



New Britain Township

Board of Supervisors

Business Meeting

Monday, August 3, 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.
- 4. Presentation/Public Hearings/Land Development**
 - A. Open Space Plan Presentation
- 5. Motion to Consider Consent Agenda**
 - A. Approve Minutes of July 13, 2026, Board of Supervisors Meeting.
 - B. Approve Regular Bill List dated July 29, 2026, for a total amount of \$150,835.67
 - C. Approve Prepaid Bill Lists dated July 16, 2026; July 23, 2026; and July 29, 2026, for a total amount of \$248,404.59.
- 6. Action Items**
 - A. Consider a motion to adopt the New Britain Township Open Space Plan.
 - B. Discussion of emergency medical services.
 - C. Consider a motion to authorize drafting and advertisement of an ordinance to adopt the current Uniform Construction Code (UCC) series.
 - D. Consider a motion to adopt Resolution 2026-08 initiating curative amendment process.
 - E. Consider a motion to adopt Resolution 2026-09 updating fire company dispatch assignments.
 - F. Consider a motion to allow Public Works employees to respond to select emergency calls during working hours.
 - G. Consider a motion to temporarily suspend Ordinance §16-210 to temporarily allow for the possession and consumption of alcohol at North Branch Park for the duration of the 2026 Fall Fest event.

- H. Consider a motion to authorize the Township Engineer to conduct a traffic study on Maple Avenue.
- I. Discussion of a public comment policy.
- J. Discussion of 2027 Budget Calendar.

7. Information Items

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

8. Public Comment (Non-Agenda Items Only)

9. Announcements

- A. Environmental Advisory Council Meeting – Wednesday, August 5 at 7 PM.
- B. Board of Supervisors Meeting – Monday, August 17 at 7 PM.
- C. Parks & Recreation Commission Meeting – Tuesday, August 18, at 7 PM.
- D. Veterans Committee Meeting – Wednesday, August 19 at 6 PM.
- E. Zoning Hearing Board Meeting – Thursday, August 27 at 7 PM.
- F. Planning Commission Meeting –Tuesday, September 1 at 7 PM.

10. Adjournment

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

**BOARD OF SUPERVISORS
MEETING MINUTES
July 13, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, July 13, 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 Nick Valla – Township Manager, Alexandria Mullin – Assistant Township Manager, Scott Holbert and Justin Roberts - Township Solicitors, Craig Kennard – Township Engineer, Chief Richard Clowser, Alex Nagy – Finance Director, Doreen Curtin – Zoning Officer, and Susan Gelb – Township Event Coordinator.

- 1. Call to Order:** MaryBeth McCabe called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance:** MaryBeth McCabe led the Board and public in the Pledge of Allegiance.
- 3. Chair Comments:** MaryBeth McCabe stated that the Board met in Executive Session prior to this meeting, to discuss personnel matters, real estate, and litigation items.
 - A.** Cynthia Jones moved, seconded by Stephanie Shortall, to amend the agenda by adding action item E.
 - Consider a motion to approve the Bucks County Consortium 2026-2027 Fuel Bid.

There were no public comments.

All voted aye, motion carried 5-0.

4. Presentations/Public Hearings/Land Development

- A.** Presentation of 2026 Tri-Municipal Parade Awards
Sue Gelb presented awards recognizing participants in the 2026 Tri-Municipal Fourth of July Parade. The Board congratulated the award recipients and thanked all parade participants, volunteers, sponsors, Township staff, Public Works, Police Department personnel, and residents for contributing to another successful community event. She presented the 1st, 2nd, and 3rd place float prize winners to Wicked Waste Inc., Bucks County Dairy Promotion, and The Calvitti Family.
- B.** Policy Discussion – Data Center Use Discussion

The discussion was led by Doreen Curtin, Zoning Officer, and Scott Holbert, Township Solicitor, regarding potential zoning regulations for future data center development. The presentation focused on concerns related to water usage, electrical demand, and noise impacts. Staff noted that while utility providers and water authorities are planning for increased demand, noise generated by mechanical equipment remains a primary municipal concern. The discussion included establishing a specific zoning use for data centers, defining the use within the Zoning Ordinance, determining whether the use should be permitted by right, conditional use, or special exception, and addressing requirements such as zoning districts, setbacks, height limitations, buffering, screening,

and noise mitigation. The Board discussed the importance of proactively developing regulations prior to any future data center proposal while protecting surrounding neighborhoods and complying with state law.

5. Old Business

- A.** Consider a motion to appoint a member to the Planning Commission.

Marybeth McCabe asked for nominations.

Cynthia Jones nominated John Diehl. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

6. Motion to Consider Consent Agenda

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

- A.** Approve Minutes of June 15th, 2026, Board of Supervisors Meeting.
- B.** Approve Regular Bill List as Follows:
- Dated July 1, 2026
 - For a total amount of \$134,466.18
- C.** Approve Prepaid Bill List as Follows:
- Dated June 18, 2026
 - Dated June 25, 2026
 - Dated July 1, 2026
 - For a total amount of \$296,035.29
- D.** Consider a motion to approve the Settlement and General Release Agreement between C & C Paving, Jacques Proulx and SealMaster, and MMG Insurance Company and New Britain Township.
- E.** Consider a motion to adopt Resolution 2026-07 Disposal of Records.

There were no public comments.

All voted aye, motion carried 5-0.

7. Action Items

- A.** Consider a motion to declare a zoning ordinance invalid as it pertains to data center use and direct the Township Solicitor to prepare a resolution to initiate the curative amendment process

Bill Jones moved to declare a zoning ordinance invalid as it pertains to data center use and directs the Solicitor to prepare a resolution to initiate the curative amendment process. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

- B.** Consider a motion to authorize drafting and advertisement of an ordinance to appoint the Bucks County Tax Claim Bureau as the collector delinquent real estate taxes.

Cynthia Jones moved to authorize the draft and advertisement. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- C.** Consider a motion to award a bid for the pavement marking project.

Bill Jones moved to award the bid to Alpha Space Control. Seconded by Cynthia Jones.

No public comment.

All voted aye, motion carried 5-0.

- D.** Discussion of Zoning Hearing Board matters. 56 Walnut Street – Substantive Validity Challenge.

The Board discussed 56 Walnut Street and authorized the Township Solicitor to attend the upcoming Zoning Hearing Board hearing on behalf of the Board of Supervisors to represent the Township's interests.

No public comment.

- E.** Consider a motion to approve the Bucks County Consortium 2026-2027 Fuel Bid.

Stephanie Shortall moved to approve the Fuel Bid. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

8. Information Items

A. Departmental Reports

- Alex Nagy presented the Finance Report and reported that Township finances remain on track through the first half of the fiscal year. He also updated the Board on efforts to consolidate Township bank accounts and certificates of deposit to improve efficiency and cash management. The Finance Committee continues to review proposed financial policy updates and the implementation of credit card payment options for Township residents.

- Craig Kennard stated the completion of the installation of the new playground at North Branch Park and commended Bill May and Township staff for their work overseeing the project. Staff reported that construction of the new pavilion is progressing and is anticipated to be completed in time for Fall Fest.
- Chief Clowser reported that three new police vehicles have been received and are currently being outfitted for service. He also announced that the annual Cram the Cruiser school supply drive will be held at New Britain Village Square, the Battle of the Badges Blood Drive is scheduled for July 30, and the Police Department will participate in National Night Out on August 4.

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

- Stephanie Shortall – thanked staff and participants for the 4th of July parade involvement.
- Bill Jones – echoed the same sentiments.
- Cynthia Jones – also thanked everyone for their work for the parade as well as encouraging all to stay cool during the heat wave. She also mentioned the new initiatives brought about by Senator Steve Santarsiero indicating areas of “Blue Zones” promoting healthy lifestyles.
- MaryBeth McCabe – welcomed the new manager and thanked everyone for their efforts in putting together the successful 4th of July parade.

9. Public Comment

- A.** Gerrie Reuter – 352 Stony Hill – wanted to give appreciation towards Bill May for maintaining the Environmental Advisory Council's Demonstration gardens during the recent heat and recognized his outstanding service to the Township.

10. Announcements

Cancelled Veterans Committee Meeting – Wednesday, July 15th at 6pm.

Cancelled Zoning Hearing Board Meeting – Thursday, July 16th at 7pm.

Cancelled Board of Supervisors Meeting – Monday, July 20th at 7pm.

Cancelled Parks & Recreation Commission Meeting – Tuesday, July 21st, at 7pm.

Planning Commission Meeting – Tuesday, July 28th at 7pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, August 3rd, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

11. Adjournment

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

The Board unanimously adjourned the meeting at 8:08 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: _____
Nick Valla
Township Manager



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: July 29, 2026
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated July 29, 2026, in the amount of \$150,835.67.

Attest: _____

Date: _____

Page No: 1

Rcvd Batch Id Range: KG0730RG to KG0730RG

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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		Enc Date	Date	Date	Invoice	Exc1
BARRY010	BARRY ISETT & ASSOCIATES INC											
26000979	07/30/26		EMERGENCY MGMT SERVICES									
1	EMERGENCY MGMT SERVICES	500.00	01-415-100	E Professional Services	R	07/30/26	07/30/26		0213311		N	
Vendor Total:		500.00										
BILLM010	BILL MITCHELL'S AUTO SERVICE I											
26001031	07/30/26		EMISSION INSPECTION - NISSAN									
1	EMISSION INSPECTION - NISSAN	39.85	01-410-370	E Vehicle Maintenance	R	07/30/26	07/30/26		A054576		N	
Vendor Total:		39.85										
CENTR020	CENTRAL BUCKS AMBULANCE											
26001048	07/30/26		2026.05/06 RE TAX DISTRIBUTION									
1	2026.05/06 RE TAX DISTRIBUTION	567.83	03-412-500	E RE Contributions - EMS	R	07/30/26	07/30/26		072026		N	
26001049	07/30/26		2026.05/06 LST TAX DIST									
1	2026.05/06 LST TAX DIST	835.26	03-412-501	E LST Contributions - EMS	R	07/30/26	07/30/26		072026		N	
Vendor Total:		1,403.09										
CHAL-030	CHAL-BRIT REGIONAL EMS											
26001046	07/30/26		2026.05/06 RE TAX DISTRIBUTION									
1	2026.05/06 RE TAX DISTRIBUTION	8,895.98	03-412-500	E RE Contributions - EMS	R	07/30/26	07/30/26		072026		N	
26001047	07/30/26		2026.05/06 LST TAX DIST									
1	2026.05/06 LST TAX DIST	13,085.72	03-412-501	E LST Contributions - EMS	R	07/30/26	07/30/26		072026		N	
Vendor Total:		21,981.70										
CHALF080	CHALFONT FIRE COMPANY											
26001038	07/30/26		2026.05/06 RE TAX DISTRIBUTION									
1	2026.05/06 RE TAX DISTRIBUTION	20,820.38	03-411-500	E RE Contributions - Fire	R	07/30/26	07/30/26		072026		N	
26001039	07/30/26		2026.05/06 LST TAX DIST									
1	2026.05/06 LST TAX DIST	12,250.46	03-411-501	E LST Contributions - Fire	R	07/30/26	07/30/26		072026		N	
Vendor Total:		33,070.84										

