distinction between a plastic reduction ordinance and a plastic bag ban and raised concerns regarding environmental impacts associated with alternative bag materials.
- Kristen McLafferty, New Galena Road, spoke in opposition to a plastic bag ban, citing sanitation, consumer convenience, affordability, and recycling considerations.
- Jamie Walker, spoke in opposition to a plastic bag ban, expressing concerns regarding government regulation, consumer choice, and impacts on residents and businesses.
- Mark Trakeley, Forest Park Drive, cited studies regarding New Jersey's plastic bag ban and expressed concerns regarding environmental and economic impacts.

- Deb Rendon, Keller Road, commented on reusable bag costs and potential impacts on consumers.
- Mara Whitson, resident of Park Ave, spoke in opposition to the proposal, citing concerns regarding government regulation, consumer costs, and impacts on businesses.
- Lynn Johnson, 141 Brittany Drive, commented on the convenience and customer service aspects of businesses providing shopping bags.
- Dave Brzezinski, 902 Monarch Court, Chalfont, expressed concerns regarding sanitation, costs to local businesses, and the effectiveness of a plastic bag ban.

Following discussion, the Board indicated interest in obtaining additional information regarding experiences of neighboring municipalities, impacts on businesses, environmental considerations, and implementation options. No action was taken.

## **7. Information Items**

### **A. Departmental Reports**

- Alex Nagy reported that Township finances remain stable and are tracking appropriately for the fiscal year. He provided an overview of current revenues, expenditures, and fund balances, discussed anticipated budget amendments, and updated the Board on the status of ongoing capital projects.
- Sergeant Ryan Lischke presented the Police Department report on behalf of Chief Clowser. Sergeant Lischke highlighted recent and upcoming community outreach programs, charitable initiatives, training opportunities, and public engagement events sponsored by the Police Department. The Board thanked the Police Department for its continued service to the community.

### **B. Engineer's Report**

- Craig Kennard provided updates on active land development applications, engineering reviews, and ongoing Township infrastructure projects. He reviewed the status of projects currently under Township consideration and reported on various engineering matters. The Board received the report.

### **C. Board of Supervisor's Comment**

- Bridget Kunakorn - encouraged residents to support the Police Department's Christmas in July school supply drive and upcoming community events. She also reminded residents to drive carefully during summer months, promoted participation in the July 4th parade, and encouraged donations for the New Britain Food Pantry.
- Cynthia Jones - thanked Township staff for organizing the recent e-recycling event and appreciated the partnership with PECO to offset recycling costs. She also acknowledged the ribbon-cutting for Calvary Church and recognized Randal Teschner's retirement.
- Bill Jones - commented on Randall Teschner's long tenure and contributions to the Township, noting his service in both Public Works and building code enforcement.
- Stephanie Shortall - gave recognition to the Township and Alex Mullin for her efforts in receiving an award at the latest PSATS conference for Most Improved Newsletter.
- MaryBeth McCabe - Congratulated Officer Kate Peffall on her promotion to Detective and congratulated Alex Mullin on her promotion to Assistant Township Manager. She also recognized volunteer Mike Heffron for his work as the Township's representative to Chalfont EMS.

**8. Public Comment**

- A. Deb Rendon – asked for an update on Keller Road Bridge
  - Terry Fedorchak responded letting her know that the road is closed due to the most recent PennDOT report and that ADM Welding is scheduled to come out the week of the 15<sup>th</sup> to do repair work. Pending the results of a follow-up inspection of the bridge will determine when it is safe to reopen the road.
- B. Phillip Shire – Hampshire Drive – asked about the status of a grate and inlet cover that was damaged by a car accident months ago.
  - Terry Fedorchak requested that he email him any photos so that he could discuss it with the Public Works Superintendent.

**9. Announcements**

Environmental Advisory Council Meeting – Wednesday, June 3<sup>rd</sup> at 7pm.  
 Planning Commission Meeting – Tuesday, June 9<sup>th</sup> at 7pm.  
 Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, June 10<sup>th</sup> at 10am.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, June 15<sup>th</sup>, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

**10. Adjournment**

Cynthia Jones moved, seconded by Stephanie Shortall, to adjourn the meeting.

The Board unanimously adjourned the meeting at 8:57 pm.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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

\_\_\_\_\_  
 Cynthia Jones, Vice-Chair

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

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

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

Attest: \_\_\_\_\_  
 Terry Fedorchak,  
 Interim Township Manager



# MEMO

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**TO:** Board of Supervisors  
**FROM:** Alex Nagy  
**DATE:** June 11, 2026  
**SUBJECT:** Schedule of Bills - Regular

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Approve regular bills list dated June 11, 2026, in the amount of \$52,701.14.

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

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

*Handwritten signature*  
6/11/26

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

Rcvd Batch Id Range: KG0601RG to KG0601RG

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	Invoice	1099
	Item Description					Enc Date Date	Date		Excl
<b>AONRI005 AON RISK SERVICES CENTRAL INC</b>									
	26000839 06/09/26 RENEWAL PUB OFFICIAL BOND								
	1 RENEWAL PUB OFFICIAL BOND		1,477.00 01-403-319	E Reimbursable Expenses	R	06/09/26 06/09/26		1800000368294-T	N
	Vendor Total:		1,477.00						
<b>AUTOZ005 AutoZone, Inc.</b>									
	26000795 06/01/26 PARTS								
	1 PARTS		11.69 01-437-300	E Vehicle Repairs	R	06/01/26 06/01/26		06203832818	N
	Vendor Total:		11.69						
<b>BILLM010 BILL MITCHELL'S AUTO SERVICE I</b>									
	26000849 06/09/26 EMISSION INSPECTION - 48-05								
	1 EMISSION INSPECTION - 48-05		39.85 01-410-370	E Vehicle Maintenance	R	06/09/26 06/09/26		A054055	N
	Vendor Total:		39.85						
<b>BOBSH005 BOB SHAW'S SIGNS INC.</b>									
	26000841 06/09/26 4TH OF JULY BANNER (2)								
	1 4TH OF JULY BANNER (2)		594.00 07-454-300	E Program / Activity Supplies	R	06/09/26 06/09/26		1107	N
	Vendor Total:		594.00						
<b>BUCKS170 BUCKS CO</b>									
	26000803 05/28/26 TAX REFUND - TMP #26-004-091								
	1 TAX REFUND - TMP #26-004-091		376.32 01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26		052826	N
	26000804 05/28/26 TAX REFUND - TMP #26-012-001								
	1 TAX REFUND - TMP #26-012-001		480.28 01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26		052826	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Excl
BUCKS170 BUCKS CO Continued								
26000805	05/28/26 TAX REFUND-TMP #26-004-087-001							
	1 TAX REFUND-TMP #26-004-087-001	13.01	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000806	05/28/26 TAX REFUND - TMP# 26-004-086							
	1 TAX REFUND - TMP# 26-004-086	37.32	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000807	05/28/26 TAX REFUND-TMP #26-004-085-002							
	1 TAX REFUND-TMP #26-004-085-002	16.15	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000808	05/28/26 TAX REFUND - TMP #26-012-023							
	1 TAX REFUND - TMP #26-012-023	13.01	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000809	05/28/26 TAX REFUND - TMP #26-012-029							
	1 TAX REFUND - TMP #26-012-029	13.01	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000810	05/28/26 TAX REFUND-TMP#26-012-043-001							
	1 TAX REFUND-TMP#26-012-043-001	29.95	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000811	05/28/26 TAX REFUND - TMP #26-012-053							
	1 TAX REFUND - TMP #26-012-053	301.06	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000812	05/28/26 TAX REFUND-TMP #26-012-054-001							
	1 TAX REFUND-TMP #26-012-054-001	66.33	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
26000813	05/28/26 TAX REFUND- TMP#26-012-056-001							
	1 TAX REFUND- TMP#26-012-056-001	116.54	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
	Vendor Total:	1,462.98						
CASAD010 CASADONTI HOMES INC.								
26000802	05/28/26 TAX REFUND - TMP #26-003-104							
	1 TAX REFUND - TMP #26-003-104	413.48	01-301-100	R RE Taxes - Current Year	R	05/28/26 05/28/26	052826	N
	Vendor Total:	413.48						

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>CODYS005 CODY Systems</b>										
	26000842 06/01/26 PATHFINDER CLOUD/STORAGE SVCS									
	1 PATHFINDER CLOUD/STORAGE SVCS		412.50	01-410-741		E IT Hardware/Software/Licenses	R	06/01/26 06/01/26	13020	N
	26000843 06/04/26 CODY CONNECT 2026 USERS CONF									
	1 CODY CONNECT 2026 USERS CONF		175.00	01-410-181		E Training & Meetings	R	06/04/26 06/04/26	103340	N
	Vendor Total:		587.50							
<b>CURTI040 CURTIN &amp; HEEFNER, LLP</b>										
	26000790 05/06/26 EMPLOYMENT MATTERS									
	1 EMPLOYMENT MATTERS		2,507.00	01-404-101		E Special Legal Services - Labor	R	05/06/26 05/06/26	10173103	N
	2 EMPLOYMENT MATTERS		1,610.00	01-410-310		E Professional Services	R	05/06/26 05/06/26	10173103	N
			4,117.00							
	26000850 06/04/26 EMPLOYMENT MATTERS									
	1 EMPLOYMENT MATTERS		4,094.00	01-404-101		E Special Legal Services - Labor	R	06/04/26 06/04/26	10173843	N
	2 EMPLOYMENT MATTERS		3,404.00	01-410-310		E Professional Services	R	06/04/26 06/04/26	10173843	N
			7,498.00							
	Vendor Total:		11,615.00							
<b>DANIE020 D.L. BEARDSLEY LTD</b>										
	26000789 05/29/26 EQUIP REPAIR									
	1 EQUIP REPAIR		659.00	01-437-300		E Vehicle Repairs	R	05/29/26 05/29/26	E#2369	N
	Vendor Total:		659.00							
<b>DEERC010 DEER COUNTRY FARM &amp; LAWN INC.</b>										
	26000837 06/01/26 ROAD BANK MOWER REPAIR									
	1 ROAD BANK MOWER REPAIR		390.39	01-437-300		E Vehicle Repairs	R	06/01/26 06/01/26	w80151	N
	Vendor Total:		390.39							

Vendor # Name	PO # PO Date Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description								Date	Date	Exc1
<b>EUREK010 EUREKA STONE QUARRY INC.</b>											
26000788	05/27/26 DRAINAGE SUPPLIES										
	1 DRAINAGE SUPPLIES	497.50	01-436-300		E Repair Materials	R	05/27/26	05/27/26		716137	N
	Vendor Total:	497.50									
<b>FMCT0010 FMCT 08 CHALFONT PA LP</b>											
26000864	06/09/26 2026 TAX REASSESSMENT REFUND										
	1 2026 TAX REASSESSMENT REFUND	5,498.24	01-301-100		R RE Taxes - Current Year	R	06/09/26	06/11/26		26-005-056-007	N
26000865	06/09/26 2025 TAX REASSESSMENT REFUND										
	1 2025 TAX REASSESSMENT REFUND	4,892.80	01-301-200		R RE Taxes - Prior Year	R	06/09/26	06/09/26		26-005-056-007	N
26000866	06/09/26 2024 TAX REASSESSMENT REFUND										
	1 2024 TAX REASSESSMENT REFUND	3,935.30	01-301-200		R RE Taxes - Prior Year	R	06/09/26	06/09/26		26-005-056-007	N
26000867	06/09/26 2023 TAX REASSESSMENT REFUND										
	1 2023 TAX REASSESSMENT REFUND	3,187.10	01-301-200		R RE Taxes - Prior Year	R	06/09/26	06/09/26		26-005-056-007	N
26000868	06/09/26 2022 TAX REASSESSMENT REFUND										
	1 2022 TAX REASSESSMENT REFUND	1,747.76	01-301-200		R RE Taxes - Prior Year	R	06/09/26	06/09/26		26-005-056-007	N
26000869	06/09/26 2021 TAX REASSESSMENT REFUND										
	1 2021 TAX REASSESSMENT REFUND	1,073.74	01-301-200		R RE Taxes - Prior Year	R	06/09/26	06/09/26		26-005-056-007	N
	Vendor Total:	20,334.94									
<b>HABER010 H.A. BERKHEIMER INC.</b>											
26000833	06/11/26 COMMISSION FEE MAY 2026										
	1 COMMISSION FEE MAY 2026	31.28	01-403-370		E EIT/LST Tax Collection Services	R	06/11/26	06/11/26		EIT 052926	N
26000834	06/11/26 COMMISSION FEE MAY 2026										
	1 COMMISSION FEE MAY 2026	7.79	04-403-370		E EIT Tax Collection Services	R	06/11/26	06/11/26		OST 052926	N
	Vendor Total:	39.07									