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

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
COMMO135	COMMONWEALTH OF PA													
26001016	07/30/26 WASTE TIRE TRANSPORTER													
1	WASTE TIRE TRANSPORTER				50.00		01-436-400	E Dirt & Debris Removal	R	07/30/26	07/30/26		WTT1246 2026	N
	Vendor Total:				50.00									
CURTI040	CURTIN & HEEFNER, LLP													
26001036	07/30/26 EMPLOYMENT MATTERS													
1	EMPLOYMENT MATTERS				1,817.00		01-404-101	E Special Legal Services - Labor	R	07/30/26	07/30/26		10174666	N
	Vendor Total:				1,817.00									
DAVID150	DAVID & MELANIE LABROZZI													
26001022	07/30/26 REFUND OF ESCROW - 18-0100-02													
1	REFUND OF ESCROW - 18-0100-02				1,721.48		90-414-600	E Refund of Escrow	R	07/20/26	07/20/26		071726	N
	Tracking Id: 18-0100-02 38 E PEACE VALLEY (FKA 123 CREEK RD)-LABROZZI													
	Vendor Total:				1,721.48									
DEL-V010	DEL-VAL INTERNATIONAL TRUCKS I													
26001037	07/30/26 REFUND FOR PAYMENT IN ERROR													
1	REFUND FOR PAYMENT IN ERROR				200.00		07-367-001	R Event Revenue	R	07/30/26	07/30/26		072126	N
	Vendor Total:				200.00									
DOYLE060	DOYLESTOWN FIRE COMPANY													
26001044	07/30/26 2026.05/06 RE TAX DISTRIBUTION													
1	2026.05/06 RE TAX DISTRIBUTION				473.19		03-411-500	E RE Contributions - Fire	R	07/30/26	07/30/26		072026	N
26001045	07/30/26 2026.05/06 LST TAX DIST													
1	2026.05/06 LST TAX DIST				278.42		03-411-501	E LST Contributions - Fire	R	07/30/26	07/30/26		072026	N
	Vendor Total:				751.61									
DUBLI010	DUBLIN FIRE COMPANY													
26001042	07/30/26 2026.05/06 RE TAX DISTRIBUTION													
1	2026.05/06 RE TAX DISTRIBUTION				946.38		03-411-500	E RE Contributions - Fire	R	07/30/26	07/30/26		072026	N

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 5

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
EUREK010 EUREKA STONE QUARRY INC.												
26001028	07/30/26 PAVING											
1	PAVING	388.48	01-439-320		E	Road Paving / Milling	R	07/30/26	07/30/26		725658	N
Vendor Total:		388.48										
GALLS010 GALLS, LLC												
26000989	07/30/26 UNIFORM - M WEILANDICS											
1	UNIFORM - M WEILANDICS	96.50	01-410-241		E	Uniforms/Vests	R	07/30/26	07/30/26		035479409	N
26000990	07/30/26 UNIFORM - P ZIELINSKI											
1	UNIFORM - P ZIELINSKI	180.11	01-410-241		E	Uniforms/Vests	R	07/30/26	07/30/26		035457443	N
26000991	07/30/26 UNIFORM - R OLIMPO											
1	UNIFORM - R OLIMPO	146.59	01-410-241		E	Uniforms/Vests	R	07/30/26	07/30/26		035443984	N
26001090	07/30/26 UNIFORM - P ZIELINSKI											
1	UNIFORM - P ZIELINSKI	35.94	01-410-241		E	Uniforms/Vests	R	07/30/26	07/30/26		035590256	N
26001091	07/30/26 UNIFORM - T FORD											
1	UNIFORM - T FORD	145.08	01-410-241		E	Uniforms/Vests	R	07/30/26	07/30/26		035571667	N
Vendor Total:		604.22										
GILMO010 GILMORE & ASSOCIATES INC.												
26001007	07/01/26											
1	ENGINEERING SERVICES	910.25	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607557	N
2	ENGINEERING SERVICES	2,466.35	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607558	N
3	ENGINEERING SERVICES	521.50	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607559	N
4	ENGINEERING SERVICES	623.50	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607560	N
5	ENGINEERING SERVICES	1,599.76	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607562	N
6	ENGINEERING SERVICES	1,130.04	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607563	N
7	ENGINEERING SERVICES	6,733.30	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607564	N
8	ENGINEERING SERVICES	666.25	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607565	N
9	ENGINEERING SERVICES	446.25	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607567	N
10	ENGINEERING SERVICES	21,071.00	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607568	N
11	ENGINEERING SERVICES	800.00	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607570	N
12	ENGINEERING SERVICES	417.50	90-414-311		E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607571	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct Type	Description		Enc Date	Date	Date	Invoice	Excl
GILMO010 GILMORE & ASSOCIATES INC.												
Continued												
26001007 07/01/26 Continued												
13	ENGINEERING SERVICES	138.75		90-414-311	E	Engineering Billed	R	07/01/26	07/01/26		PS-INV2607572	N
14	ENGINEERING SERVICES	98.50		18-436-367	E	NPDES Compliance	R	07/01/26	07/01/26		PS-INV2607573	N
15	ENGINEERING SERVICES	446.25		01-408-100	E	General Engineering	R	07/01/26	07/01/26		PS-INV2607574	N
16	ENGINEERING SERVICES	100.00		18-436-367	E	NPDES Compliance	R	07/01/26	07/01/26		PS-INV2607575	N
17	ENGINEERING SERVICES	642.50		18-436-367	E	NPDES Compliance	R	07/01/26	07/01/26		PS-INV2607576	N
18	ENGINEERING SERVICES	3,737.50		01-414-313	E	Professional Services - Engineering	R	07/01/26	07/13/26		PS-INV2607561	N
19	ENGINEERING SERVICES	1,088.75		07-454-310	E	Parks - Engineering Services	R	07/01/26	07/01/26		PS-INV2607566	N
20	ENGINEERING SERVICES	2,510.00		01-408-100	E	General Engineering	R	07/01/26	07/01/26		PS-INV2607569	N
21	ENGINEERING SERVICES	5,697.50		01-408-100	E	General Engineering	R	07/01/26	07/01/26		PS-INV2607577	N
22	ENGINEERING SERVICES	1,200.00		01-408-100	E	General Engineering	R	07/01/26	07/01/26		PS-INV2607578	N
23	ENGINEERING SERVICES	1,092.50		01-408-100	E	General Engineering	R	07/01/26	07/01/26		PS-INV2607579	N
		54,137.95										
Vendor Total:		54,137.95										
HABER010 H.A. BERKHEIMER INC.												
26000981 07/30/26 COMMISSION FEE JUNE 2026												
1	COMMISSION FEE JUNE 2026	20.54		01-403-370	E	EIT/LST Tax Collection Services	R	07/30/26	07/30/26		EIT 063026	N
26000982 07/30/26 COMMISSION FEE JUNE 2026												
1	COMMISSION FEE JUNE 2026	5.13		04-403-370	E	EIT Tax Collection Services	R	07/30/26	07/30/26		OST 063026	N
Vendor Total:		25.67										
HALLM005 HALLMARK HOMES-MILL RIDGE, LLC												
26001023 07/30/26 REFUND OF ESCROW - 17-2000-00												
1	REFUND OF ESCROW - 17-2000-00	1,333.78		90-414-600	E	Refund of Escrow	R	07/30/26	07/30/26		071726	N
Tracking Id: 17-2000-00 (ADDRESS) HALLMARK MILL RDGE SUBDV/ASSALTRCT												
Vendor Total:		1,333.78										
HILLT020 HILLTOWN FIRE COMPANY												
26001040 07/30/26 2026.05/06 RE TAX DISTRBUTION												
1	2026.05/06 RE TAX DISTRBUTION	1,419.57		03-411-500	E	RE Contributions - Fire	R	07/30/26	07/30/26		072026	N