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description					Enc Date	Date	Date		Excl
<b>HOMED010 HOME DEPOT CREDIT SERVICES</b>										
	26000832 06/11/26 SUPPLIES									
	1 SUPPLIES		274.00 01-438-460	E General Expenses	R	06/11/26	06/11/26		7902756	N
	Vendor Total:		274.00							
<b>INTEG010 INTEGRATED TURF MANAGEMENT INC</b>										
	26000852 06/11/26 SPRING IPM APPLICATION									
	1 SPRING IPM APPLICATION		2,508.00 07-454-312	E Park - North Branch	R	06/11/26	06/11/26		NBTPW26-1	N
	2 SPRING IPM APPLICATION		1,000.00 07-454-311	E Park - West Branch	R	06/11/26	06/11/26		NBTPW26-1	N
	3 SPRING IPM APPLICATION		754.50 07-454-317	E Park - Veterans	R	06/11/26	06/11/26		NBTPW26-1	N
	4 SPRING IPM APPLICATION		754.50 07-454-401	E Park - Highland	R	06/11/26	06/11/26		NBTPW26-1	N
			<u>5,017.00</u>							
	Vendor Total:		5,017.00							
<b>JEFFR050 JEFFREY NAGY</b>										
	26000836 05/21/26 2026 TRI-MUNICIPAL PARADE									
	1 2026 TRI-MUNICIPAL PARADE		250.00 07-454-300	E Program / Activity Supplies	R	05/21/26	05/21/26		052126	N
	Vendor Total:		250.00							
<b>KEYST050 KEYSTONE MUNICIPAL SERVICES IN</b>										
	26000845 06/03/26 OUTSIDE INSPECTIONS									
	1 OUTSIDE INSPECTIONS		1,470.00 01-413-122	E Outside Inspections	R	06/03/26	06/03/26		40689	N
	Vendor Total:		1,470.00							
<b>LANDI010 LANDIS BLOCK &amp; CONCRETE</b>										
	26000796 06/01/26 DRAINAGE SUPPLIES									
	1 DRAINAGE SUPPLIES		753.14 01-436-300	E Repair Materials	R	06/01/26	06/01/26		44582	N
	26000851 06/05/26 DRAINAGE SUPPLIES									
	1 DRAINAGE SUPPLIES		274.85 01-436-300	E Repair Materials	R	06/05/26	06/05/26		45014	N
	Vendor Total:		1,027.99							

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
LORCO010	LORCO PETROLEUM SERVICES															
26000829	06/11/26	OIL FILTER/WASHER FLUID														
	1	OIL FILTER/WASHER FLUID	343.14	01-437-300		E Vehicle Repairs			R		06/11/26	06/11/26		2115851-IN	N	
	Vendor Total:		343.14													
NAPAA005	NAPA AUTO PARTS - LANSDALE															
26000854	05/31/26	PARTS/REPAIRS 48-29														
	1	PARTS/REPAIRS 48-29	307.45	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617022	N	
26000855	05/31/26	PARTS/REPAIRS - FLEET/STOCK														
	1	PARTS/REPAIRS - FLEET/STOCK	82.96	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617102	N	
26000856	05/31/26	PARTS/REPAIRS - STOCK														
	1	PARTS/REPAIRS - STOCK	4.20	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617135	N	
26000857	05/31/26	PARTS/REPAIRS 48-21														
	1	PARTS/REPAIRS 48-21	209.54	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617650	N	
26000858	05/31/26	PARTS/REPAIRS - SHOP														
	1	PARTS/REPAIRS - SHOP	157.80	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617808	N	
26000859	05/31/26	PARTS/REPAIRS 48-27														
	1	PARTS/REPAIRS 48-27	160.67	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617894	N	
26000860	05/31/26	PARTS/REPAIRS 48-21														
	1	PARTS/REPAIRS 48-21	7.39	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		617938	N	
26000861	05/31/26	PARTS/REPAIRS - FLEET														
	1	PARTS/REPAIRS - FLEET	104.54	01-437-300		E Vehicle Repairs			R		05/31/26	05/31/26		618462	N	
26000862	05/31/26	PARTS/REPAIRS 48-12														
	1	PARTS/REPAIRS 48-12	30.46	01-410-370		E Vehicle Maintenance			R		05/31/26	05/31/26		619100	N	
26000863	05/31/26	PARTS/REPAIRS 48-10														
	1	PARTS/REPAIRS 48-10	27.06	01-410-370		E Vehicle Maintenance			R		05/31/26	05/31/26		619263	N	
	Vendor Total:		1,092.07													

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>NYCOC010 NYCO CORPORATION</b>														
26000830	06/11/26	ROAD BANK MOWER PARTS												
1	ROAD BANK MOWER PARTS	122.43	01-437-300		E Vehicle Repairs	R	06/11/26	06/11/26		2604434		N		
26000831	06/11/26	HOT BOX PARTS												
1	HOT BOX PARTS	38.85	01-437-300		E Vehicle Repairs	R	06/11/26	06/11/26		2602930		N		
Vendor Total:		161.28												
<b>PSATS020 PSATS</b>														
26000778	02/24/26	2025 ZONING WORKSHOP D CURTIN												
1	2025 ZONING WORKSHOP D CURTIN	55.00	01-400-319		E Training & Meetings	R	02/24/26	06/01/26		INV-180519-T1S9		N		
26000791	05/07/26	2026 PMGA WORKSHOP - CJ												
1	2026 PMGA WORKSHOP - CJ	25.00	01-400-319		E Training & Meetings	R	05/07/26	05/07/26		INV-194715-Y0L4		N		
2	2026 PMGA WORKSHOP - CJ	25.00	01-400-319		E Training & Meetings	R	05/07/26	05/07/26		INV-194774-F9F7		N		
3	2026 PMGA WORKSHOP - CJ	25.00	01-400-319		E Training & Meetings	R	05/07/26	05/07/26		INV-194807-V0D1		N		
4	2026 PMGA WORKSHOP - CJ	25.00	01-400-319		E Training & Meetings	R	05/07/26	05/07/26		INV-194961-F9L5		N		
5	2026 PMGA WORKSHOP - CJ	25.00	01-400-319		E Training & Meetings	R	05/07/26	05/07/26		INV-194962-K2F9		N		
		125.00												
26000853	05/12/26	2026 PMGA WORKSHOP - MM												
1	2026 PMGA WORKSHOP - MM	25.00	01-400-319		E Training & Meetings	R	05/12/26	05/12/26		INV-194950-L8Q9		N		
2	2026 PMGA WORKSHOP - MM	25.00	01-400-319		E Training & Meetings	R	05/12/26	05/12/26		INV-194647-Z1X2		N		
3	2026 PMGA WORKSHOP - MM	25.00	01-400-319		E Training & Meetings	R	05/12/26	05/12/26		INV-194711-P6Y3		N		
4	2026 PMGA WORKSHOP - MM	25.00	01-400-319		E Training & Meetings	R	05/12/26	05/12/26		INV-194949-D1F8		N		
		100.00												
Vendor Total:		280.00												
<b>RICHT010 RICHTER DRAFTING &amp; OFFICE SUPP</b>														
26000838	06/03/26	MOBILE SHRED - ADMIN												
1	MOBILE SHRED - ADMIN	75.00	01-400-210		E Office Supplies	R	06/03/26	06/03/26		IN-15687		N		
Vendor Total:		75.00												

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>STAPL015 STAPLES</b>											
	26000792	05/31/26	OFFICE SUPPLIES								
	1		OFFICE SUPPLIES	47.58	07-454-301	R	05/31/26	06/03/26		6065061636	N
	2		OFFICE SUPPLIES	594.65	01-400-210	R	05/31/26	05/31/26		6065061637	N
	3		OFFICE SUPPLIES	47.18	01-400-210	R	05/31/26	05/31/26		6065061638	N
				<u>689.41</u>							
	Vendor Total:			689.41							
<b>THOMA100 THOMAS WEIDNER</b>											
	26000835	06/08/26	2026 TRI-MUNICIPAL PARADE								
	1	2026	TRI-MUNICIPAL PARADE	1,350.00	07-454-300	R	06/08/26	06/08/26		060826	N
	Vendor Total:			1,350.00							
<b>UNITE010 UNITED INSPECTION AGENCY INC.</b>											
	26000798	05/27/26	OUTSIDE INSPECTIONS								
	1		OUTSIDE INSPECTIONS	1,310.00	01-413-122	R	05/27/26	05/27/26		173857	N
	26000844	06/03/26	OUTSIDE INSPECTIONS								
	1		OUTSIDE INSPECTIONS	175.00	01-413-122	R	06/03/26	06/03/26		174037	N
	Vendor Total:			1,485.00							
<b>GANNE005 USA TODAY MEDIA CORP.</b>											
	26000797	05/31/26	ADVERTISING								
	1		ADVERTISING	982.84	01-400-340	R	05/31/26	05/31/26		0007704764	N
	Vendor Total:			982.84							
<b>WEHRU010 WEHRUNG'S</b>											
	26000799	05/31/26	MATERIALS								
	1		MATERIALS	30.99	01-437-300	R	05/31/26	05/31/26		29887	N
	2		MATERIALS	5.22	01-438-460	R	05/31/26	05/31/26		29931	N
	3		MATERIALS	32.97	01-409-370	R	05/31/26	05/31/26		29996	N

Vendor #	Name	Contract	PO Type	First	Rcvd	Chk/Void	1099			
PO #	PO Date	Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Invoice	Excl
WEHRU010	WEHRUNG'S	Continued								
26000799	05/31/26	MATERIALS	Continued							
	4	MATERIALS	11.83	01-438-460	E General Expenses	R	05/31/26	05/31/26	29997	N
			81.01							
	Vendor Total:		81.01							

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Total Purchase Orders: 60 Total P.O. Line Items: 77 Total List Amount: 52,701.14 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	6-01	23,223.37	0.00	23,223.37	22,211.40	0.00	45,434.77
Open Space	6-04	7.79	0.00	7.79	0.00	0.00	7.79
Parks & Recreation	6-07	7,258.58	0.00	7,258.58	0.00	0.00	7,258.58
Total of All Funds:		<u>30,489.74</u>	<u>0.00</u>	<u>30,489.74</u>	<u>22,211.40</u>	<u>0.00</u>	<u>52,701.14</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	23,223.37	0.00	23,223.37	22,211.40	0.00	45,434.77
Open Space	04	7.79	0.00	7.79	0.00	0.00	7.79
Parks & Recreation	07	7,258.58	0.00	7,258.58	0.00	0.00	7,258.58
Total of All Funds:		<u>30,489.74</u>	<u>0.00</u>	<u>30,489.74</u>	<u>22,211.40</u>	<u>0.00</u>	<u>52,701.14</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	6-01	23,223.37	0.00	0.00	0.00	23,223.37
Open Space	6-04	7.79	0.00	0.00	0.00	7.79
Parks & Recreation	6-07	7,258.58	0.00	0.00	0.00	7,258.58
Total of All Funds:		<u>30,489.74</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>30,489.74</u>



# MEMO

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**TO:** Board of Supervisors  
**FROM:** Alex Nagy  
**DATE:** June 11, 2026  
**SUBJECT:** Schedule of Bills - Prepaid

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Approve prepaid bills list dated June 4, 2026, in the amount of \$12,553.24.

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

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

*6/4/26*

P.O. Type: All  
 Range: First to Last  
 Format: Detail without Line Item Notes  
 Vendors: All Include Non-Budgeted: Y  
 Rcvd Batch Id Range: KG0601PD to KG0601PD

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

*GL update - check date*

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>GEORG040 GEORGE ALLEN PORTABLE TOILETS</b>										
	26000784 05/26/26 PORTABLE TOILETS/PARKS									
	1 PORTABLE TOILETS/PARKS		85.00 07-454-360	E Utilities	R	05/26/26	05/26/26		I251789	N
	2 PORTABLE TOILETS/PARKS		85.00 07-454-360	E Utilities	R	05/26/26	05/26/26		I251790	N
	3 PORTABLE TOILETS/PARKS		461.00 07-454-360	E Utilities	R	05/26/26	05/26/26		I251784	N
	4 PORTABLE TOILETS/PARKS		233.00 07-454-360	E Utilities	R	05/26/26	05/26/26		I251785	N
			<u>864.00</u>							
	Vendor Total:		864.00							
<b>KATHL015 KATHLEEN DAVIS</b>										
	26000800 06/03/26 U HAUL-RAIN BARRELS P/U REIMB									
	1 U HAUL-RAIN BARRELS P/U REIMB		167.61 07-454-301	E EAC Expenses	R	06/03/26	06/04/26		060326	N
	26000801 06/03/26 DIVERTER KITS FOR EAC REIMB									
	1 DIVERTER KITS FOR EAC REIMB		527.55 07-454-301	E EAC Expenses	R	06/03/26	06/03/26		060326	N
	Vendor Total:		695.16							
<b>MCCAL005 MCCALLION TEMPS, INC</b>										
	26000777 05/29/26 STAFFING SERVICES									
	1 STAFFING SERVICES		513.00 01-402-131	E Salaries & Wages - General Admin	R	05/29/26	05/29/26		13450	N
	Vendor Total:		513.00							
<b>MICHA220 MICHAEL BOWIE</b>										
	26000779 06/02/26 2026 MEDICAL REIMBURSEMENT									
	1 2026 MEDICAL REIMBURSEMENT		324.22 01-486-157	E Health & Vision Reimbursements	R	06/02/26	06/02/26		060226	N
	Vendor Total:		324.22							