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 7

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
HILLT020 HILLTOWN FIRE COMPANY Continued											
26001041	07/30/26	2026.05/06	LST TAX DIST								
1	2026.05/06	LST TAX DIST	835.26	03-411-501	E LST Contributions - Fire	R	07/30/26	07/30/26		072026	N
Vendor Total:		2,254.83									
HOMED010 HOME DEPOT CREDIT SERVICES											
26000995	07/30/26	SUPPLIES									
1	SUPPLIES	277.80	01-438-460		E General Expenses	R	07/30/26	07/30/26		303859	N
2	SUPPLIES	11.52	01-438-460		E General Expenses	R	07/30/26	07/30/26		4014973	N
3	SUPPLIES	29.95	01-438-460		E General Expenses	R	07/30/26	07/30/26		4021049	N
4	SUPPLIES	64.94	01-438-460		E General Expenses	R	07/30/26	07/30/26		4033019	N
5	SUPPLIES	109.88	01-409-370		E Building Maintenance	R	07/30/26	07/30/26		3523990	N
6	SUPPLIES	8.26	07-454-311		E Park - West Branch	R	07/30/26	07/30/26		7033213	N
7	SUPPLIES	155.88	18-454-710		E Park Infrastructure Improvements	R	07/30/26	07/30/26		2033328	N
8	SUPPLIES	207.40	01-409-370		E Building Maintenance	R	07/30/26	07/30/26		9301437	N
		865.63									
Vendor Total:		865.63									
JAMES060 JAMES DUGGAN											
26001069	07/30/26	REIMB NB FIELD RESERVATION									
1	REIMB NB FIELD RESERVATION	150.00	07-367-003		R User / Field Use Fees	R	07/30/26	07/30/26		072426	N
Vendor Total:		150.00									
KEYST050 KEYSTONE MUNICIPAL SERVICES IN											
26000993	07/30/26	OUTSIDE INSPECTIONS									
1	OUTSIDE INSPECTIONS	7,155.00	01-413-122		E Outside Inspections	R	07/30/26	07/30/26		40801	N
Vendor Total:		7,155.00									
LANDI010 LANDIS BLOCK & CONCRETE											
26001032	07/30/26	DRAINAGE SUPPLIES									
1	DRAINAGE SUPPLIES	406.36	01-436-300		E Repair Materials	R	07/30/26	07/30/26		48335	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct	Type	Description	Enc	Date	Date	Invoice	Excl
Continued												
LANDI010	LANDIS BLOCK & CONCRETE											
26001085	07/30/26 DRAINAGE SUPPLIES											
1	DRAINAGE SUPPLIES	812.72	01-436-300		E	Repair Materials	R	07/30/26	07/30/26		48511	N
	Vendor Total:	1,219.08										
LMGFA010 LMG FAMILY PRACTICE												
26001062	07/30/26 PRE-EMPLOYMENT SCREENINGS											
1	PRE-EMPLOYMENT SCREENINGS	155.00	01-400-300		E	General Administrative Expenses	R	07/30/26	07/30/26		16975 072026	N
	Vendor Total:	155.00										
MAGLO015 MAGLOCLEN, INC												
26001093	07/30/26 ANNUAL MEMBERSHIP FEE											
1	ANNUAL MEMBERSHIP FEE	400.00	01-410-420		E	Dues, Subscriptions & Memberships	R	07/30/26	07/30/26		14515	N
	Vendor Total:	400.00										
MASTE010 MASTERS TELECOM LLC												
26001021	07/23/26 SPECIALTY VOICE MAIL/FAX LINE											
1	SPECIALTY VOICE MAIL/FAX LINE	88.00	01-400-320		E	Communications	R	07/23/26	07/23/26		85064	N
	Vendor Total:	88.00										
MCDON010 MCDONALD UNIFORM COMPANY												
26001015	07/30/26 UNIFORM - P ZIELINSKI											
1	UNIFORM - P ZIELINSKI	48.06	01-410-241		E	Uniforms/Vests	R	07/30/26	07/30/26		264152	N
	Vendor Total:	48.06										
MOTOR010 MOTOROLA SOLUTIONS INC.												
26001055	07/30/26 AUDIO EQUIP											
1	AUDIO EQUIP	105.16	01-410-319		E	Equipment Supplies	R	07/30/26	07/30/26		8282367756	N
	Vendor Total:	105.16										

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02:35 PM

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
NAPAA005 NAPA AUTO PARTS - LANSDALE				
26000997 07/30/26 PARTS/REPAIRS 48-23				
1 PARTS/REPAIRS 48-23	97.10 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 619605	N
26000998 07/30/26 PARTS/REPAIRS 48-22				
1 PARTS/REPAIRS 48-22	96.95 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 619754	N
26000999 07/30/26 PARTS/REPAIRS - FLEET				
1 PARTS/REPAIRS - FLEET	101.08 01-410-370 E Vehicle Maintenance	R	07/30/26 07/30/26 620580	N
26001000 07/30/26 PARTS/REPAIRS - EMS				
1 PARTS/REPAIRS - EMS	78.03 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 620667	N
26001001 07/30/26 PARTS/REPAIRS - PARTS VEHICLE				
1 PARTS/REPAIRS - PARTS VEHICLE	53.50 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 620683	N
26001002 07/30/26 PARTS/REPAIRS - PARTS TRUCK				
1 PARTS/REPAIRS - PARTS TRUCK	0.12- 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 620689	N
2 PARTS/REPAIRS - PARTS TRUCK	<u>101.81</u> 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 620706	N
	101.69			
26001003 07/30/26 PARTS/REPAIRS - 48-03				
1 PARTS/REPAIRS - 48-03	38.73 01-410-370 E Vehicle Maintenance	R	07/30/26 07/30/26 620783	N
26001004 07/30/26 PARTS/REPAIRS 48-25				
1 PARTS/REPAIRS 48-25	99.90 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 621755	N
26001005 07/30/26 PARTS/REPAIRS - FLEET				
1 PARTS/REPAIRS - FLEET	14.84 01-410-370 E Vehicle Maintenance	R	07/30/26 07/30/26 621924	N
26001006 07/30/26 PARTS/REPAIRS - EMS				
1 PARTS/REPAIRS - EMS	99.90 01-437-300 E Vehicle Repairs	R	07/30/26 07/30/26 622217	N
Vendor Total:	781.72			

[illegible]

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						
WEHRU010 WEHRUNG'S												
26001033	07/30/26	MATERIALS										
1	MATERIALS	15.96	01-438-460		E General	Expenses	R	07/30/26	07/30/26		30187	N
2	MATERIALS	<u>9.97</u>	01-438-460		E General	Expenses	R	07/30/26	07/30/26		30104	N
		25.93										
Vendor Total:		25.93										
WITME010 WITMER PUBLIC SAFETY GROUP, INC												
26001029	07/30/26	NRS RAPID RESCUER PFD VESTS-10										
1	NRS RAPID RESCUER PFD VESTS	2,135.63	01-410-750		E Equipment	Purchases	R	07/30/26	07/30/26		INV927012	N
2	NRS RAPID RESCUER PFD VESTS	<u>518.92</u>	01-410-750		E Equipment	Purchases	R	07/30/26	07/30/26		INV927552	N
		2,654.55										
26001092	07/30/26	GLOCK MAGAZINE (20)										
1	GLOCK MAGAZINE (20)	430.00	01-410-240		E Munitions	Supplies	R	07/30/26	07/30/26		INV930607	N
Vendor Total:		3,084.55										
YCGIN005 YCG, INC.												
26001068	07/30/26	KUSTOM SIGNALS TRACKERS										
1	KUSTOM SIGNALS TRACKERS	434.00	01-410-223		E Traffic Mgmt	Supplies	R	07/30/26	07/30/26		237355	N
Vendor Total:		434.00										
Total Purchase Orders: 68 Total P.O. Line Items: 103 Total List Amount: 150,835.67 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	6-01	46,076.44	0.00	46,076.44	0.00	0.00	46,076.44
Fire/EMS	6-03	60,965.29	0.00	60,965.29	0.00	0.00	60,965.29
Open Space	6-04	5.13	0.00	5.13	0.00	0.00	5.13
Parks & Recreation	6-07	1,689.00	0.00	1,689.00	350.00	0.00	2,039.00
Capital Equipment & Infrastructure	6-18	996.88	0.00	996.88	0.00	0.00	996.88
Escrow	6-90	40,752.93	0.00	40,752.93	0.00	0.00	40,752.93
Total of All Funds:		<u>150,485.67</u>	<u>0.00</u>	<u>150,485.67</u>	<u>350.00</u>	<u>0.00</u>	<u>150,835.67</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	46,076.44	0.00	46,076.44	0.00	0.00	46,076.44
Fire/EMS	03	60,965.29	0.00	60,965.29	0.00	0.00	60,965.29
Open Space	04	5.13	0.00	5.13	0.00	0.00	5.13
Parks & Recreation	07	1,689.00	0.00	1,689.00	350.00	0.00	2,039.00
Capital Equipment & Infrastructure	18	996.88	0.00	996.88	0.00	0.00	996.88
Escrow	90	40,752.93	0.00	40,752.93	0.00	0.00	40,752.93
Total of All Funds:		<u>150,485.67</u>	<u>0.00</u>	<u>150,485.67</u>	<u>350.00</u>	<u>0.00</u>	<u>150,835.67</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	46,076.44	0.00	0.00	0.00	46,076.44
Fire/EMS	6-03	60,965.29	0.00	0.00	0.00	60,965.29
Open Space	6-04	5.13	0.00	0.00	0.00	5.13
Parks & Recreation	6-07	1,689.00	0.00	0.00	0.00	1,689.00
Capital Equipment & Infrastructure	6-18	996.88	0.00	0.00	0.00	996.88
Escrow	6-90	40,752.93	0.00	0.00	0.00	40,752.93
Total of All Funds:		<u>150,485.67</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>150,485.67</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Alex Nagy
DATE: July 29, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated July 16, 2026, in the amount of \$208,204.21.

Attest: _____

Date: _____

July 16, 2026
11:59 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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7/16/26

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: KG0716PD to KG0716PD

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
ALEXN005 ALEX NAGY														
	26000965	07/16/26	2026	MEDICAL REIMBURSEMENT										
	1	2026	MEDICAL REIMBURSEMENT	593.21	01-486-157			E Health & Vision Reimbursements	R	07/16/26	07/16/26		070626	N
Vendor Total:					593.21									
ANTHO030 ANTHONY PASSERINI														
	26000972	07/16/26	JANUARY - JUNE 2026	CELL REIM										
	1	JANUARY - JUNE 2026	CELL REIM	120.00	01-430-320			E Communications	R	07/16/26	07/16/26		070226	N
Vendor Total:					120.00									
AQUAP010 AQUA PENNSYLVANIA														
	26000958	07/16/26	FIRE HYDRANT RENTAL											
	1	FIRE HYDRANT RENTAL	-0416695	62.13	01-411-380			E Fire Hydrant Rentals	R	07/16/26	07/16/26		0416695 071626	N
	2	FIRE HYDRANT RENTAL	-1065967	186.39	01-411-380			E Fire Hydrant Rentals	R	07/16/26	07/16/26		1065967 071626	N
	3	FIRE HYDRANT RENTAL	-0408962	1,149.43	01-411-380			E Fire Hydrant Rentals	R	07/16/26	07/16/26		0408962 071626	N
				1,397.95										
Vendor Total:					1,397.95									
ARMOU010 ARMOUR & SONS ELECTRIC I														
	26000966	07/16/26	TRAFFIC SIGNAL MAINTENANCE											
	1	TRAFFIC SIGNAL MAINTENANCE		521.30	01-433-310			E Traffic Signal Maintenance	R	07/16/26	07/16/26		910050253	N
Vendor Total:					521.30									
DVHIT010 DVHT														
	26000978	07/16/26	HEALTH INSURANCE											
	1	HEALTH INSURANCE		1,859.55	01-400-150			E Health & Life Insurance	R	07/16/26	07/16/26		31964	N
	2	HEALTH INSURANCE		6,728.11	01-400-150			E Health & Life Insurance	R	07/16/26	07/16/26		31964	N
	3	HEALTH INSURANCE		5,370.87	01-402-150			E Health & Life Insurance	R	07/16/26	07/16/26		31964	N