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct	Type	Description	Enc Date	Date	Date	Invoice	Exc1
<b>NORTH050 NORTH PENN WATER AUTHORIT</b>												
26000780	05/20/26 WATER											
1	WATER	11.76	07-454-360		E	Utilities	R	05/20/26	05/20/26		536600 052026	N
2	WATER	23.72	07-454-360		E	Utilities	R	05/20/26	05/20/26		529906 052026	N
3	WATER	37.62	01-409-360		E	Utilities	R	05/20/26	05/20/26		529905 052026	N
4	WATER	37.62	01-410-360		E	Utilities	R	05/20/26	05/20/26		529905 052026	N
5	WATER	107.51	01-437-360		E	Utilities	R	05/20/26	05/20/26		531345 052026	N
		<u>218.23</u>										
Vendor Total:		218.23										
<b>RIGGI010 RIGGINS INC.</b>												
26000781	05/29/26 POLICE FUEL											
1	POLICE FUEL	2,097.52	01-410-224		E	Fuel	R	05/29/26	05/29/26		IN-040120	N
26000782	05/29/26 PW FUEL											
1	PW FUEL	1,839.93	01-437-330		E	Fuel & Oil Equipment	R	05/29/26	05/29/26		IN-040121	N
26000783	05/27/26 PW DIESEL											
1	PW DIESEL	1,632.54	01-437-330		E	Fuel & Oil Equipment	R	05/27/26	05/27/26		IN-039619	N
Vendor Total:		5,569.99										
<b>SUSET005 SUSETTE DUBIN</b>												
26000793	06/02/26 FACILITY CLEANING - ADMIN											
1	FACILITY CLEANING - ADMIN	500.00	01-409-370		E	Building Maintenance	R	06/02/26	06/02/26		060226	N
26000794	06/02/26 FACILITY CLEANING - POLICE											
1	FACILITY CLEANING - POLICE	700.00	01-409-370		E	Building Maintenance	R	06/02/26	06/02/26		060226	N
Vendor Total:		1,200.00										
<b>VERIZ050 VERIZON WIRELESS</b>												
26000785	05/19/26 POLICE WIRELESS SERVICE											
1	POLICE WIRELESS SERVICE	317.71	01-400-320		E	Communications	R	05/19/26	05/19/26		00001 051926	N
2	POLICE WIRELESS SERVICE	687.74	01-410-320		E	Communications	R	05/19/26	05/19/26		00001 051926	N

Vendor #	Name	Contract	PO Type	PO Date	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Excl
VERIZO50	VERIZON WIRELESS	Continued														
26000785	05/19/26	POLICE WIRELESS SERVICE														
	3	POLICE WIRELESS SERVICE				262.35	01-430-320		E Communications	R	05/19/26	05/19/26		00001 051926	N	
						1,267.80										
26000786	05/23/26	POLICE WIRELESS SERVICE														
	1	POLICE WIRELESS SERVICE				25.04	01-410-320		E Communications	R	05/23/26	05/23/26		00001 052326	N	
26000787	05/19/26	POLICE WIRELESS SERVICE														
	1	POLICE WIRELESS SERVICE				690.80	01-410-320		E Communications	R	05/19/26	05/19/26		00002 051926	N	
	2	POLICE WIRELESS SERVICE				1,185.00	18-410-751		E Police Vehicles	R	05/19/26	05/19/26		00002 051926	N	
						1,875.80										
		Vendor Total:				3,168.64										

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Total Purchase Orders:	14	Total P.O. Line Items:	24	Total List Amount:	12,553.24	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	6-01	9,773.60	0.00	9,773.60	0.00	0.00	9,773.60
Parks & Recreation	6-07	1,594.64	0.00	1,594.64	0.00	0.00	1,594.64
Capital Equipment & Infrastructure	6-18	1,185.00	0.00	1,185.00	0.00	0.00	1,185.00
Total of All Funds:		<u>12,553.24</u>	<u>0.00</u>	<u>12,553.24</u>	<u>0.00</u>	<u>0.00</u>	<u>12,553.24</u>

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Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	9,773.60	0.00	9,773.60	0.00	0.00	9,773.60
Parks & Recreation	07	1,594.64	0.00	1,594.64	0.00	0.00	1,594.64
Capital Equipment & Infrastructure	18	1,185.00	0.00	1,185.00	0.00	0.00	1,185.00
Total Of All Funds:		<u>12,553.24</u>	<u>0.00</u>	<u>12,553.24</u>	<u>0.00</u>	<u>0.00</u>	<u>12,553.24</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	6-01	9,773.60	0.00	0.00	0.00	9,773.60
Parks & Recreation	6-07	1,594.64	0.00	0.00	0.00	1,594.64
Capital Equipment & Infrastructure	6-18	1,185.00	0.00	0.00	0.00	1,185.00
Total of All Funds:		<u>12,553.24</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,553.24</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Alex Nagy  
**DATE:** June 11, 2026  
**SUBJECT:** Schedule of Bills - Prepaid

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Approve prepaid bills list dated June 11, 2026, in the amount of \$7,572.01.

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

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

June 11, 2026  
10:05 AM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

*h r z*  
*6/11/26*

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

Rcvd Batch Id Range: KG0611PD to KG0611PD

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>ALEXA015 ALEXANDRIA MULLIN</b>										
	26000818 06/11/26 DVHT MILEAGE REIMBURSEMENT									
	1 DVHT MILEAGE REIMBURSEMENT		18.27 01-400-330	E Transportation	R	06/11/26	06/11/26		061126	N
	26000819 06/11/26 2026 MEDICAL REIMBURSEMENT									
	1 2026 MEDICAL REIMBURSEMENT		323.57 01-486-157	E Health & Vision Reimbursements	R	06/11/26	06/11/26		061126	N
	26000827 06/11/26 CANVA SUBSCRIPTION REIMB (5)									
	1 CANVA SUBSCRIPTION REIMB (5)		75.00 01-400-741	E IT Hardware/Software/Licenses	R	06/11/26	06/11/26		061126	N
	Vendor Total:		416.84							
<b>AQUAP010 AQUA PENNSYLVANIA</b>										
	26000816 06/11/26 FIRE HYDRANT RENTAL									
	1 FIRE HYDRANT RENTAL		1,149.43 01-411-380	E Fire Hydrant Rentals	R	06/11/26	06/11/26		0408962 061126	N
	2 FIRE HYDRANT RENTAL		62.13 01-411-380	E Fire Hydrant Rentals	R	06/11/26	06/11/26		0416695 061126	N
	3 FIRE HYDRANT RENTAL		186.39 01-411-380	E Fire Hydrant Rentals	R	06/11/26	06/11/26		1065967 061126	N
			1,397.95							
	Vendor Total:		1,397.95							
<b>ARMOU010 ARMOUR &amp; SONS ELECTRIC I</b>										
	26000828 06/11/26 TRAFFIC SIGNAL MAINTENANCE									
	1 TRAFFIC SIGNAL MAINTENANCE		280.00 01-433-310	E Traffic Signal Maintenance	R	06/11/26	06/11/26		910050032	N
	Vendor Total:		280.00							
<b>CYNTH035 CYNTHIA JONES</b>										
	26000822 06/11/26 DINNER BOS MEETING REIMB									
	1 DINNER BOS MEETING REIMB		90.63 01-400-300	E General Administrative Expenses	R	06/11/26	06/11/26		061126	N
	Vendor Total:		90.63							

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
DAVID165 DAVID KEEBLER										
	26000815 06/11/26 2026 MEDICAL REIMBURSEMENT									
	1 2026 MEDICAL REIMBURSEMENT		78.90	01-486-157		E Health & Vision Reimbursements	R	06/11/26 06/11/26	061126	N
	Vendor Total:		78.90							
HOMED010 HOME DEPOT CREDIT SERVICES										
	26000832 06/11/26 SUPPLIES									
	2 SUPPLIES		56.35	01-438-460		E General Expenses	R	06/11/26 06/11/26	8080774	N
	3 SUPPLIES		92.00	01-438-460		E General Expenses	R	06/11/26 06/11/26	5024361	N
	4 SUPPLIES		125.30	01-409-370		E Building Maintenance	R	06/11/26 06/11/26	4520656	N
			<u>273.65</u>							
	Vendor Total:		273.65							
KIMG005 KIM GOODWIN										
	26000826 06/11/26 JANUARY - JUNE 2026 CELL REIMB									
	1 JANUARY - JUNE 2026 CELL REIMB		120.00	01-430-320		E Communications	R	06/11/26 06/11/26	061126	N
	Vendor Total:		120.00							
LUCIL005 LUCILLE JONES										
	26000848 06/11/26 NATIVE PLANT REIMB									
	1 NATIVE PLANT REIMB		50.00	07-454-318		E Veterans Expenses	R	06/11/26 06/11/26	061126	N
	Vendor Total:		50.00							
MARIA015 MARIA CLANCY										
	26000817 06/11/26 JANUARY - JUNE 2026 CELL REIMB									
	1 JANUARY - JUNE 2026 CELL REIMB		120.00	01-430-320		E Communications	R	06/11/26 06/11/26	061126	N
	Vendor Total:		120.00							
MCCAL005 MCCALLION TEMPS, INC										
	26000814 06/11/26 STAFFING SERVICES									
	1 STAFFING SERVICES		399.00	01-402-131		E Salaries & wages - General Admin	R	06/11/26 06/11/26	13471	N
	Vendor Total:		399.00							

Vendor # Name	PO # PO Date Description	Amount	Contract Charge Account	PO Type Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
<b>NYCOC010 NYCO CORPORATION</b>									
	26000830 06/11/26 ROAD BANK MOWER PARTS								
	2 ROAD BANK MOWER PARTS	161.20	01-437-300	E Vehicle Repairs	R	06/11/26	06/11/26	2604452	N
	Vendor Total:	161.20							
<b>PENNS020 PA ONE CALL SYSTEM, INC.</b>									
	26000825 06/11/26 PA ONE CALLS								
	1 PA ONE CALLS	85.00	01-438-460	E General Expenses	R	06/11/26	06/11/26	1167566	N
	Vendor Total:	85.00							
<b>READY005 PRIMO BRANDS</b>									
	26000824 06/11/26 BOTTLED WATER								
	1 BOTTLED WATER	72.95	01-410-360	E Utilities	R	06/11/26	06/11/26	16F0436449664	N
	2 BOTTLED WATER	320.81	01-437-360	E Utilities	R	06/11/26	06/11/26	16F0436107767	N
	3 BOTTLED WATER	126.92	01-409-360	E Utilities	R	06/11/26	06/11/26	16F0436107759	N
		520.68							
	Vendor Total:	520.68							
<b>RICHA095 RICHARD CLOWSER</b>									
	26000840 06/11/26 PA CHIEFS OF POLICE CONF REIM								
	1 PA CHIEFS OF POLICE CONF REIM	174.90	01-410-181	E Training & Meetings	R	06/11/26	06/11/26	061126	N
	Vendor Total:	174.90							
<b>RIGGI010 RIGGINS INC.</b>									
	26000846 06/11/26 PW DIESEL								
	1 PW DIESEL	1,013.99	01-437-330	E Fuel & Oil Equipment	R	06/11/26	06/11/26	IN-041186	N
	26000847 06/11/26 PW PARK/REC DIESEL								
	1 PW PARK/REC DIESEL	953.16	01-437-330	E Fuel & Oil Equipment	R	06/11/26	06/11/26	IN-041223	N
	Vendor Total:	1,967.15							

June 11, 2026  
10:05 AM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
<b>SANDRA SANDRA EZZO</b>														
26000821	06/11/26	2026	MEDICAL REIMBURSEMENT											
1	2026	MEDICAL REIMBURSEMENT	232.40	01-486-157		E Health & Vision Reimbursements	R	06/11/26	06/11/26		061126		N	
Vendor Total:				232.40										
<b>STAND020 STANDARD DIGITAL IMAGING</b>														
26000823	06/11/26	COPIER OVERAGE												
1	COPIER OVERAGE	1,083.71	01-410-226		E Copier Lease	R	06/11/26	06/11/26		104581			N	
Vendor Total:				1,083.71										
<b>SUSAN035 SUSAN GELB</b>														
26000820	06/11/26	JANUARY - JUNE 2026	CELL REIMB											
1	JANUARY - JUNE 2026	CELL REIMB	120.00	01-430-320		E Communications	R	06/11/26	06/11/26		061126		N	
Vendor Total:				120.00										
Total Purchase Orders:		21	Total P.O. Line Items:		27	Total List Amount:		7,572.01	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	6-01	7,522.01	0.00	7,522.01	0.00	0.00	7,522.01
Parks & Recreation	6-07	50.00	0.00	50.00	0.00	0.00	50.00
Total of All Funds:		<u>7,572.01</u>	<u>0.00</u>	<u>7,572.01</u>	<u>0.00</u>	<u>0.00</u>	<u>7,572.01</u>

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Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
General	01	7,522.01	0.00	7,522.01	0.00	0.00	7,522.01
Parks & Recreation	07	50.00	0.00	50.00	0.00	0.00	50.00
Total of All Funds:		<u>7,572.01</u>	<u>0.00</u>	<u>7,572.01</u>	<u>0.00</u>	<u>0.00</u>	<u>7,572.01</u>

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

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	7,522.01	0.00	0.00	0.00	7,522.01
Parks & Recreation	6-07	50.00	0.00	0.00	0.00	50.00
Total of All Funds:		<u>7,572.01</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>7,572.01</u>



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

June 4, 2026

File No. 26-00107

Terry Fedorchak, Interim Township Manager  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

Reference: 2026 Paving Program (2026-01) – Notice of Intent to Award Recommendation  
New Britain Township, Bucks County, PA

Dear Terry:

As requested, Gilmore & Associates, Inc. has reviewed the nine (9) bids received on May 26, 2026 via PennBid for the above referenced project. Upon review, the bid submission from the apparent low bidder, A.H. Cornell & Sons, Inc., was incomplete due to the missing Job Mix Formula as required by the Notice to Bidders, Number #5.

The next low bidder submitted all required documentation in accordance with the project bid specifications. Therefore, we recommend the New Britain Township issue the Notice of Intent to Award the Base Bid to the apparent lowest responsible and responsive bidder, James D. Morrissey, Inc. in the amount of \$598,425.00, subject to verification that they meet the requirements of the Responsible Contractor Ordinance (RCO) No. 2025-02, since the contract amount is over \$500,000.00. We note that the bid is within 5% of the estimated cost of \$568,527.00 as presented to the Board of Supervisors on April 6, 2026 in the 2026 Road Program proposal, enclosed.

In the event that James D. Morrissey, Inc. is determined not to meet the requirements of the RCO, we recommend the Township re-bid the 2026 Road Program since no other firm submitted a complete bid submission. A copy of the Bid Tabulation has been enclosed for your reference.

Should you have any further questions or need any additional information, please do not hesitate to contact our office.

Sincerely,

Craig D. Kennard, P.E., E.V.P.,  
Gilmore & Associates, Inc.  
Township Engineers

JM

Enc. Bid Tabulation, NBTPW Road Program Proposal

cc: Alexandria Mullin, Assistant Manager  
Ryan Cressman, Public Works Superintendent  
Alex Nagy, Township Finance Director  
Scott Holbert, Esquire, Flager & Associates, PC, Township Solicitor  
Janene Marchand, P.E., Gilmore & Associates, Inc.  
Tim Wallace, P.E., Gilmore & Associates, Inc.

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

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

**CLIENT:**  
**NEW BRITAIN TOWNSHIP**  
**PROJECT NAME:**  
**2026 ROAD PROGRAM**  
**CONTRACT NUMBER:**  
**2600107**  
**PROJECT BID DATE:** May 26, 2026 **at 10:00 A.M.**

James D. Morrissey, Inc. 9119 Frankford Avenue Philadelphia, PA 19114 Chris Blount 215-333-8000 chbloum@dmi-inc.com	A.H. Cornell and Son Inc. 2362 York Road Jannison, PA 18929 Ryan Cornell 215-343-1830 ryan@ahcornell.com	Bray Brothers, Inc. 16 Moon Drive Levittown, PA 19054 Lawrence Bray, Sr. 215-295-5282 braybrothersinc@comcast.net	Blooming Glen Contractors 901 Minsi Trail Perkasie, PA 18944 Austin Haines 215-257-9400 ahaines@bgcontractors.com	Goreco, Inc. 3240 Bristol Road Chalfont, PA 18914 Bina Sweet 267-880-0890 estimating@goreconinc.com	B. Blair Corporation 95 Louise Drive Ivlynd, PA, 18974 Peter Sodano 215-672-8787 psodano@blaircorp.com	Harris Blacktopping Inc. 1082 Taylorsville Road Washington Crossing, PA 18977 James Harris 215-493-4527 jharris@harrisblacktop.com	T. Schiefer Contractors, Inc. 3864 Old Easton Road Doyelstown, PA 18902 Ted Schiefer 215-345-1521 ted@t-schiefer.com	G&B Construction 415 W. Bristol Road Feasterville, PA 19053 Andrea Ambras 215-919-6600 hello@gbconstruction.com
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#	DESCRIPTION	QUANTITY & UNITS	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	
																					UNIT PRICE
<b>Base Bid - Tower Hill Grove Development</b>																					
1	1.5"- Roadway Milling - Blackburn Drive	5993 SY	\$ 2.40	\$ 14,383.20	\$ 1.95	\$ 11,686.35	\$ 2.50	\$ 14,982.50	\$ 3.05	\$ 18,278.65	\$ 2.50	\$ 14,982.50	\$ 2.20	\$ 13,184.60	\$ 2.95	\$ 17,679.35	\$ 3.20	\$ 19,177.60	\$ 4.00	\$ 23,972.00	
2	0.5"- Scratch/ Leveling Course WMA 9.5mm - Blackburn Drive	170 Tons	\$ 110.00	\$ 18,700.00	\$ 101.00	\$ 17,170.00	\$ 109.61	\$ 18,633.70	\$ 111.00	\$ 18,870.00	\$ 102.00	\$ 17,340.00	\$ 113.00	\$ 19,210.00	\$ 98.00	\$ 16,660.00	\$ 120.00	\$ 20,400.00	\$ 120.00	\$ 20,400.00	
3	1.5"- Wearing Course WMA 9.5mm - Blackburn Drive	500 Tons	\$ 110.00	\$ 55,000.00	\$ 99.00	\$ 49,500.00	\$ 109.61	\$ 54,805.00	\$ 105.00	\$ 52,500.00	\$ 117.00	\$ 58,500.00	\$ 106.50	\$ 53,250.00	\$ 116.55	\$ 58,275.00	\$ 120.00	\$ 60,000.00	\$ 115.00	\$ 57,500.00	
4	Pavement Base Repair 4.5" WMA Base Course 25mm - Blackburn Drive	300 SY	\$ 28.00	\$ 8,400.00	\$ 25.20	\$ 7,560.00	\$ 29.00	\$ 8,700.00	\$ 35.50	\$ 10,650.00	\$ 36.81	\$ 11,043.00	\$ 40.00	\$ 12,000.00	\$ 49.50	\$ 14,850.00	\$ 42.00	\$ 12,600.00	\$ 44.00	\$ 13,200.00	
5	Tack Coat - Blackburn Drive	5993 SY	\$ 0.60	\$ 3,595.80	\$ 1.69	\$ 10,128.17	\$ 0.50	\$ 2,996.50	\$ 0.35	\$ 2,097.55	\$ 0.50	\$ 2,996.50	\$ 0.60	\$ 3,595.80	\$ 0.35	\$ 2,097.55	\$ 0.65	\$ 3,895.45	\$ 0.55	\$ 3,296.15	
6	1.5"- Roadway Milling - Grove Circle	1313 SY	\$ 2.40	\$ 3,151.20	\$ 1.95	\$ 2,560.35	\$ 3.00	\$ 3,939.00	\$ 3.05	\$ 4,004.65	\$ 2.85	\$ 3,742.05	\$ 2.45	\$ 3,216.85	\$ 2.95	\$ 3,873.35	\$ 3.20	\$ 4,201.60	\$ 6.85	\$ 8,994.05	
7	0.5"- Scratch/ Leveling Course WMA 9.5mm - Grove Circle	40 Tons	\$ 110.00	\$ 4,400.00	\$ 101.00	\$ 4,040.00	\$ 109.61	\$ 4,384.40	\$ 111.00	\$ 4,440.00	\$ 102.00	\$ 4,080.00	\$ 135.85	\$ 5,434.00	\$ 98.00	\$ 3,920.00	\$ 120.00	\$ 4,800.00	\$ 120.00	\$ 4,800.00	
8	1.5"- Wearing Course WMA 9.5mm - Grove Circle	120 Tons	\$ 110.00	\$ 13,200.00	\$ 99.00	\$ 11,880.00	\$ 109.61	\$ 13,153.20	\$ 105.00	\$ 12,600.00	\$ 117.00	\$ 14,040.00	\$ 121.90	\$ 14,628.00	\$ 116.55	\$ 13,986.00	\$ 120.00	\$ 14,400.00	\$ 115.00	\$ 13,800.00	
9	Pavement Base Repair - 4.5" WMA Base Course 25mm - Grove Circle	65 SY	\$ 28.00	\$ 1,820.00	\$ 30.00	\$ 1,950.00	\$ 29.00	\$ 1,885.00	\$ 35.50	\$ 2,307.50	\$ 37.30	\$ 2,424.50	\$ 55.00	\$ 3,575.00	\$ 49.50	\$ 3,217.50	\$ 42.00	\$ 2,730.00	\$ 68.00	\$ 4,420.00	
10	Tack Coat - Grove Circle	1313 SY	\$ 0.60	\$ 787.80	\$ 2.35	\$ 3,085.55	\$ 0.50	\$ 656.50	\$ 0.35	\$ 459.55	\$ 0.50	\$ 656.50	\$ 0.60	\$ 787.80	\$ 0.35	\$ 459.55	\$ 0.65	\$ 853.45	\$ 0.55	\$ 722.15	
11	1.5"- Roadway Milling - Nightengale Circle	1833 SY	\$ 2.40	\$ 4,399.20	\$ 1.95	\$ 3,574.35	\$ 3.00	\$ 5,499.00	\$ 3.05	\$ 5,590.65	\$ 2.85	\$ 5,224.05	\$ 2.40	\$ 4,399.20	\$ 2.95	\$ 5,407.35	\$ 3.20	\$ 5,865.60	\$ 5.86	\$ 10,741.38	
12	0.5"- Scratch/ Leveling Course WMA 9.5mm - Nightengale Circle	54 Tons	\$ 110.00	\$ 5,940.00	\$ 101.00	\$ 5,454.00	\$ 109.61	\$ 5,918.94	\$ 111.00	\$ 5,994.00	\$ 102.00	\$ 5,508.00	\$ 125.75	\$ 6,790.50	\$ 98.00	\$ 5,292.00	\$ 120.00	\$ 6,480.00	\$ 130.00	\$ 7,020.00	
13	1.5"- Wearing Course WMA 9.5mm - Nightengale Circle	160 Tons	\$ 110.00	\$ 17,600.00	\$ 99.00	\$ 15,840.00	\$ 109.61	\$ 17,537.60	\$ 105.00	\$ 16,800.00	\$ 117.00	\$ 18,720.00	\$ 114.90	\$ 18,384.00	\$ 116.55	\$ 18,648.00	\$ 120.00	\$ 19,200.00	\$ 125.00	\$ 20,000.00	
14	Pavement Base Repair - 4.5" WMA Base Course 25mm - Nightengale Circle	92 SY	\$ 28.00	\$ 2,576.00	\$ 39.00	\$ 3,588.00	\$ 29.00	\$ 2,668.00	\$ 35.50	\$ 3,266.00	\$ 36.93	\$ 3,397.56	\$ 48.50	\$ 4,462.00	\$ 49.50	\$ 4,554.00	\$ 42.00	\$ 3,864.00	\$ 68.00	\$ 6,256.00	
15	Tack Coat - Nightengale Circle	1833 SY	\$ 0.60	\$ 1,099.80	\$ 2.11	\$ 3,867.63	\$ 0.50	\$ 916.50	\$ 0.35	\$ 641.55	\$ 0.50	\$ 916.50	\$ 0.60	\$ 1,099.80	\$ 0.35	\$ 641.55	\$ 0.65	\$ 1,191.45	\$ 0.55	\$ 1,008.15	
16	1.5"- Roadway Milling - Blossom Hill Lane	1732 SY	\$ 2.40	\$ 4,156.80	\$ 1.95	\$ 3,377.40	\$ 2.50	\$ 4,330.00	\$ 3.05	\$ 5,282.60	\$ 2.85	\$ 4,936.20	\$ 2.45	\$ 4,243.40	\$ 2.95	\$ 5,109.40	\$ 3.20	\$ 5,542.40	\$ 5.86	\$ 10,149.52	
17	0.5"- Scratch/ Leveling Course WMA 9.5mm - Blossom Hill Lane	50 Tons	\$ 110.00	\$ 5,500.00	\$ 101.00	\$ 5,050.00	\$ 109.61	\$ 5,480.50	\$ 111.00	\$ 5,550.00	\$ 102.00	\$ 5,100.00	\$ 129.15	\$ 6,457.50	\$ 98.00	\$ 4,900.00	\$ 120.00	\$ 6,000.00	\$ 135.00	\$ 6,750.00	
18	1.5"- Wearing Course WMA 9.5mm - Blossom Hill Lane	150 Tons	\$ 110.00	\$ 16,500.00	\$ 99.00	\$ 14,850.00	\$ 109.61	\$ 16,441.50	\$ 105.00	\$ 15,750.00	\$ 117.00	\$ 17,550.00	\$ 115.55	\$ 17,332.50	\$ 116.55	\$ 17,482.50	\$ 120.00	\$ 18,000.00	\$ 128.00	\$ 19,200.00	
19	Pavement Base Repair - 4.5" WMA Base Course 25mm - Blossom Hill Lane	87 SY	\$ 28.00	\$ 2,436.00	\$ 29.50	\$ 2,560.50	\$ 29.00	\$ 2,523.00	\$ 35.50	\$ 3,088.50	\$ 37.23	\$ 3,239.01	\$ 37.80	\$ 3,288.60	\$ 49.50	\$ 4,306.50	\$ 42.00	\$ 3,654.00	\$ 68.00	\$ 5,916.00	
20	Tack Coat - Blossom Hill Lane	1732 SY	\$ 0.60	\$ 1,039.20	\$ 2.14	\$ 3,706.48	\$ 0.50	\$ 866.00	\$ 0.35	\$ 606.20	\$ 0.50	\$ 866.00	\$ 0.60	\$ 1,039.20	\$ 0.35	\$ 606.20	\$ 0.65	\$ 1,125.80	\$ 0.55	\$ 952.60	
21	1.5"- Roadway Milling - Morningside Court	1313 SY	\$ 2.40	\$ 3,151.20	\$ 1.95	\$ 2,560.35	\$ 3.00	\$ 3,939.00	\$ 3.05	\$ 4,004.65	\$ 2.85	\$ 3,742.05	\$ 2.50	\$ 3,282.50	\$ 2.95	\$ 3,873.35	\$ 3.20	\$ 4,201.60	\$ 6.85	\$ 8,994.05	
22	0.5"- Scratch/ Leveling Course WMA 9.5mm - Morningside Court	40 Tons	\$ 110.00	\$ 4,400.00	\$ 101.00	\$ 4,040.00	\$ 109.61	\$ 4,384.40	\$ 111.00	\$ 4,440.00	\$ 102.00	\$ 4,080.00	\$ 114.90	\$ 4,596.00	\$ 98.00	\$ 3,920.00	\$ 120.00	\$ 4,800.00	\$ 140.00	\$ 5,600.00	
23	1.5"- Wearing Course WMA 9.5mm - Morningside Court	120 Tons	\$ 110.00	\$ 13,200.00	\$ 99.00	\$ 11,880.00	\$ 109.61	\$ 13,153.20	\$ 105.00	\$ 12,600.00	\$ 117.00	\$ 14,040.00	\$ 114.90	\$ 13,788.00	\$ 116.55	\$ 13,986.00	\$ 120.00	\$ 14,400.00	\$ 135.00	\$ 16,200.00	
24	Pavement Base Repair - 4.5" WMA Base Course 25mm - Morningside Court	65 SY	\$ 28.00	\$ 1,820.00	\$ 31.00	\$ 2,015.00	\$ 29.00	\$ 1,885.00	\$ 35.50	\$ 2,307.50	\$ 37.30	\$ 2,424.50	\$ 44.35	\$ 2,882.75	\$ 49.50	\$ 3,217.50	\$ 42.00	\$ 2,730.00	\$ 68.00	\$ 4,420.00	
25	Tack Coat - Morningside Court	1313 SY	\$ 0.60	\$ 787.80	\$ 2.35	\$ 3,085.55	\$ 0.50	\$ 656.50	\$ 0.35	\$ 459.55	\$ 0.50	\$ 656.50	\$ 0.60	\$ 787.80	\$ 0.35	\$ 459.55	\$ 0.65	\$ 853.45	\$ 0.55	\$ 722.15	
26	1.5"- Roadway Milling - Belle View Way	2238 SY	\$ 2.40	\$ 5,371.20	\$ 1.95	\$ 4,364.10	\$ 2.50	\$ 5,595.00	\$ 3.05	\$ 6,825.90	\$ 2.85	\$ 6,378.30	\$ 2.40	\$ 5,371.20	\$ 2.95	\$ 6,602.10	\$ 3.20	\$ 7,161.60	\$ 6.85	\$ 15,330.30	
27	0.5"- Scratch/ Leveling Course WMA 9.5mm - Belle View Way	65 Tons	\$ 110.00	\$ 7,150.00	\$ 101.00	\$ 6,565.00	\$ 109.61	\$ 7,124.65	\$ 111.00	\$ 7,215.00	\$ 102.00	\$ 6,630.00	\$ 119.00	\$ 7,735.00	\$ 98.00	\$ 6,370.00	\$ 120.00	\$ 7,800.00	\$ 140.00	\$ 9,100.00	
28	1.5"- Wearing Course WMA 9.5mm - Belle View Way	190 Tons	\$ 110.00	\$ 20,900.00	\$ 99.00	\$ 18,810.00	\$ 109.61	\$ 20,825.90	\$ 105.00	\$ 19,950.00	\$ 117.00	\$ 22,230.00	\$ 111.00	\$ 21,090.00	\$ 116.55	\$ 22,144.50	\$ 120.00	\$ 22,800.00	\$ 130.00	\$ 24,700.00	
29	Pavement Base Repair - 4.5" WMA Base Course 25mm - Belle View Way	112 SY	\$ 28.00	\$ 3,136.00	\$ 28.65	\$ 3,208.80	\$ 29.00	\$ 3,248.00	\$ 35.50	\$ 3,976.00	\$ 37.29	\$ 4,176.48	\$ 41.20	\$ 4,614.40	\$ 49.50	\$ 5,544.00	\$ 42.00	\$ 4,704.00	\$ 68.00	\$ 7,616.00	
30	Tack Coat - Belle View Way	2238 SY	\$ 0.60	\$ 1,342.80	\$ 2.00	\$ 4,476.00	\$ 0.50	\$ 1,119.00	\$ 0.35	\$ 783.30	\$ 0.43	\$ 962.34	\$ 0.60	\$ 1,342.80	\$ 0.35	\$ 783.30	\$ 0.65	\$ 1,454.70	\$ 0.55	\$ 1,230.90	
31	ADA Ramps - Remove and Replace Curb for Curb Ramps - Tower Hill Grove Development	335 LF	\$ 123.00	\$ 41,205.00	\$ 60.00	\$ 20,100.00	\$ 96.90	\$ 32,461.50	\$ 100.00	\$ 33,500.00	\$ 125.31	\$ 41,978.85	\$ 115.00	\$ 38,525.00	\$ 158.55	\$ 53,114.25	\$ 115.00	\$ 38,525.00	\$ 135.00	\$ 45,225.00	
32	ADA Ramps - Remove and Replace Curb Ramps - Tower Hill Grove Development	2560 SF	\$ 28.00	\$ 71,680.00	\$ 15.75	\$ 40,320.00	\$ 32.64	\$ 83,558.40	\$ 33.50	\$ 85,760.00	\$ 25.49	\$ 65,254.40	\$ 35.00	\$ 89,600.00	\$ 27.00	\$ 69,120.00	\$ 26.00	\$ 66,560.00	\$ 32.00	\$ 81,920.00	
<b>Base Bid - Oxbow Ridge Development</b>																					
1	1.5"- Roadway Milling - Cassandra Drive	6834 SY	\$ 2.40	\$ 16,401.60	\$ 1.95	\$ 13,326.30	\$ 2.50	\$ 17,085.00	\$ 3.05	\$ 20,843.70	\$ 2.50	\$ 17,085.00	\$ 2.45	\$ 16,743.30	\$ 2.95	\$ 20,160.30	\$ 3.20	\$ 21,868.80	\$ 4.44	\$ 30,342.96	
2	0.5"- Scratch/ Leveling Course WMA 9.5mm - Cassandra Drive	195 Tons	\$ 110.00	\$ 21,450.00	\$ 101.00	\$ 19,695.00	\$ 109.61	\$ 21,373.95	\$ 111.00	\$ 21,645.00	\$ 102.00	\$ 19,890.00	\$ 114.80	\$ 22,386.00	\$ 98.00	\$ 19,110.00	\$ 120.00	\$ 23,400.00	\$ 130.00	\$ 25,350.00	
3	1.5"- Wearing Course WMA 9.5mm - Cassandra Drive	580 Tons	\$ 110.00	\$ 63,800.00	\$ 99.00	\$ 57,420.00	\$ 109.61	\$ 63,573.80	\$ 105.00	\$ 60,900.00	\$ 120.04	\$ 69,623.20	\$ 107.80	\$ 62,524.00	\$ 116.55	\$ 67,599.00	\$ 120.00	\$ 69,600.00	\$ 125.00	\$ 72,500.00	
4	Pavement Base Repair - 4.5" WMA Base Course 25mm - Cassandra Drive	342 SY	\$ 28.00	\$ 9,576.00	\$ 26.75	\$ 9,148.50	\$ 29.00	\$ 9,918.00	\$ 35.50	\$ 12,141.00	\$ 49.57	\$ 16,952.94	\$ 36.00	\$ 12,312.00	\$ 49.50	\$ 16,929.00	\$ 42.00	\$ 14,364.00	\$ 44.00	\$ 15,048.00	
5	Tack Coat - Cassandra Drive	6834 SY	\$ 0.60	\$ 4,100.40	\$ 1.66	\$ 11,344.44	\$ 0.50	\$ 3,417.00	\$ 0.35	\$ 2,391.50	\$ 0.50	\$ 3,417.00	\$ 0.60	\$ 4,100.40	\$ 0.35	\$ 2,391.50	\$ 0.65	\$ 4,442.10	\$ 0.55	\$ 3,758.70	
6	1.5"- Roadway Milling - Shady Hill Drive	4261 SY	\$ 2.40	\$ 10,226.40	\$ 1.95	\$ 8,308.95	\$ 2.50	\$ 10,652.50	\$ 3.05	\$ 12,996.05	\$ 2.75	\$ 11,717.75	\$ 2.45	\$ 10,439.45	\$ 2.95	\$ 12,569.95	\$ 3.20	\$ 13,635.20	\$ 4.44	\$ 18,918.84	
7	0.5"- Scratch/ Leveling Course WMA 9.5mm - Shady Hill Drive	120 Tons	\$ 110.00	\$ 13,200.00																	