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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
DVHIT010 DVHT	Continued				
26000978 07/16/26 HEALTH INSURANCE	Continued				
4 HEALTH INSURANCE	45,205.03 01-410-151	E Health & Life Insurance	R 07/16/26 07/16/26	31964	N
5 HEALTH INSURANCE	1,859.55 01-413-151	E Health & Life Insurance	R 07/16/26 07/16/26	31964	N
6 HEALTH INSURANCE	1,210.68 01-414-151	E Health & Life Insurance	R 07/16/26 07/16/26	31964	N
7 HEALTH INSURANCE	13,145.15 01-430-151	E Health & Life Insurance	R 07/16/26 07/16/26	31964	N
8 HEALTH INSURANCE	7,515.28 07-454-151	E Health & Life Insurance	R 07/16/26 07/16/26	31964	N
	82,894.22				
Vendor Total:	82,894.22				
ADTC0005 EVERON FKA ADT COMMERCIAL					
26001014 07/16/26 SECURITY SYSTEM					
1 SECURITY SYSTEM	377.58 01-410-360	E Utilities	R 07/16/26 07/16/26	161288157	N
2 SECURITY SYSTEM	22.45 01-410-360	E Utilities	R 07/16/26 07/16/26	161288160	N
3 SECURITY SYSTEM	207.71 01-410-360	E Utilities	R 07/16/26 07/16/26	161288162	N
4 SECURITY SYSTEM	67.33 01-410-360	E Utilities	R 07/16/26 07/16/26	161288161	N
5 SECURITY SYSTEM	507.75 01-410-360	E Utilities	R 07/16/26 07/16/26	161288158	N
6 SECURITY SYSTEM	286.23 01-410-360	E Utilities	R 07/16/26 07/16/26	161288159	N
	1,469.05				
Vendor Total:	1,469.05				
FUELS005 FUEL SYSTEM SERVICES LLC					
26000996 07/16/26 POLICE FUELING STATION					
1 POLICE FUELING STATION	254.80 01-409-370	E Building Maintenance	R 07/16/26 07/16/26	19557	N
Vendor Total:	254.80				
HPT HPT SYSTEMS, INC.					
26000962 07/16/26 MONTHLY CLOUD BACKUP (3)					
1 MONTHLY CLOUD BACKUP (3)	941.20 01-400-741	E IT Hardware/Software/Licenses	R 07/16/26 07/16/26	14987	N
26000963 07/16/26 DUO SECURITY - MFA LICENSES					
1 DUO SECURITY - MFA LICENSES	531.30 01-400-302	E IT Services	R 07/16/26 07/16/26	14987	N
Vendor Total:	1,472.50				

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
KELSEY C. GANTHER														
26000975	07/16/26	2026 MEDICAL REIMBURSEMENT												
1	2026 MEDICAL REIMBURSEMENT	421.65	01-486-157		E Health & Vision Reimbursements	R	07/16/26	07/16/26		070226				N
26001011	07/16/26	JANUARY - JUNE 2026 CELL REIM												
1	JANUARY - JUNE 2026 CELL REIM	120.00	01-430-320		E Communications	R	07/16/26	07/16/26		071526				N
Vendor Total:		541.65												
KYLE MILLIGAN														
26000968	07/16/26	2026 MEDICAL REIMBURSEMENT												
1	2026 MEDICAL REIMBURSEMENT	200.29	01-486-157		E Health & Vision Reimbursements	R	07/16/26	07/16/26		070126				N
26000971	07/16/26	JANUARY - JUNE 2026 CELL REIMB												
1	JANUARY - JUNE 2026 CELL REIMB	120.00	01-430-320		E Communications	R	07/16/26	07/16/26		063026				N
Vendor Total:		320.29												
MARC WEILANDICS														
26000973	07/16/26	JANUARY - JUNE 2026 CELL REIM												
1	JANUARY - JUNE 2026 CELL REIM	120.00	01-430-320		E Communications	R	07/16/26	07/16/26		070826				N
Vendor Total:		120.00												
MCCALLION TEMPS, INC														
26000957	07/16/26	STAFFING SERVICES - RECEPTION												
1	STAFFING SERVICES - RECEPTION	356.25	01-402-131		E Salaries & Wages - General Admin	R	07/16/26	07/16/26		13555				N
26000977	07/16/26	STAFFING SERVICES - RECEPTION												
1	STAFFING SERVICES - RECEPTION	691.13	01-402-131		E Salaries & Wages - General Admin	R	07/16/26	07/16/26		13540				N
Vendor Total:		1,047.38												
MICHAEL KILROY														
26001009	07/16/26	2026 MEDICAL REIMBURSEMENT												
1	2026 MEDICAL REIMBURSEMENT	643.97	01-486-157		E Health & Vision Reimbursements	R	07/16/26	07/16/26		071426				N
Vendor Total:		643.97												

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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 Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description	Amount	Charge Account	Acct Type	Description								
NICKV005 NICK VALLA												
26001019 07/16/26 2026 MEDICAL REIMBURSEMENT												
1 2026 MEDICAL REIMBURSEMENT	635.06	01-486-157		E Health & Vision Reimbursements	R		07/16/26	07/16/26			071626	N
26001020 07/16/26 STAFF LUNCH MEETING REIMB												
1 STAFF LUNCH MEETING REIMB	54.79	01-400-300		E General Administrative Expenses	R		07/16/26	07/16/26			071626	N
Vendor Total:	689.85											
PENNS020 PA ONE CALL SYSTEM, INC.												
26000953 07/16/26 PA ONE CALLS												
1 PA ONE CALLS	116.00	01-438-460		E General Expenses	R		07/16/26	07/16/26			1172679	N
Vendor Total:	116.00											
READY005 PRIMO BRANDS												
26000954 07/16/26 BOTTLE WATER - ADMIN												
1 BOTTLE WATER - ADMIN	94.94	01-409-360		E Utilities	R		07/16/26	07/16/26			16G0436107759	N
26000955 07/16/26 BOTTLED WATER - POLICE												
1 BOTTLED WATER - POLICE	87.44	01-410-360		E Utilities	R		07/16/26	07/16/26			16G0436449664	N
26000956 07/16/26 BOTTLED WATER - PUBLIC WORKS												
1 BOTTLED WATER - PUBLIC WORKS	320.81	01-437-360		E Utilities	R		07/16/26	07/16/26			16G0436107767	N
Vendor Total:	503.19											
RECRE005 RECREATION RESOURCE USA												
26000961 07/16/26 NB PARK PLAYGROUND - FINAL												
1 NB PARK PLAYGROUND - FINAL	105,444.00	18-454-710		E Park Infrastructure Improvements	R		07/16/26	07/16/26			26-042-2	N
Vendor Total:	105,444.00											
RIGGI010 RIGGINS INC.												
26000967 07/16/26 DIESEL - PW												
1 DIESEL - PW	716.55	01-437-330		E Fuel & Oil Equipment	R		07/16/26	07/16/26			IN-043894	N

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
RIGGI010	RIGGINS INC.				Continued								
26000969	07/16/26	FUEL - PW											
1	FUEL - PW	2,677.69	01-437-330	E Fuel & Oil Equipment	R	07/16/26	07/16/26	IN-044702	N				
26000970	07/16/26	FUEL - POLICE											
1	FUEL - POLICE	2,587.82	01-410-224	E Fuel	R	07/16/26	07/16/26	IN-044703	N				
Vendor Total:		5,982.06											
SANDRA	SANDRA EZZO												
26001013	07/16/26	2026 MEDICAL REIMBURSEMENT											
1	2026 MEDICAL REIMBURSEMENT	107.95	01-486-157	E Health & Vision Reimbursements	R	07/16/26	07/16/26	071526	N				
26001018	07/16/26	CHRISTMAS IN JULY REIMB											
1	CHRISTMAS IN JULY REIMB	156.15	01-410-250	E General Police Expenses	R	07/16/26	07/16/26	071626	N				
Vendor Total:		264.10											
SUSAN035	SUSAN GELB												
26001017	07/16/26	4TH OF JULY REIMBURSEMENT											
1	4TH OF JULY REIMBURSEMENT	34.71	07-454-300	E Program / Activity Supplies	R	07/16/26	07/16/26	070326	N				
Vendor Total:		34.71											
SUSET005	SUSETTE DUBIN												
26000959	07/16/26	FACILITY CLEANING - ADMIN											
1	FACILITY CLEANING - ADMIN	400.00	01-409-370	E Building Maintenance	R	07/16/26	07/16/26	070226	N				
26000960	07/16/26	FACILITY CLEANING - POLICE											
1	FACILITY CLEANING - POLICE	740.00	01-409-370	E Building Maintenance	R	07/16/26	07/16/26	070226	N				
Vendor Total:		1,140.00											
TRAI005	TRAISSR, LLC												
26000974	07/16/26	DATA REQUESTS/COLLECTION											
1	DATA REQUESTS/COLLECTION	1,100.00	01-414-319	E IT Hardware/Software/Licenses	R	07/16/26	07/16/26	4577	N				
Vendor Total:		1,100.00											

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
TUSTI005 TUSTIN MECHANICAL SERVICES														
26001008	07/16/26	UNITS #1,2,4,6 MAINTENANCE												
1	UNITS #1,2,4,6 MAINTENANCE	988.36	01-409-370		E Building Maintenance	R	07/16/26	07/16/26		910072160				N
Vendor Total:		988.36												
VERIZ010 VERIZON														
26000964	07/16/26	INTERNET												
1	INTERNET	110.99	01-430-320		E Communications	R	07/16/26	07/16/26		0001-98 062726				N
26001012	07/16/26	POLICE INTERNET												
1	POLICE INTERNET	289.59	01-410-320		E Communications	R	07/16/26	07/16/26		0001-17 070526				N
Vendor Total:		400.58												
VERIZ050 VERIZON WIRELESS														
26000976	07/16/26	POLICE WIRELESS SERVICE												
1	POLICE WIRELESS SERVICE	25.04	01-410-320		E Communications	R	07/16/26	07/16/26		00001 062326				N
Vendor Total:		25.04												
ZACHA005 ZACHARY JENKINS														
26001010	07/16/26	JANUARY - JUNE 2026 CELL REIM												
1	JANUARY - JUNE 2026 CELL REIM	120.00	01-430-320		E Communications	R	07/16/26	07/16/26		071426				N
Vendor Total:		120.00												
Total Purchase Orders: 38 Total P.O. Line Items: 52 Total List Amount: 208,204.21 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	6-01	95,210.22	0.00	95,210.22	0.00	0.00	95,210.22
Parks & Recreation	6-07	7,549.99	0.00	7,549.99	0.00	0.00	7,549.99
Capital Equipment & Infrastructure	6-18	105,444.00	0.00	105,444.00	0.00	0.00	105,444.00
Total Of All Funds:		<u>208,204.21</u>	<u>0.00</u>	<u>208,204.21</u>	<u>0.00</u>	<u>0.00</u>	<u>208,204.21</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	95,210.22	0.00	95,210.22	0.00	0.00	95,210.22
Parks & Recreation	07	7,549.99	0.00	7,549.99	0.00	0.00	7,549.99
Capital Equipment & Infrastructure	18	105,444.00	0.00	105,444.00	0.00	0.00	105,444.00
Total of All Funds:		<u>208,204.21</u>	<u>0.00</u>	<u>208,204.21</u>	<u>0.00</u>	<u>0.00</u>	<u>208,204.21</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	95,210.22	0.00	0.00	0.00	95,210.22
Parks & Recreation	6-07	7,549.99	0.00	0.00	0.00	7,549.99
Capital Equipment & Infrastructure	6-18	105,444.00	0.00	0.00	0.00	105,444.00
Total of All Funds:		<u>208,204.21</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>208,204.21</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Alex Nagy
DATE: July 29, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated July 23, 2026, in the amount of \$24,984.50.