**G GILMORE & ASSOCIATES, INC.**  
**&A BID TABULATION**

CLIENT:  
 NEW BRITAIN TOWNSHIP

PROJECT NAME:  
 2026 ROAD PROGRAM  
 CONTRACT NUMBER:  
 2600107

PROJECT BID DATE: May 26, 2026 @ 10:00 A.M.

James D. Morrissey, Inc. 9119 Frankford Avenue Philadelphia, PA 19114 Chris Blount 215-333-8000 chblount@jdm-inc.com	A.H. Cornell and Son Inc. 2362 York Road Jamison, PA 18929 Ryan Cornell 215-343-1830 ryan@ahcornell.com	Bray Brothers, Inc. 16 Moon Drive Levittown, PA 19054 Lawrence Bray, Sr. 215-295-5282 braybrothersinc@comcast.net	Blooming Glen Contractors 901 Miami Trail Perkasie, PA 18944 Austen Haines 215-257-9400 ahaines@bgcontractors.com	Gorecon, Inc. 3240 Bristol Road Chalfont, PA 18914 Bruce Sweet 267-880-0890 esimating@goreconinc.com	B. Blair Corporation 95 Louise Drive Ivyland, PA, 18974 Peter Sodano 215-672-8787 psodano@bblaircorp.com	Harris Blacktopping Inc. 1082 Taylorville Road Washington Crossing, PA 18977 James Harris 215-493-4527 jharris@harrisblacktop.com	T. Schiefer Contractors, Inc. 3864 Old Easton Road Doylestown, PA 18902 Ted Schiefer 215-345-1521 ted@t-schiefer.com	G&B Construction 415 W. Bristol Road Feasterville, PA 19053 Andrea Ambras 215-919-6600 hello@gbconstruction.com
---	--	--	--	---	---	--	---	--

#	DESCRIPTION	QUANTITY & UNITS		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL		UNIT PRICE		TOTAL	
1	ADA Ramps - Remove and Replace Curb for Curb Ramp - Schoolhouse Road at GlennBrook Drive	40	LF	\$ 130.00	\$ 5,200.00	\$ 77.50	\$ 3,100.00	\$ 112.20	\$ 4,488.00	\$ 115.00	\$ 4,600.00	\$ 152.00	\$ 6,080.00	\$ 125.00	\$ 5,000.00	\$ 158.55	\$ 6,342.00	\$ 115.00	\$ 4,600.00	\$ 162.00	\$ 6,480.00		
2	ADA Ramps - Remove and Replace Curb Ramps - Schoolhouse Road at GlennBrook Drive	256	SF	\$ 29.00	\$ 7,424.00	\$ 15.29	\$ 3,914.24	\$ 32.64	\$ 8,355.84	\$ 33.50	\$ 8,576.00	\$ 25.50	\$ 6,528.00	\$ 34.00	\$ 8,704.00	\$ 27.00	\$ 6,912.00	\$ 26.00	\$ 6,656.00	\$ 35.00	\$ 8,960.00		
3	ADA Ramps - Remove and Replace Curb for Curb Ramp - Schoolhouse Road at Highlands Park/ Krista Court	40	LF	\$ 130.00	\$ 5,200.00	\$ 77.50	\$ 3,100.00	\$ 112.20	\$ 4,488.00	\$ 115.00	\$ 4,600.00	\$ 152.00	\$ 6,080.00	\$ 115.50	\$ 4,620.00	\$ 158.55	\$ 6,342.00	\$ 115.00	\$ 4,600.00	\$ 162.00	\$ 6,480.00		
4	ADA Ramps - Remove and Replace Curb Ramps - Schoolhouse Road at Highlands Park/ Krista Court	256	SF	\$ 29.00	\$ 7,424.00	\$ 15.29	\$ 3,914.24	\$ 32.64	\$ 8,355.84	\$ 33.50	\$ 8,576.00	\$ 25.50	\$ 6,528.00	\$ 34.00	\$ 8,704.00	\$ 27.00	\$ 6,912.00	\$ 26.00	\$ 6,656.00	\$ 35.00	\$ 8,960.00		
<b>Base Bid Total:</b>					<b>\$ 598,425.00</b>		<b>\$ 524,796.76</b>		<b>\$ 605,171.58</b>		<b>\$ 616,097.20</b>		<b>\$ 625,230.77</b>		<b>\$ 643,207.40</b>		<b>\$ 652,156.65</b>		<b>\$ 660,914.80</b>				<b>\$ 769,903.85</b>

COMPLETENESS REVIEW	James D. Morrissey, Inc.	A.H. Cornell and Son Inc.	Bray Brothers, Inc.	Blooming Glen Contractors	Gorecon, Inc.	B. Blair Corporation	Harris Blacktopping Inc.	T. Schiefer Contractors, Inc.	G&B Construction
A. Bidder's Acknowledgement Form	X	X	-	X	X	X	X	X	X
B. Bid Bond	X	X	X	X	X	X*	X	X	X
C. Agreement of Surety	X	X	X	X	X	X	X	X	X
D. Bidder Qualification Statement	X	X	-	X	X	X	X	X	X
E. Non-Collusion Affidavit	X	X	-	X	X	X	X	X	X
F. Public Works Verification Form	X	X	-	X	X*	X	X	X	X
G. Job Mix Formula	X	-	-	-	-	-	-	-	-

\*Not the form provided in the project manual



# New Britain Township

## Public Works

### 2026 Road Program Proposal

The 2026 Road Program would consist of milling 1 ½", scratching/ leveling ½", and paving a top course with 1 ½" of 9.5mm Superpave. Any deficient curbing and sidewalks throughout these developments are strongly recommended to be addressed by the residents prior to any milling and paving. All residents are notified not less than 12 months prior to their road being paved. All ADA ramps (handicap ramps) would be upgraded at the necessary intersections by New Britain Township to meet all federal and state regulations. All costs associated with milling, scratching, and paving, as well as the ADA ramps would be funded through Liquid Fuels.