Attest: _____

Date: _____

July 23, 2026
09:25 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: KG0723PD to KG0723PD

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

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ATTM0010 AT&T MOBILITY										
26001035 07/23/26 MOBILITY PHONE SERVICE										
1 MOBILITY PHONE SERVICE	245.64	01-430-320		E Communications	R	07/23/26	07/26/26		071326	N
Vendor Total:	245.64									
SCANT005 KOFIL TECHNOLOGIES, INC										
26001027 07/23/26 DIGITIZING TOWNSHIP FILES										
1 DIGITIZING TOWNSHIP FILES	18,074.87	18-400-731		E IT Infrastructure Upgradess	R	07/23/26	07/23/26		071626	N
2 DIGITIZING TOWNSHIP FILES	2,487.04	18-400-731		E IT Infrastructure Upgradess	R	07/23/26	07/23/26		072026	N
	20,561.91									
Vendor Total:	20,561.91									
MARYB005 MaryBeth McCabe										
26001026 07/23/26 PSATS BOARD CHAIR CONF REIM										
1 PSATS BOARD CHAIR CONF REIM	442.28	01-400-319		E Training & Meetings	R	07/23/26	07/23/26		071626	N
Vendor Total:	442.28									
MCCAL005 MCCALLION TEMPS, INC										
26001025 07/23/26 STAFFING SERVICES - RECEPTION										
1 STAFFING SERVICES - RECEPTION	527.25	01-402-131		E Salaries & Wages - General Admin	R	07/23/26	07/23/26		13572	N
26001056 07/23/26 STAFFING SERVICES - RECEPTION										
1 STAFFING SERVICES - RECEPTION	741.00	01-402-131		E Salaries & Wages - General Admin	R	07/23/26	07/23/26		13587	N
Vendor Total:	1,268.25									
REPUB005 REPUBLIC SERVICES #320										
26001050 07/23/26 TRASH SERVICES										
1 TRASH SERVICES	342.86	01-437-360		E Utilities	R	07/23/26	07/23/26		0320-004704154	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
		Item Description	Amount	Charge	Account	Acct Type Description		Enc Date	Date	Date	Invoice	Excl
REPU005 REPUBLIC SERVICES #320 Continued												
26001050 07/23/26 TRASH SERVICES Continued												
2 TRASH SERVICES 310.96 01-409-360 E Utilities R 07/23/26 07/23/26 0320-004704154 N												
3 TRASH SERVICES 310.95 01-410-360 E Utilities R 07/23/26 07/23/26 0320-004704154 N												
4 TRASH SERVICES 342.86 07-454-360 E Utilities R 07/23/26 07/23/26 0320-004704154 N												
1,307.63												
Vendor Total: 1,307.63												
STAND015 STANDARD DIGITAL LEASING												
26001051 07/23/26 ADMIN COPIER												
1 ADMIN COPIER 256.14 01-400-740 E Major Equipment Purchase/Lease R 07/23/26 07/23/26 597949766 N												
26001052 07/23/26 POLICE COPIER												
1 POLICE COPIER 280.99 01-410-226 E Copier Lease R 07/23/26 07/23/26 597949766 N												
Vendor Total: 537.13												
SUSAN035 SUSAN GELB												
26001053 07/23/26 ADMIN OFFICE DECORATION REIM												
1 ADMIN OFFICE DECORATION REIM 68.00 01-400-300 E General Administrative Expenses R 07/23/26 07/23/26 072226 N												
Vendor Total: 68.00												
UNITE055 UNITED STATES TREASURY												
26001030 07/23/26 FORM 720-V												
1 FORM 720-V 353.28 01-400-150 E Health & Life Insurance R 07/23/26 07/23/26 23-6000438 2QTR N												
Vendor Total: 353.28												
VERIZ010 VERIZON												
26001034 07/23/26 FIOS SERVICES/EQUIP												
1 FIOS SERVICES/EQUIP 22.30 01-430-320 E Communications R 07/23/26 07/23/26 0001-65 071226 N												
2 FIOS SERVICES/EQUIP 178.08 01-430-320 E Communications R 07/23/26 07/23/26 0001-97 071426 N												
200.38												
Vendor Total: 200.38												

July 23, 2026

09:25 AM

NEW BRITAIN TOWNSHIP

Bill List By Vendor Name

Page No: 3

Vendor #	Name																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</
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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	4,079.73	0.00	4,079.73	0.00	0.00	4,079.73
Parks & Recreation	6-07	342.86	0.00	342.86	0.00	0.00	342.86
Capital Equipment & Infrastructure	6-18	20,561.91	0.00	20,561.91	0.00	0.00	20,561.91
Total Of All Funds:		<u>24,984.50</u>	<u>0.00</u>	<u>24,984.50</u>	<u>0.00</u>	<u>0.00</u>	<u>24,984.50</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	4,079.73	0.00	4,079.73	0.00	0.00	4,079.73
Parks & Recreation	07	342.86	0.00	342.86	0.00	0.00	342.86
Capital Equipment & Infrastructure	18	20,561.91	0.00	20,561.91	0.00	0.00	20,561.91
Total of All Funds:		24,984.50	0.00	24,984.50	0.00	0.00	24,984.50

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	4,079.73	0.00	0.00	0.00	4,079.73
Parks & Recreation	6-07	342.86	0.00	0.00	0.00	342.86
Capital Equipment & Infrastructure	6-18	20,561.91	0.00	0.00	0.00	20,561.91
Total Of All Funds:		<u>24,984.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>24,984.50</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Alex Nagy
DATE: July 29, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated July 29, 2026, in the amount of \$15,215.88.

Attest: _____

Date: _____

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

L 2
7/29/26

Page No: 1

Rcvd Batch Id Range: KG0730PD to KG0730PD

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		
ALEXN005 ALEX NAGY											
26001071 07/30/26 2026 MEDICAL REIMBURSEMENT											
1 2026 MEDICAL REIMBURSEMENT ✓	189.00	01-486-157 ✓		E Health & Vision Reimbursements ✓	R	07/30/26	07/30/26	072826	N		
Vendor Total:	189.00										
ALEXA015 ALEXANDRIA MULLIN											
26001061 07/30/26 2026 MEDICAL REIMBURSEMENT											
1 2026 MEDICAL REIMBURSEMENT ✓	370.00	01-486-157 ✓		E Health & Vision Reimbursements ✓	R	07/30/26	07/30/26	072726	N		
Vendor Total:	370.00										
ASAPM005 ASAP MARKETING											
26001060 07/30/26 2026 VOL 2 NEWSLETTER ✓											
1 2026 VOL 2 NEWSLETTER ✓	2,313.85	01-400-340		E Advertising & Printing ✓	R	07/30/26	07/30/26	17668	N		
Vendor Total:	2,313.85										
GEORG040 GEORGE ALLEN PORTABLE TOILETS											
26001063 07/30/26 PORTABLE TOILETS - NB PARK											
1 PORTABLE TOILETS - NB PARK ✓	461.00	07-454-360 ✓		E Utilities	R	07/30/26	07/30/26	I254305	N		
26001064 07/30/26 PORTABLE TOILETS - WB PARK											
1 PORTABLE TOILETS - WB PARK ✓	233.00	07-454-360 ✓		E Utilities	R	07/30/26	07/30/26	I254306	N		
26001065 07/30/26 PORTABLE TOILETS - VETERANS											
1 PORTABLE TOILETS - VETERANS ✓	85.00	07-454-360 ✓		E Utilities	R	07/30/26	07/30/26	I254308	N		
26001066 07/30/26 PORTABLE TOILETS - HIGHLANDS											
1 PORTABLE TOILETS - HIGHLANDS ✓	85.00	07-454-360 ✓		E Utilities	R	07/30/26	07/30/26	I254309	N		
Vendor Total:	864.00										

July 29, 2026
10:27 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
Item	Description	Amount	Charge	Account	Acct Type	Description	Enc	Date	Date	Date	Invoice	Excl
LANDI040 LANDIS TRUCK GRAPHICS												
26001089	07/30/26 VEHICLE LETTERING REM. 48-04											
1	VEHICLE LETTERING REM. 48-04 ✓	2,165.00	18-410-751 ✓		E	Police Vehicles	R	07/30/26	07/30/26		24209	N
	Vendor Total:	2,165.00										
MICHA220 MICHAEL BOWIE												
26001070	07/30/26 2026 MEDICAL REIMBURSEMENT											
1	2026 MEDICAL REIMBURSEMENT	332.56	01-486-157 ✓		E	Health & Vision Reimbursements	R	07/30/26	07/30/26		072826	N
	Vendor Total:	332.56										
NORTH050 NORTH PENN WATER AUTHORIT												
26001075	07/30/26 WATER - W FAIRWOOD DR											
1	WATER - W FAIRWOOD DR ✓	23.72	07-454-360 ✓		E	Utilities	R	07/30/26	07/30/26		529906 072026	N
26001076	07/30/26 WATER - IRRIGATION											
1	WATER - IRRIGATION ✓	12.51	07-454-360 ✓		E	Utilities	R	07/30/26	07/30/26		536600 072026	N
26001077	07/30/26 WATER - 615 N LIMEKILN PK											
1	WATER - 615 N LIMEKILN PK ✓	15.18	01-437-360 ✓		E	Utilities	R	07/30/26	07/30/26		507437 072026	N
26001078	07/30/26 WATER - 207 PARK AVE - ADMIN											
1	WATER - 207 PARK AVE - ADMIN ✓	42.70	01-409-360 ✓		E	Utilities	R	07/30/26	07/30/26		529905 072026	N
26001079	07/30/26 WATER - 207 PARK AVE - PD											
1	WATER - 207 PARK AVE - PD ✓	42.71	01-410-360 ✓		E	Utilities	R	07/30/26	07/30/26		529905-072026	N
26001080	07/30/26 WATER - 615 N LIMEKILN PK BLDG											
1	WATER - 615 N LIMEKILN PK BLDG ✓	72.59	01-437-360 ✓		E	Utilities	R	07/30/26	07/30/26		531345 072026	N
	Vendor Total:	209.41										
RIGGI010 RIGGINS INC.												
26001073	07/30/26 FUEL - PW											
1	FUEL - PW ✓	962.49	01-437-330 ✓		E	Fuel & Oil Equipment ✓	R	07/30/26	07/30/26		IN-046203	N