The Township roadways included in this project are:

#### Oxbow Ridge Development:

- Cassandra Drive 0.38 Miles
- Shady Hill Drive 0.23 Miles
- Thornburry Court 0.05 Miles

#### Tower Hill Grove Development:

- Blackburn Drive 0.34 Miles
- Grove Circle 0.02 Miles
- Nightengale Circle 0.07 Miles
- Blossom Hill Lane 0.06 Miles
- Morningside Court 0.02 Miles
- Belle View Way 0.09 Miles
- Removal of 11 existing ADA ramps, Update/ Install of 20 ADA compliant ramps.

2026 Road Program Totals 1.26 Miles

Description	Total Cost	
1.5" Mill (Sq Yds)	\$ 73,191.60	
0.5" Scratch Course (Tons)	\$ 82,664.40	
1.5" Superpave Course (Tons)	\$ 255,816.46	
9.5mm Wearing Course (Tons)	\$ -	
19mm Wearing Course (Tons)	\$ -	
Curbs (LF)	\$ 53,371.96	<b>Total Paving Costs \$ 411,672.46</b>
Sidewalks (Sq Ft)	\$ -	
Aprons (Sq Ft)	\$ -	
ADA Ramps (Sq Ft)	\$ 103,482.51	<b>Total Concrete Costs \$ 156,854.48</b>

**Total estimated cost for 2026 Road Program: \$568,526.94**



# New Britain Township

## Public Works





# New Britain Township

## Public Works

### Road Breakdown for Oxbow Ridge Development

Street Name	From	To	Miles
Cassandra Drive	Chaifont Border	Cassandra Drive	0.38
<b>Description</b>			
1.5" Mill (Sq Yds)	6834.00	\$ 18,451.80	
0.5" Scratch Course (Tons)	195.00	\$ 20,666.10	
1.5" Superpave Course (Tons)	580.00	\$ 63,954.11	
Curbs (LF)	0.00	\$ -	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	0.00	\$ -	
<b>Total</b>		<b>\$ 103,072.01</b>	

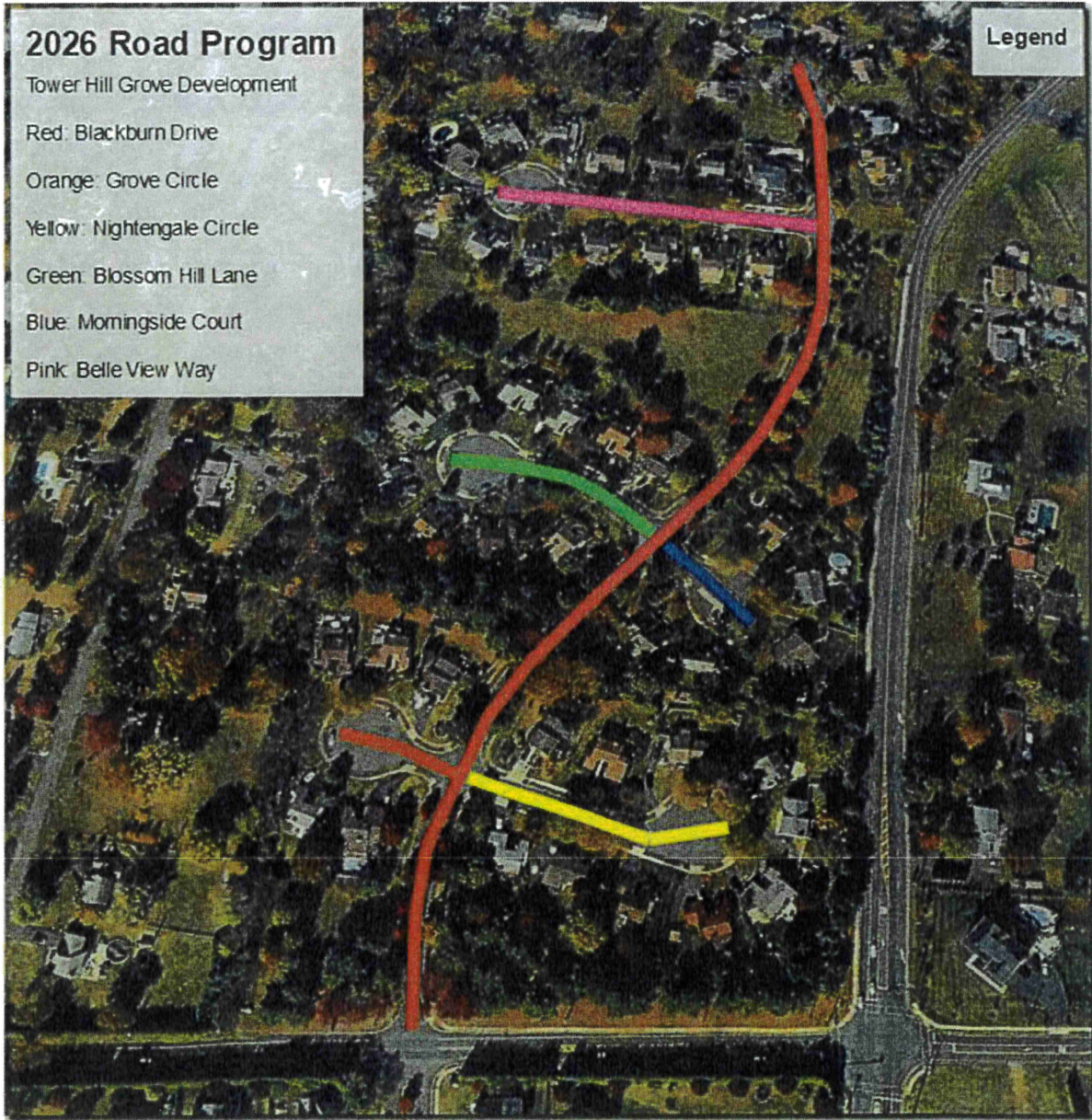
Street Name	From	To	Miles
Shady Hill Drive	Cassandra Drive	Cul-de-sac	0.23
<b>Description</b>			
1.5" Mill (Sq Yds)	4261.00	\$ 11,504.70	
0.5" Scratch Course (Tons)	120.00	\$ 12,717.60	
1.5" Superpave Course (Tons)	360.00	\$ 39,695.66	
Curbs (LF)	0.00	\$ -	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	0.00	\$ -	
<b>Total</b>		<b>\$ 63,917.96</b>	

Street Name	From	To	Miles
Thornbury Court	Cassandra Drive	Cul-de-Sac	0.05
<b>Description</b>			
1.5" Mill (Sq Yds)	1591.00	\$ 4,295.70	
0.5" Scratch Course (Tons)	46.00	\$ 4,875.08	
1.5" Superpave Course (Tons)	140.00	\$ 15,437.20	
Curbs (LF)	0.00	\$ -	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	0.00	\$ -	
<b>Total</b>		<b>\$ 24,607.98</b>	



# New Britain Township

## Public Works





# New Britain Township

## Public Works

### Road Breakdown for Tower Hill Grove Development

Street Name	From	To	Miles
Blackburn Drive	Upper State Road	Cul-de-Sac	0.34
<b>Description</b>			
	<b>Quantity</b>	<b>Cost</b>	
1.5" Mill (Sq Yds)	5993.00	\$ 16,181.10	
0.5" Scratch Course (Tons)	170.00	\$ 18,016.60	
1.5" Superpave Course (Tons)	500.00	\$ 55,132.86	
Curbs (LF)	15.00	\$ 1,929.11	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	256.00	\$ 8,623.54	
<b>Total</b>		<b>\$ 99,883.21</b>	

Street Name	From	To	Miles
Grove Circle	Blackburn Drive	Cul-de-Sac	0.02
<b>Description</b>			
	<b>Quantity</b>	<b>Cost</b>	
1.5" Mill (Sq Yds)	1313.00	\$ 3,545.10	
0.5" Scratch Course (Tons)	40.00	\$ 4,239.20	
1.5" Superpave Course (Tons)	120.00	\$ 13,231.89	
Curbs (LF)	70.00	\$ 9,002.50	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	512.00	\$ 17,247.09	
<b>Total</b>		<b>\$ 47,265.77</b>	

Street Name	From	To	Miles
Nightengale Circle	Blackburn Drive	Cul-de-sac	0.07
<b>Description</b>			
	<b>Quantity</b>	<b>Cost</b>	
1.5" Mill (Sq Yds)	1833.00	\$ 4,949.10	
0.5" Scratch Course (Tons)	54.00	\$ 5,722.92	
1.5" Superpave Course (Tons)	160.00	\$ 17,642.51	
Curbs (LF)	70.00	\$ 9,002.50	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	512.00	\$ 17,247.09	
<b>Total</b>		<b>\$ 54,564.12</b>	



# New Britain Township

## Public Works

Street Name	From	To	Miles
Blossom Hill Lane	Blackburn Drive	Cul-de-Sac	0.06
Description	Quantity	Cost	
1.5" Mill (Sq Yds)	1732.00	\$ 4,676.40	
0.5" Scratch Course (Tons)	50.00	\$ 5,299.00	
1.5" Superpave Course (Tons)	150.00	\$ 16,539.86	
Curbs (LF)	70.00	\$ 9,002.50	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	512.00	\$ 17,247.09	
<b>Total</b>		<b>\$ 52,764.84</b>	

Street Name	From	To	Miles
Morningside Court	Blackburn Drive	Cul-de-Sac	0.02
Description	Quantity	Cost	
1.5" Mill (Sq Yds)	1313.00	\$ 3,545.10	
0.5" Scratch Course (Tons)	40.00	\$ 4,239.20	
1.5" Superpave Course (Tons)	120.00	\$ 13,231.89	
Curbs (LF)	70.00	\$ 9,002.50	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	512.00	\$ 17,247.09	
<b>Total</b>		<b>\$ 47,265.77</b>	

Street Name	From	To	Miles
Belle View Way	Blackburn Drive	Cul-de-Sac	0.09
Description	Quantity	Cost	
1.5" Mill (Sq Yds)	2238.00	\$ 6,042.60	
0.5" Scratch Course (Tons)	65.00	\$ 6,888.70	
1.5" Superpave Course (Tons)	190.00	\$ 20,950.49	
Curbs (LF)	40.00	\$ 5,144.29	
Sidewalks (Sq Ft)	0.00	\$ -	
Aprons (Sq Ft)	0.00	\$ -	
ADA Ramps (Sq Ft)	256.00	\$ 8,623.54	
<b>Total</b>		<b>\$ 47,649.61</b>	

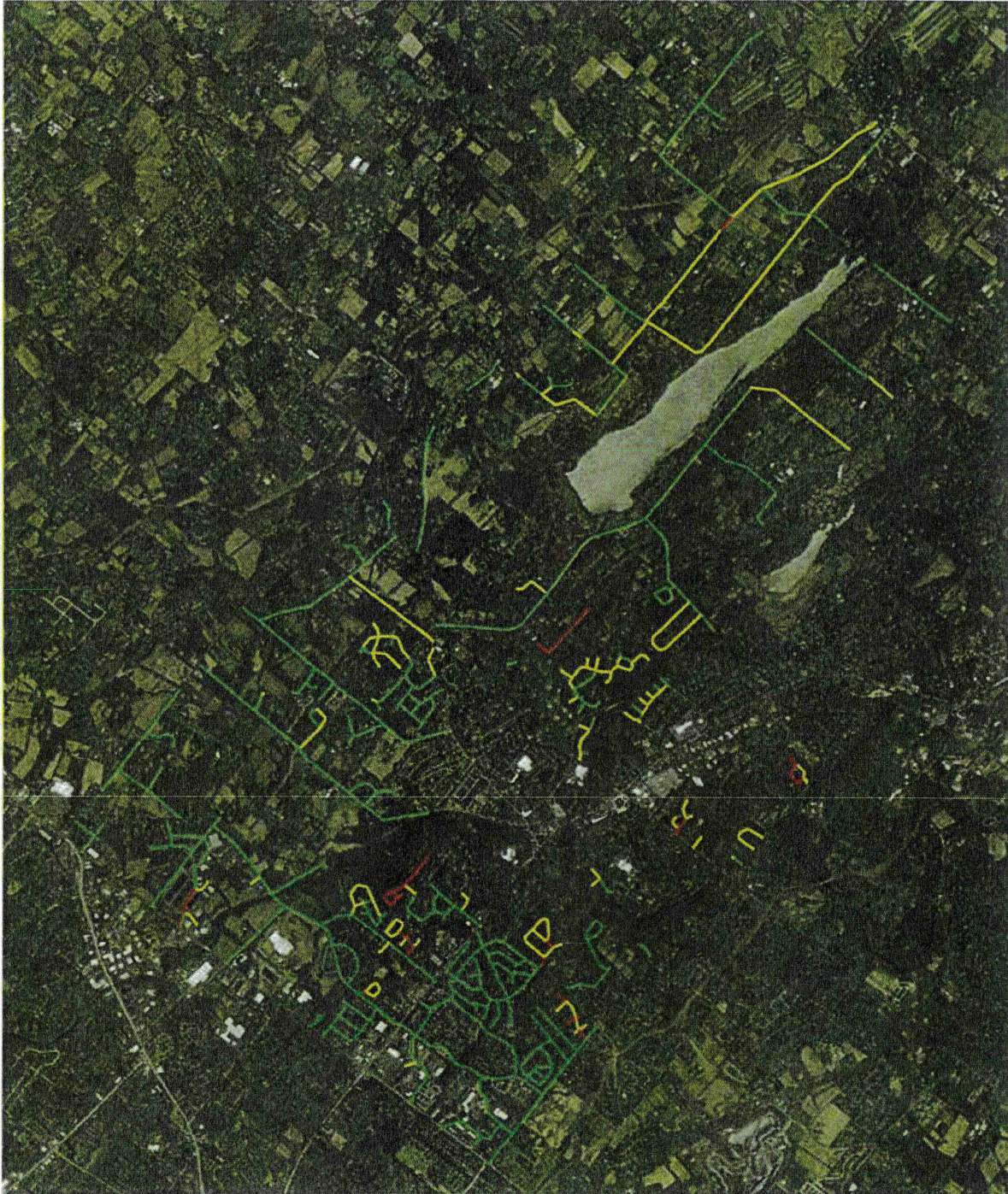


# New Britain Township

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## Public Works

- Original NBT road assessment from 2022, map is updated yearly based on resurfaced roads.



**DAVID A. SCHNEIDER**  
I.D. #92870  
ARCHER & GREINER, P.C.  
A Professional Corporation  
902 Carnegie Center, Suite 500  
Princeton, NJ 08540-06531  
(609) 580-3700  
Attorney for Appellant, SNH NS Properties Trust

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IN RE: APPEAL OF SNH NS PROPERTIES TRUST	:	DOCKET NO. 2021-06565
FROM THE BUCKS COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	
	:	IN THE COURT OF COMMON PLEAS
Parcel ID No.: 26-005-049-011	:	BUCKS COUNTY, PENNSYLVANIA
Municipality: New Britain Township	:	
Assessment for the year: 2022	:	CIVIL ACTION – LAW
Property of SNH NS Properties Trust	:	
	:	TAX ASSESSMENT APPEAL
	:	

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**STIPULATION TO SETTLE**

WHEREAS, SNH NS Properties Trust (the “Property Owner”) is the owner of the property located at 800 Manor Drive, New Britain Township (“Township”), Central Bucks School District (“School District”), Bucks County (“County”), which is further identified as Tax Parcel No. 26-005-049-011 (“Property”); and

WHEREAS, the total assessed value placed on the Property for tax year 2022 was \$830,800; and

WHEREAS, the Property Owner filed an appeal to the Bucks County Board of Assessment Appeals (“Board”) challenging the assessed value placed on the Property for tax year 2022; and

WHEREAS, the Board, by notice dated November 24, 2021, issued a decision indicating that the total assessed value of the Property would remain at \$830,800 for tax year 2022; and

WHEREAS, on or before December 16, 2021, the Property Owner appealed from the Board's decision to the Bucks County Court of Common Pleas in the above-captioned matter; and

WHEREAS, based upon the risks and hazards of litigation, the parties have decided that it is in their best interest to settle the above-captioned matter based upon the terms and conditions outlined in this Stipulation to Settle.

NOW, THEREFORE, the undersigned, intending to be legally bound and to bind their respective clients, agree to the following settlement:

1. Effective January 1, 2022 for County and Township tax purposes and July 1, 2022 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$788,500.
2. Effective January 1, 2023 for County and Township tax purposes and July 1, 2023 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$693,500.
3. Effective January 1, 2024 for County and Township tax purposes and July 1, 2024 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$636,500.
4. Effective January 1, 2025 for County and Township tax purposes and July 1, 2025 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$598,500.
5. Effective January 1, 2026 for County and Township tax purposes and July 1, 2026 for School District tax purposes, and for each subsequent tax year until otherwise changed

in accordance with applicable law, the total assessment on the Property shall be **reduced** to \$556,700.

6. As a result of the reductions in assessment on the Property, there is an overpayment in taxes to the County for tax year 2022 through tax year 2026 in the total amount of **\$24,408.06**, which is calculated as follows:

Year	Old Assessment	New Assessment	Difference	Mill Rate	Overpayment
2022	830,800	788,500	42,300	25.45	1,076.54
2023	830,800	693,500	137,300	25.45	3,494.29
2024	830,800	636,500	194,300	27.45	5,333.54
2025	830,800	598,500	232,300	27.45	6,376.64
2026	830,800	556,700	274,100	29.65	8,127.07
<b>TOTAL</b>					<b>24,408.06</b>

7. As a result of the reductions in assessment on the Property, there is an overpayment in taxes to the Township for tax year 2022 through tax year 2026 in the total amount of **\$13,463.14**, which is calculated as follows:

Year	Old Assessment	New Assessment	Difference	Mill Rate	Overpayment
2022	830,800	788,500	42,300	13.0625	552.54
2023	830,800	693,500	137,300	14.5000	1,990.85
2024	830,800	636,500	194,300	14.5000	2,817.35
2025	830,800	598,500	232,300	16.0000	3,716.80
2026	830,800	556,700	274,100	16.0000	4,385.60
<b>TOTAL</b>					<b>13,463.14</b>

8. As a result of the reductions in assessment on the Property, there is an overpayment in taxes to the School District for tax year 2022-2023 through 2025-2026 in the total amount of **\$84,362.50**, which is calculated as follows:

Year	Old Assessment	New Assessment	Difference	Mill Rate	Overpayment
2022-2023	830,800	788,500	42,300	127.8400	5,407.63
2023-2024	830,800	693,500	137,300	131.3600	18,035.73
2024-2025	830,800	636,500	194,300	138.3200	26,875.58

2025-2026	830,800	598,500	232,300	146.5500	34,043.57
TOTAL					84,362.50

9. In the event there is any overpayment in taxes to the County or Township for tax year 2026, or to the School District for tax year 2026-2027, such overpayments shall be calculated by the taxing authorities and paid to the Property Owner in accordance with this Stipulation to Settle.

10. The parties acknowledge that the above calculations are subject to verification by the appropriate representative of the respective taxing authority.

11. The parties acknowledge that if the Property Owner paid taxes within the discount period, the amount of the refunds due will be two percent (2%) less than the amount set forth above; if the Property Owner paid taxes within the penalty period, the amount of the refunds due will be ten percent (10%) more than the amount set forth above and that no interest will be paid on any refund amounts.

12. Upon approval of the Stipulation to Settle by the Court, the tax collector and/or treasurer for the County, Township and School District, shall issue to the Property Owner, without interest, refunds for overpayments. Said refunds shall be paid within sixty (60) days of the Court's approval of this Stipulation to Settle.

13. The undersigned representatives acknowledge that they have received the appropriate authorizations to execute this Stipulation to Settle.

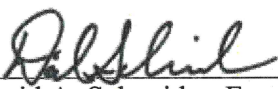
14. The parties hereto agree that a copy of this Stipulation to Settle shall be filed with the Court, and upon approval of this Stipulation to Settle by the Court, this matter shall be marked Settled, Discontinued and Ended.

[SIGNATURE PAGE FOLLOWS]

15. This Stipulation to Settle shall be binding upon the undersigned, the undersigned's clients, their clients' successors, grantees and assigns.

---

David J. Truelove, Esquire  
Attorney for Bucks County  
Board of Assessment Appeals



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David A. Schneider, Esquire  
Attorney for SNH NS Properties Trust

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Alexander M. Glassman, Esquire  
Attorney for Central Bucks School District

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Scott Holbert, Esquire  
Attorney for New Britain Township

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Daniel D. Grieser, Esquire  
Attorney for Bucks County

**IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY  
CIVIL DIVISION**

IN RE: APPEAL OF SNH NS PROPERTIES TRUST	:	DOCKET NO. 2021-06565
FROM THE BUCKS COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	
Parcel ID No.: 26-005-049-011	:	IN THE COURT OF COMMON PLEAS
Municipality: New Britain Township	:	BUCKS COUNTY, PENNSYLVANIA
Assessment for the year: 2022	:	CIVIL ACTION – LAW
Property of SNH NS Properties Trust	:	TAX ASSESSMENT APPEAL
	:	

**ORDER**

AND NOW this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding court Order.

It is further ORDERED and DECREED that the taxing authorities shall make the adjustments to the assessment and issue refunds for tax overpayments as agreed to in the attached Stipulation to Settle, and that the Prothonotary shall mark the above-captioned actions, “Settled, Discontinued and Ended.”

BY THE COURT:

\_\_\_\_\_  
J.



# 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-2026-3  
 Date Filed: 4.24.26  
 Payment: \$ 800  
 Check #: 2717  
 Receipt #: 19267 DC

1. Date: 04/08/26
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: Temitope Folaranmi  
 (b) Mailing Address: 201 Lauren Ln  
Chalfont PA 18914  
 (c) Phone Number: 678-650-5735  
 (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
 \_\_\_\_\_



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

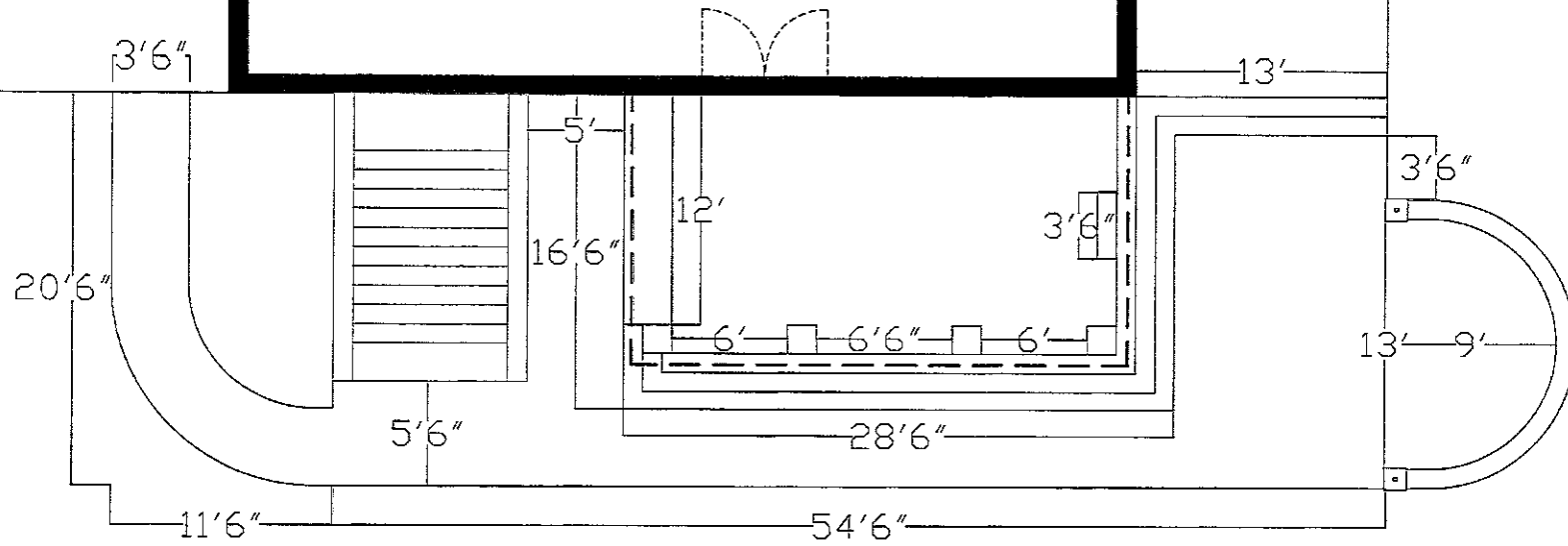
4. Applicant's attorney, if applicable:  
 (a) Name: \_\_\_\_\_  
 (b) Mailing Address: \_\_\_\_\_  
 (c) Phone Number: \_\_\_\_\_  
 (d) Email Address: \_\_\_\_\_
5. Property:  
 (a) Present Zoning Use Classification: Rural Residential  
 (b) Tax Parcel Number: 26-005-003-001  
 (c) Location (With reference to nearby intersections or prominent features):  
1 acre lot #2 84 Schothouse Rd Plan
6. Proposed use of property/construction:  
outdoor living space for Temi's Family
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
27-902.6 Area and dimensional requirements 75' setbacks  
allowed 15', project encroaches 22' into the  
setback 27-2105.6