July 29, 2026
10:27 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

Vendor #	Name										
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099	
Item Description			Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
RIGGI010 RIGGINS INC. Continued											
26001074	07/30/26	FUEL - POLICE									
1 FUEL - POLICE			1,027.26	01-410-224	E Fuel	R	07/30/26	07/30/26		IN-046202	N
Vendor Total:			1,989.75								
SHAWN020 SHAWN P. KNIGHT											
26001067	07/30/26	2026 MEDICAL REIMBURSEMENT									
1 2026 MEDICAL REIMBURSEMENT			672.00	01-486-157	E Health & Vision Reimbursements	R	07/30/26	07/30/26		072726	N
Vendor Total:			672.00								
STAND010 STANDARD INSURANCE COMPANY											
26001072	07/30/26	LIFE/DISABILITY INSURANCE									
1 LIFE/DISABILITY INSURANCE			383.42	01-400-150	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
2 LIFE/DISABILITY INSURANCE			209.17	01-402-150	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
3 LIFE/DISABILITY INSURANCE			2,358.86	01-410-151	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
4 LIFE/DISABILITY INSURANCE			93.15	01-413-151	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
5 LIFE/DISABILITY INSURANCE			102.57	01-414-151	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
6 LIFE/DISABILITY INSURANCE			693.43	01-430-151	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
7 LIFE/DISABILITY INSURANCE			294.57	07-454-151	E Health & Life Insurance	R	07/30/26	07/30/26		071526	N
			4,135.17								
Vendor Total:			4,135.17								
VERIZ050 VERIZON WIRELESS											
26001081	07/30/26	POLICE WIRELESS SERVICE									
1 POLICE WIRELESS SERVICE			670.59	01-410-320	E Communications	R	07/30/26	07/30/26		00002 071926	N
26001082	07/30/26	PHONES - ADMIN									
1 PHONES - ADMIN			318.60	01-400-320	E Communications	R	07/30/26	07/30/26		00001 071926	N
26001083	07/30/26	PHONES - POLICE									
1 PHONES - POLICE			689.36	01-410-320	E Communications	R	07/30/26	07/30/26		00001 071926	N

July 29, 2026
10:27 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 4

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
VERIZ050	VERIZON WIRELESS	Continued										
26001084	07/30/26	PHONES - PW										
1	PHONES - PW	296.59	01-430-320		E Communications	R	07/30/26	07/30/26		00001 071926	N	
Vendor Total:		1,975.14										

Total Purchase Orders:	23	Total P.O. Line Items:	29	Total List Amount:	15,215.88	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	11,856.08	0.00	11,856.08	0.00	0.00	11,856.08
Parks & Recreation	6-07	1,194.80	0.00	1,194.80	0.00	0.00	1,194.80
Capital Equipment & Infrastructure	6-18	2,165.00	0.00	2,165.00	0.00	0.00	2,165.00
Total Of All Funds:		<u>15,215.88</u>	<u>0.00</u>	<u>15,215.88</u>	<u>0.00</u>	<u>0.00</u>	<u>15,215.88</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	11,856.08	0.00	11,856.08	0.00	0.00	11,856.08
Parks & Recreation	07	1,194.80	0.00	1,194.80	0.00	0.00	1,194.80
Capital Equipment & Infrastructure	18	2,165.00	0.00	2,165.00	0.00	0.00	2,165.00
Total of All Funds:		<u>15,215.88</u>	<u>0.00</u>	<u>15,215.88</u>	<u>0.00</u>	<u>0.00</u>	<u>15,215.88</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	11,856.08	0.00	0.00	0.00	11,856.08
Parks & Recreation	6-07	1,194.80	0.00	0.00	0.00	1,194.80
Capital Equipment & Infrastructure	6-18	2,165.00	0.00	0.00	0.00	2,165.00
Total of All Funds:		<u>15,215.88</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,215.88</u>



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: Consider a motion to adopt the New Britain Township Open Space Plan.

FROM: Alexandria Mullin, Assistant Township Manager

TO: Board of Supervisors

DATE: August 3, 2026

BACKGROUND

The 2026 Open Space Plan Update has been in development for several years through a comprehensive planning process involving Township staff, consultants, and public input inclusive of an open space survey. The update establishes a long-term vision for the preservation of open space, parks, natural resources, and recreational opportunities within New Britain Township. The planning process has been completed, and the plan is now ready for formal adoption by the Board of Supervisors.

BUDGET IMPACT

There is no additional budget impact associated with the adoption of the 2026 Open Space Plan Update. Funding for the development of the plan was included in prior year budgets, and adoption represents the final step in the planning process.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **“I move to adopt the New Britain Township Open Space Plan.”**



NEW BRITAIN TOWNSHIP



Open Space Plan Update

New Britain, Bucks County

August 2026

ACKNOWLEDGMENTS

Open Space Task Force*

Kathleen Davis	Mary Margaret Briggs
MaryBeth McCabe, Esq.	William B. Jones
Alex Mullin, Assistant Township Manager	

Board of Supervisors

MaryBeth McCabe, Esq.	Chair
Cynthia M. Jones	Vice-Chair
Bridget Kunakorn	Member
William B. Jones	Member
Stephanie Shortall	Member
Nick Valla	Township Manager

* Special thanks to EAC member Lucy Jones for countless hours of research and parcel identification.

Prepared by the Bucks County Planning Commission in collaboration with the New Britain Township Open Space Task Force.

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PART 1. INTRODUCTION AND BACKGROUND

Preserving open space offers many benefits, including the protection of natural and environmental resources, farmland, historic resources, and scenic values. Open space can help manage a community's growth, limiting tax increases and strain on community facilities and services. Preserved open space also offers physical and mental health benefits by providing areas for exercise, recreation, and quiet reflection.

The purpose of the *New Britain Township Open Space Plan Update* is to evaluate the success of the New Britain Township Open Space Program. This plan will review and refine the goals and acquisition strategies of previous plans, including the *New Britain Township Open Space Plan* (January 2000) and the *2008 Supplement to the New Britain Township 2000 Open Space Plan*. The update will develop a plan for future acquisitions, including acquisition guidelines and techniques and overall plan recommendations.

PROGRAM HISTORY

New Britain Township's open space program began in 1996 with the formation of an open space committee. Its launch coincided with amendments to the Pennsylvania Open Space Act, which that same year enabled municipalities to use a portion of earned income tax revenue to acquire open space, agricultural land, conservation easements, recreational land, and historic properties. The Bucks County Open Space Program followed soon after, beginning in 1997, and provided funding to municipalities for open space acquisition.

New Britain Township prepared its first open space plan in 2000, titled *New Britain Township Open Space Plan, January 2000* (the 2000 Open Space Plan). In 2008, the township prepared an update, titled *2008 Supplement to the New Britain Township Open Space Plan* (the 2008 Open Space Plan Update). Of the 25 parcels identified for acquisition in the 2000 Open Space Plan, seven properties were successfully preserved, while six were lost to development. By 2008, 12 of the priority tax parcels identified in the original plan remained. Of the parcels listed in the supplement, most remain undeveloped and should continue to be prioritized for acquisition using township open space funds. The Bucks County Open Space Program ended in 2017 and has not been renewed.

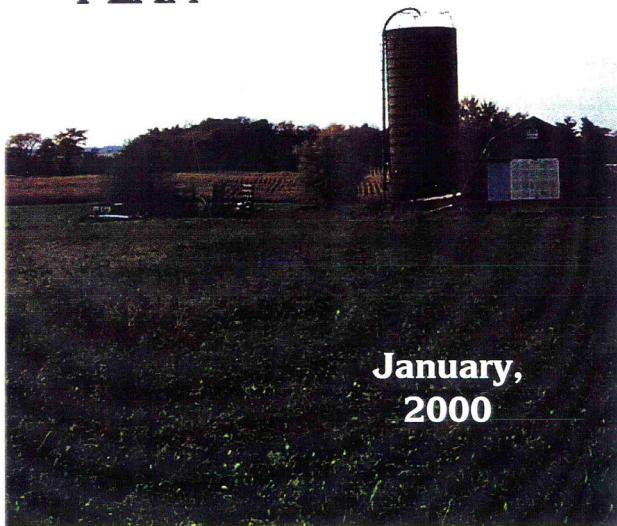
In late 2023, New Britain Township identified the need to create a task force charged with assessing the township's open space progress since 2008, when the last revision of an open space plan had been issued. Task force membership included township supervisors, Environmental Advisory Council members and township staff.

In 2024, in collaboration with the Bucks County Planning Commission (BCPC), an open space plan survey was created and distributed to a random sample of township residents. After survey data was collected and analyzed, results were assessed and discussed. Residents had overwhelmingly indicated their support of open space preservation initiatives, with a preference for protecting environmental resources and wildlife in natural areas of the township as well as limiting overcrowding in developed areas.

The task force continued its collaboration with BCPC throughout 2026, focusing on identification of key parcels which might be available to the township for acquisition or conservation easements.

NEW BRITAIN TOWNSHIP

OPEN SPACE PLAN



2008 Supplement to the

New Britain Township

2000 Open Space Plan

- ✦ Updating key provisions of the 2000 New Britain Township Open Space Plan as required for
- ✦ funding eligibility in the 2008 Bucks County Open Space Program



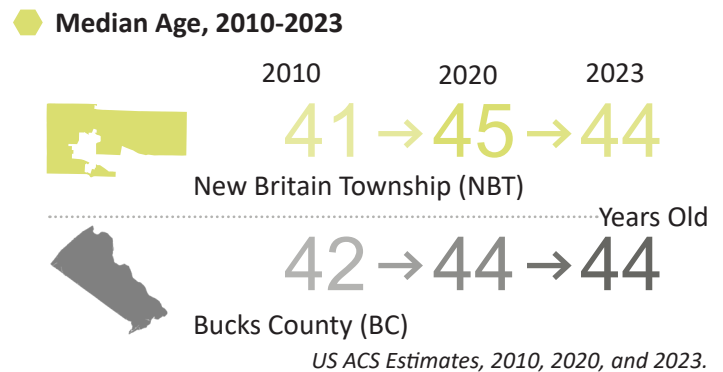
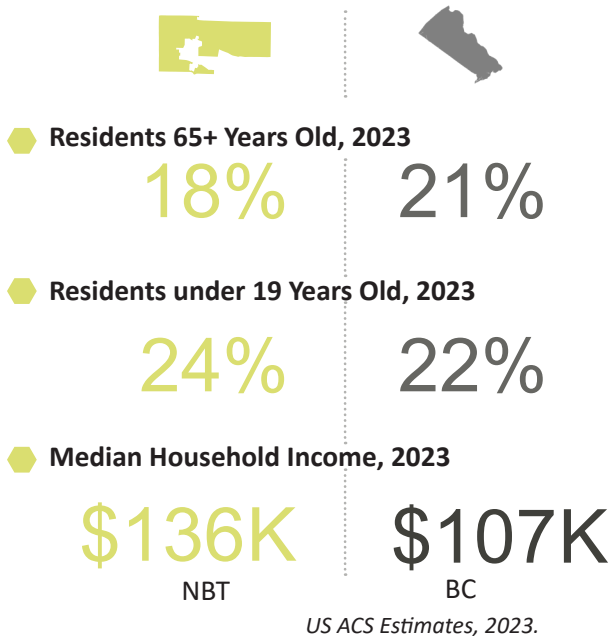
The 87-acre Shelly farm, along Route 313 in the northeast region of New Britain Township, is one of two township farms preserved partially through funding from Bucks County's Open Space Program and Township taxpayer's Open Space Funding.

April 2008

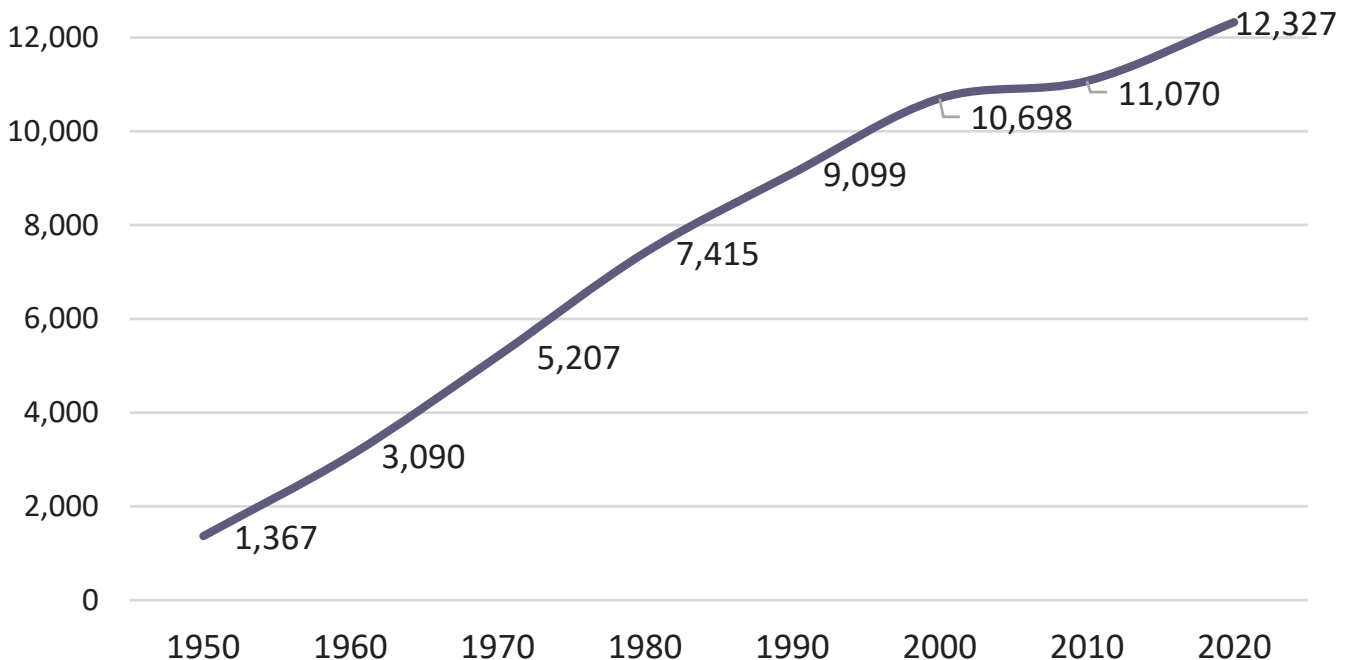
DATA AND TRENDS

Population and Demographics

An analysis of relevant data can be useful for understanding trends and evaluating open space priorities. New Britain Township experienced rapid development from 1960 to 1990, transforming the rural community of farms and villages into a growing Central Bucks County suburb. The most recent decennial Census data puts the township's population at 12,237 residents.



TOTAL POPULATION 1950-2020



Source: U.S. census, 1950-2020

Land Use and Development

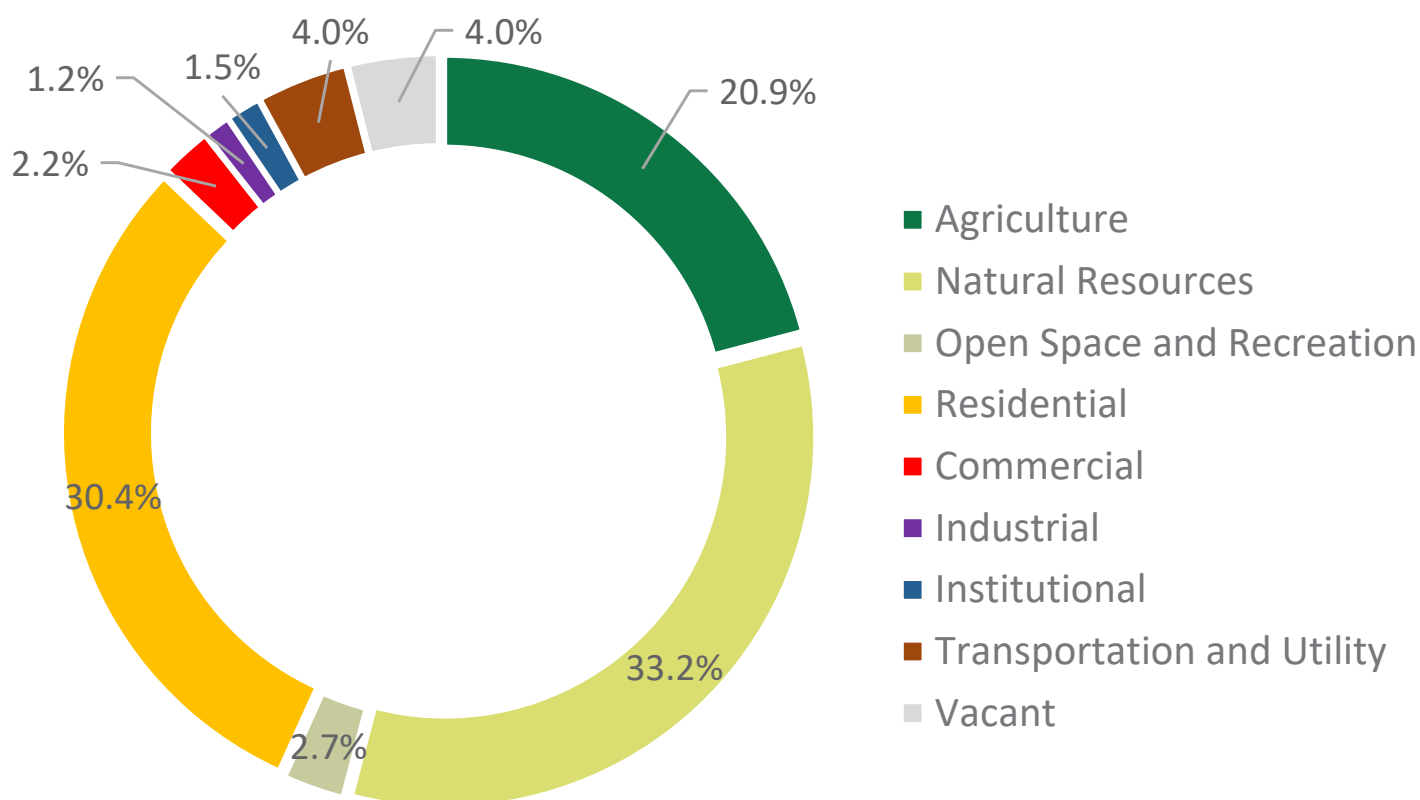
A historic map of New Britain Township from the 1891 Atlas of Bucks County published by E.P. Noll and Company can be used to illustrate how much the township has changed over the past 135 years (Maps 1 and 2). In 1891, Chalfont and New Britain Boroughs were unincorporated villages in New Britain Township. Peace Valley Park was not created until 1974. In 1891 New Britain Township consisted of small farms, scattered villages, and generally a rural landscape.

Map 2 at the end of this plan shows the township's existing land use. Land use is how people have shaped and managed the natural and built environment. New Britain Township's land use is the result of past development patterns, land use regulations, open space preservation, and infrastructure development. Over one-third of the township is composed of natural resource land—much of this land is Lake Galena

and adjacent resources. Residential land use follows with another 30 percent of land use and agricultural land use with 21 percent. About 3 percent of township land use is open space and recreation land use. The remainder are commercial, industrial, institutional, transportation and utility, and vacant¹ land use.

While development has decreased in recent years, growth pressures remain in New Britain Township. A total of 63 subdivision and land development projects in New Britain Township were submitted to the Bucks County Planning Commission for review during the period 2009 to 2023. These proposals² totaled 514 new lots or units and 834,000 square feet of land development, involving 1,067 acres of land. Although many new dwellings constructed in the township consist of smaller subdivisions, large lot development on vacant land can rapidly consume agricultural and natural resource property.

LAND USE COMPOSITION 2023



Source: DVRPC 2023.

¹ Vacant land is any land that is not designated as any of the other eight land use categories.

² The BCPC only tracks proposed development, not permitted development. The number of constructed units and amount of nonresidential space are less than these totals.

Natural Resources

Natural resources in New Britain Township consist of woodlands, streams, floodplains, wetlands, and steep slopes (see Map 3).