Existing Driveway

201 Lauren Lane Residence

Existing Patio



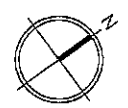
General Notes

No.	Revision/Issue	Date

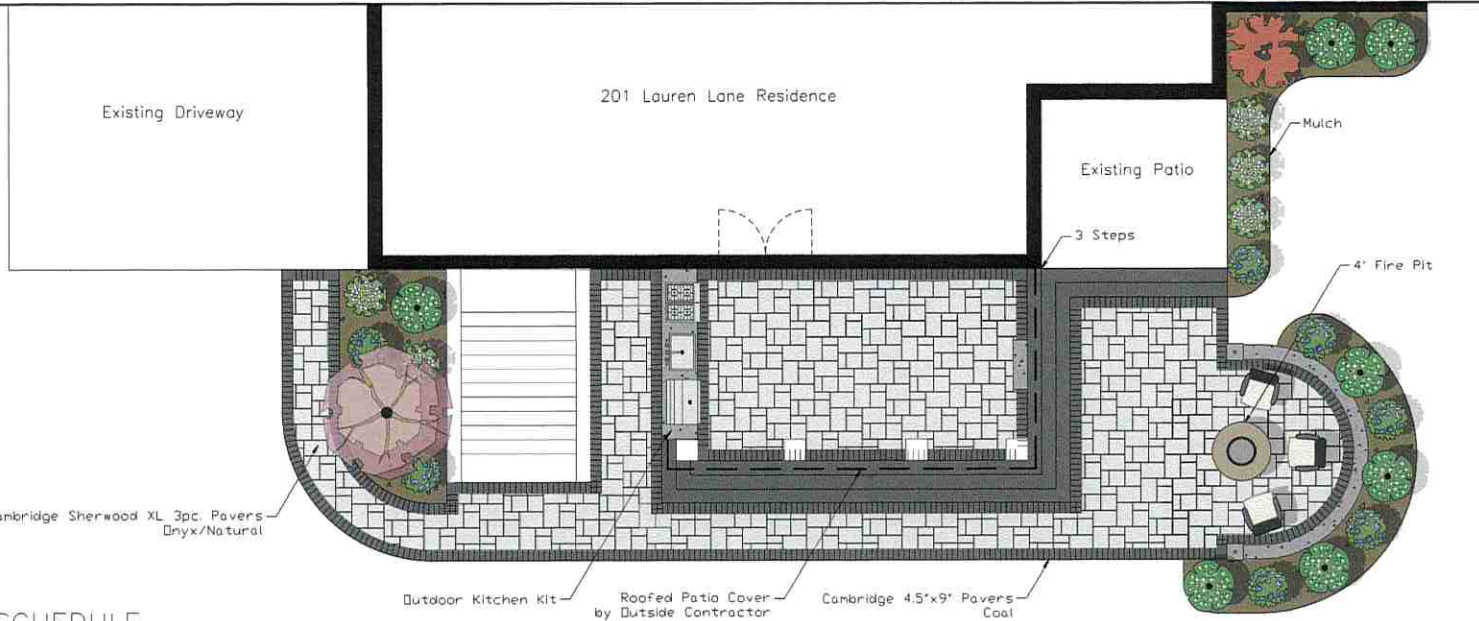
Prep. Name and Address  
 JP. Hardscape  
 PO Box 72  
 Langhorne, PA 19047

Project Name and Address  
 Lauren Lane Residence  
 201 Lauren Ln  
 Chalfont, PA 18814

Prep. Jess Kelley	Sheet
Date 04/22/2026	
Scale As Noted	



Total sq ft. 963



### PLANT SCHEDULE

TREES	BOTANICAL/COMMON NAME	SIZE	QTY
	Thuja o. 'Emerald Green' American Arborvitae	10 gal.	8
	Magnolia 'Jane' Jane Magnolia	10 gal.	1
PERENNIALS			
	Hydrangea paniculata 'Limelight' Hydrangea	3 gal.	7
	Nepeta racemosa 'Blue Wonder' Catmint	1 gal.	7
	Spirea japonica 'Little Princess' Japanese Spirea	1 gal.	5
SHRUBS			
	Photinia x fraseri 'Red-Tip' Red Tip Photinia	3 gal.	1

3pc. Pavers sq ft. 743  
4.5x9 Pavers sq ft. 220  
Mulch sq ft. 322



#### General Notes

No.	Revision/Issue	Date

Plan Name and Address  
 JJP Hardscape  
 PO Box 72  
 Langhorne, PA 19047

Project Name and Address  
 Lauren Lane Residence  
 201 Lauren Ln  
 Crafford, PA 18914

Project JESS Kelley	Sheet
Date 04/22/2026	
Scale As Noted	

**IMPERVIOUS SURFACE TABULATION CHART**

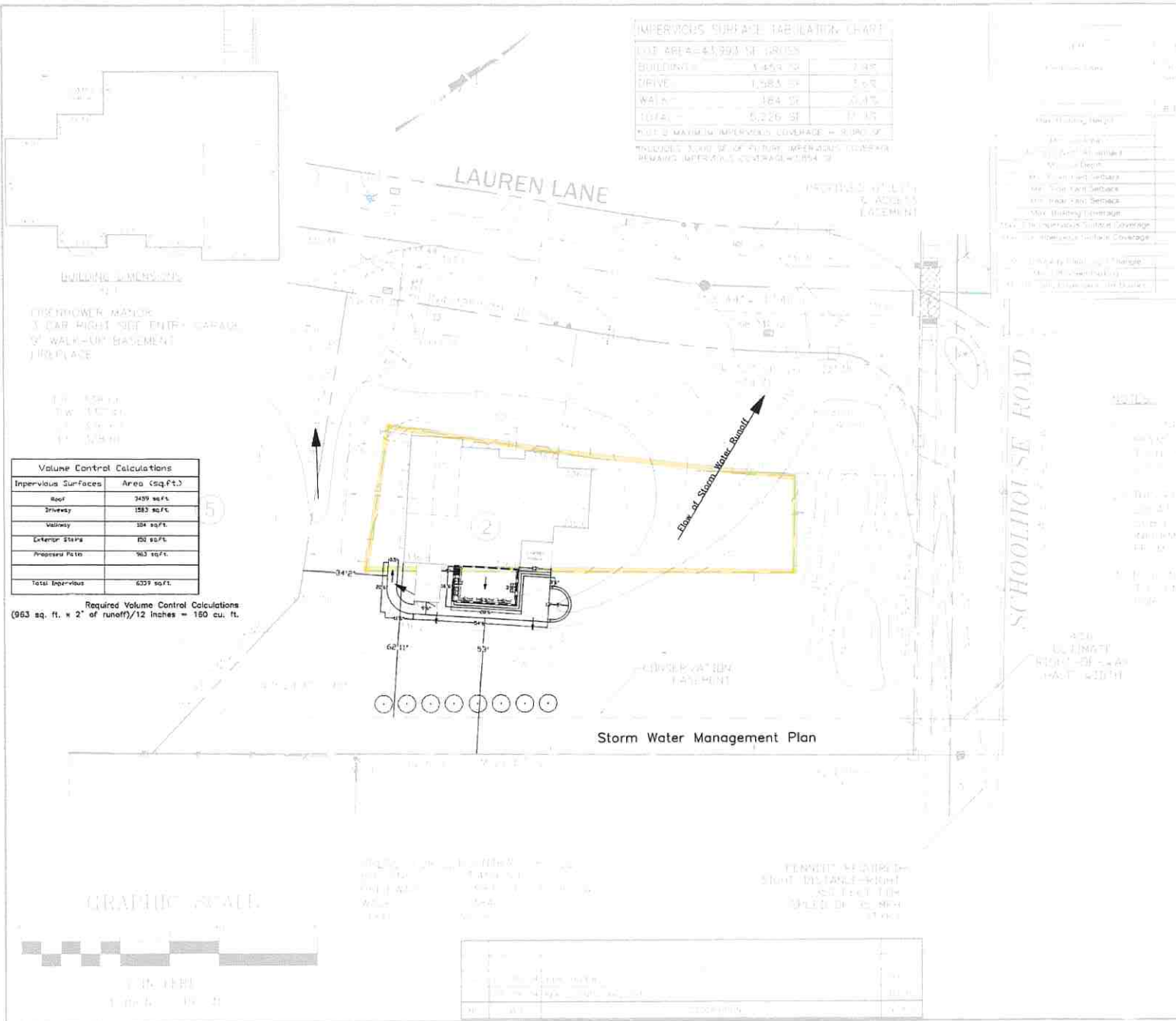
USE AREA = 41,994 SF GROSS		
BUILDINGS	1,454 SF	3.46%
DRIVE	1,583 SF	3.77%
WALKWAY	184 SF	0.44%
TOTAL	3,221 SF	7.67%

NOTE: 2 MAINTENANCE IMPERVIOUS COVERAGE = 900 SF  
 EXCLUDED 3,000 SF OF FUTURE IMPERVIOUS COVERAGE  
 REMAINING IMPERVIOUS COVERAGE = 954 SF

**zoning table**

Zone: R-1C (Residential Single-Family)

Item	Requirement	Value
Max. Building Height	35'0"	35'0"
Min. Front Yard Setback	25'0"	25'0"
Min. Side Yard Setback	5'0"	5'0"
Min. Rear Yard Setback	5'0"	5'0"
Max. Building Coverage	25%	25%
Max. Impervious Surface Coverage	10%	10%
Max. Driveway Surface Coverage	10%	10%
General Requirements		
Driveway Width	10'0"	10'0"
Min. Driveway Slope	2%	2%
Min. Driveway Surface	Asphalt	Asphalt



**Volume Control Calculations**

Impervious Surfaces	Area (sqft)
Roof	2439 sqft
Driveway	1583 sqft
Walkway	184 sqft
Exterior Stairs	182 sqft
Proposed Patio	903 sqft
<b>Total Impervious</b>	<b>6339 sqft</b>

Required Volume Control Calculations  
 (963 sq. ft. x 2" of runoff) / 12 inches = 160 cu. ft.

**NOTES:**

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**BUILDING PERMIT PLAN**  
 84 SCHOOLHOUSE ROAD  
 LOT 2 (TMP 26-005-003-001)  
 201 LAUREN LANE  
 NEW BRITAIN TOWNSHIP  
 BUCKS COUNTY, PENNSYLVANIA  
 HALLMARK HOMES  
 841 EASTON ROAD, SUITE 320  
 WARREN, PA 18976



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/2024
2	REVISION	10/1/2024

# Deed

UPI # 26-005-003-001

Hallmark Homes-Schoolhouse, LLC, a PA  
Limited Liability Company

TO

Temitope Folaranmi

Security Abstract of PA, Inc.  
1592 Sumneytown Pike  
Lansdale, PA 19446  
Phone 610-584-6890 Fax 610-584-6859

In Witness Whereof, the said Grantor has caused these presents to be executed and dated as of the date first set forth above.

**HALLMARK HOMES-SCHOOLHOUSE,  
LLC, A PA LIMITED LIABILITY COMPANY**

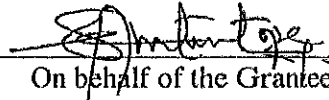
By: **Hallmark Partners II LP, sole member**

By: **HM Partners II Inc., general partner**

By:   
**Richard R. Carroll, III, President**

The precise residence and the complete post office address of the above-named Grantee is:

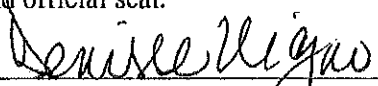
*201 Lauren Lane  
Chalfont PA 18914*

  
On behalf of the Grantee

Commonwealth of Pennsylvania } ss  
County of Bucks

AND NOW, this 14<sup>th</sup> day of January, 2025, before me, the undersigned Notary Public, appeared **Richard R. Carroll, III, President of HM Partners II, Inc., general partner of Hallmark Partners II LP**, who acknowledged himself/herself to be the **sole member of Hallmark Homes-Schoolhouse, LLC, a PA Limited Liability Company**, , and he/she, as such president being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself/herself as president.

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

  
Notary Public  
My commission expires 09/05/25

Commonwealth of Pennsylvania - Notary Seal  
Denisse Nigro, Notary Public  
Bucks County  
My commission expires September 5, 2025  
Commission number 1320145  
Member, Pennsylvania Association of Notaries

## **One Page Legal Style Variance Narrative**

**Applicant:** Temitope Folaranmi

**Property:** 201 Lauren Lane, Chalfont, PA

**Zoning District:** Rural Residential

**Relief Requested:** Variance from rear yard setback requirements to permit a covered patio extending 22 feet where 15 feet is permitted

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### **Statement of Request**

The Applicant seeks a dimensional variance from the rear yard setback requirement to allow construction of a covered patio extending 22 feet into the rear yard. The request represents a modest deviation necessary to enable a functional residential improvement consistent with the character and use of the property.

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### **Compliance with Variance Standards**

#### **1. Harmony with Ordinance and No Detriment to Public Welfare**

The proposed structure is an accessory residential use that is fully consistent with the intent of the Rural Residential district. It will be located entirely to the rear of the dwelling, will not alter neighborhood character, and will not generate additional traffic, noise, or environmental impact. Given the approximately one acre lot size, the structure remains proportionate and will not adversely affect adjacent properties.

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#### **2. No Introduction of Non-Permitted Use**

The request does not seek to introduce any use not otherwise permitted. The covered patio is a customary accessory use incidental to a single-family residence.

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#### **3. Unique Physical Circumstances**

The property is subject to conditions that limit the practical usability of the rear yard under strict application of the ordinance. The placement of the existing dwelling and required setbacks significantly constrain the depth of usable outdoor space. A 15 foot allowance does not accommodate the structural and functional requirements of a covered patio, including support elements and circulation space. These conditions are specific to the property and not broadly applicable to neighboring lots.

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#### **4. Unnecessary Hardship**

Strict enforcement of the 15 foot setback creates an unnecessary hardship by preventing a reasonable and customary residential use. A patio limited to 15 feet in depth would be functionally impractical once structural supports and safe circulation space are accounted for, effectively depriving the Applicant of meaningful use of the rear yard for covered outdoor living.

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### **5. Minimum Variance Necessary**

The requested extension to 22 feet is the minimum necessary to achieve a functional layout. The additional depth is required to accommodate structural elements while preserving usable space. Any lesser relief would fail to resolve the hardship.

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### **6. No Self-Created Hardship**

The hardship arises from the configuration of the property and zoning constraints, not from any action of the Applicant.

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### **7. Safeguards**

The Applicant is willing to comply with reasonable conditions, including appropriate drainage, materials consistent with the home, and lighting controls, to ensure compatibility with surrounding properties.

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


### **Conclusion**

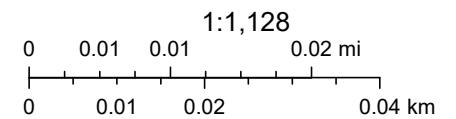
The requested variance is modest, necessary for reasonable use, and consistent with the intent of the zoning ordinance. The Applicant respectfully requests approval.

# Bucks County Parcels



4/27/2026, 11:03:42 PM

-  Municipal Boundary
-  Parcel Annotation
-  Bucks County Parcels



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