Areas of floodplain naturally are related to streams, as are some wetlands. Wetlands in New Britain Township include Riverine associated with streams, Palustrine associated with freshwater ponds and Lacustrine associated with Lake Galena.

There are also significant wooded areas, mostly surrounding Lake Galena in the northeastern part of the township and areas along stream valleys. New Britain Township is home to four primary waterways: the main stem of the Neshaminy Creek, the North Branch and West Branch of

the Neshaminy Creek, which serve as the outflow from Lake Galena, and Pine Run Creek in the southeastern part of the township.

Soils in New Britain Township consist of floodplain soils which naturally associate with the floodplains along streams. There are also significant farmland soils, including some areas of prime and soils of statewide importance (Map 4).

While the township is characterized by a rolling landscape and stream valleys, areas of steep slopes are limited to the Neshaminy Creek on the northwestern side of Chalfont Borough and between Upper State Road and the southeastern tip of Chalfont Borough.



Neshaminy Greenway Trail wetlands

Historic Resources

Historic resources are often associated with open space. Table 1 below shows a list of historic resources in New Britain Township that are listed or eligible for the National Register of Historic Places. Map 5 in Appendix B shows the location of these resources. Eligible means that the staff at the Pennsylvania State Historic Preservation Office (PA SHPO) has reviewed documentation about the resource and preliminarily determined that it meets the criteria for listing on the National Register. A listing on the National Register provides recognition and access to tax credits but does not prevent the alteration or demolition of the historic resource. However, projects involving National Register properties that receive federal or state funding must undergo additional review. There are two historic resources that, after being determined eligible, were listed on the National Register by the National Park Service: The Morgan James Homestead and the Pine Valley Covered Bridge.

There may be other historic resources that may have potential for listing on the National Register. In 1989, the township had the Heritage Conservancy do a historic resource survey to determine the potential for other historic resources in the township to be listed on the National Register. The survey was conducted in 1989 and needs to be updated. The results of the survey can be found at the township building.



TABLE 1: LIST OF NATIONAL REGISTER LISTED AND ELIGIBLE HISTORIC PROPERTIES

PA SHARE Resource Number	Resource Type	Name	Address/Location	National Register Status
1986RE01105	Above Ground	Hockman Farm	55 King Road	Eligible
1987RE00017	Above Ground	Dunkard Church of Fountainville	1324 Ferry Road	Eligible
1994RE00012	Above Ground	Beulah Chapel & Cemetery	238 Almshouse Road	Eligible
1994RE00139	Above Ground	Haldeman Farmstead	900 Upper State Road	Eligible
1994RE00501	Above Ground	Brumer, J., Farmstead	1606 Upper State Road	Eligible
1994RE00502	Above Ground	Kepphard, A., House	1514 Upper State Road	Eligible
1994RE00573	Above Ground	Griffith Homestead	119 Brittany Drive	Eligible
1994RE00938	Above Ground	Fretz, Mark, Homestead	795 N Limekiln Pike	Eligible
1994RE01144	Above Ground	Elner, P., House	290 Bristol Road	Eligible
1994RE01343	Above Ground	Friedland, Barry & Dorothy, House	155 S. Limekiln Pike	Eligible
1994RE01344	Above Ground	Smith House	Manor Drive	Eligible
1994RE01497	Above Ground	Book Farmstead	421 West Butler Ave.	Eligible
1994RE01498	Above Ground	McKingstry, R., House	420 Upper State Road	Eligible
1997RE00394	Above Ground	Heller, Christopher & Elizabeth, Farm	Callowhill Road	Eligible
2004RE10676	Above Ground	Shelly Farmstead	2114 Swamp Road	Eligible
2010RE02630*	District	Philadelphia & Reading Railroad	Along Walnut St and Railroad Ave from County Line Road to Chalfont Borough boundary	Eligible
1977RE00442	Above Ground	James, Morgan, Homestead	345 Ferry Road	Listed
1980RE00397	Above Ground	Pine Valley Covered Bridge	Old Iron Hill Rd over Pine Run	Listed

*Multiple townships and counties

Source: Pennsylvania State Historic and Archaeological Resource Exchange (PA-SHARE), Accessed December 2024

 Demolished Property Listed Property

Preserved Land

Total Acreage

Table 2 shows the total preserved land by property owner in New Britain Township. Due to the size of Lake Galena and Peace Valley Park (almost 1,500 acres), Bucks County owns most of the open space in the township. New Britain Township’s share of open space represents a variety of

open space types, including farms, open space “set asides” in land developments, as well as properties with historic structures, and parcels that make connections for trails and greenways. Map 6 shows the location and type of the township’s preserved land.

TABLE 2: OPEN SPACE ACREAGE

Owner	Open Space Type	Total Area
County	Parks	1,448.90
	Open Space	9.90
Township	Municipal Conservation Easements	1,170.20
	Municipal Parks	153.30
	Municipal Property	211.80
Total Open Space (Acres)		2,994.10

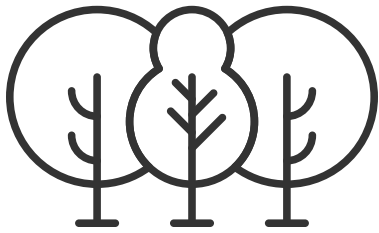
Source: BCPC, 2026.



Survey of New Britain Township Residents

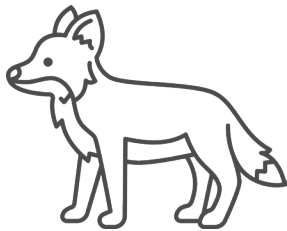
As part of the open space plan update, New Britain Township hired ETC Institute, a nationally-recognized survey company, to conduct a resident survey of 300 randomly selected households.

Due to community interest in the survey, 418 responses were received and included in the survey. Insights from the survey are shown below.



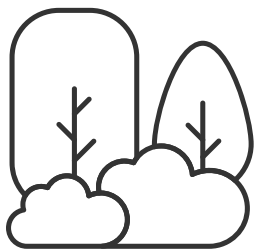
94%

of respondents stated that New Britain Township should preserve open space to protect or enhance woodlands, streams, wetlands, fields, meadows and other natural resources.



88%

of respondents indicated that protecting wildlife was an important reason to preserve open space.



83%

said stopping development and preventing suburban sprawl was an important reason for preserving open space.

The survey indicates that New Britain Township residents want to protect open space for environmental reasons and to protect habitat. Natural resource areas, hiking areas, parks and trails, historic landscapes, and farmland ranked as the most important types of open space by New Britain Township households. Residents don't necessarily feel that there must be public access.



Neshaminy Greenway Trail Wetland

Other data from the survey indicate:



36%

of respondents are aware that there is a voter-approved earned income tax for the purchase of land for open space.



31%

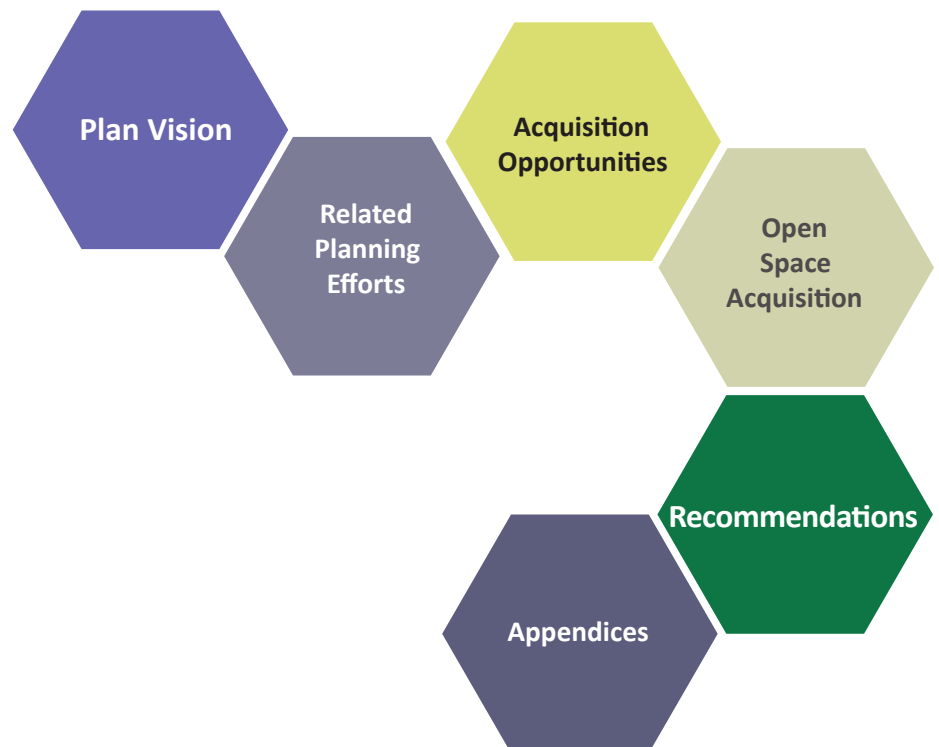
of respondents disagree or strongly disagree with the statement: New Britain Township's conservation efforts are effectively communicated with the public.

The lack of awareness of the program may be because the referendum was passed in 1996. As such, the program has been out of the spotlight for decades. Complete survey results are available in Appendix C at the end of this plan.

PART 2.

PLANNING FOR OPEN SPACE PRESERVATION

Planning for open space preservation is important to ensure an effective and fiscally responsible open space program. Part 1 of this plan provided an introduction and background data to establish the status of the program, demographic and land use data, and community survey results. Part 2 of this plan looks to the future of the open space program and includes the following elements:



PLAN VISION

Since the adoption of the 2000 Open Space Plan, the township has grown by almost 2,000 residents and large areas of farmland and natural resources have been lost to development.

An effective open space plan should prioritize open space properties and opportunities that are in keeping with its

stated goals and objectives. An effective open space plan should prioritize open space properties and opportunities that are in keeping with its stated goals and objectives and provide a vision for protecting the township's natural, historic, and agricultural legacy. This goal and these objectives continue to serve as a compelling vision for the township open space program.



Preserved Cloverhill Jarka Sellers Farm

Goal

To maintain and enhance the quality of life in New Britain Township by preserving open space. Open space preservation will assist in the protection of the natural environment, the integrity of historic

resources, and scenic values in order to provide for a high-quality environment with a distinct sense of place. The New Britain Township Open Space Plan Update affirms a goal of preserving 2,500 acres of township acreage.

Objectives



Protect and enhance the quality of the natural resources found within the township, as well as those having an ecological relationship to surrounding municipalities. Ensure resident activity or future development does not degrade or destroy the natural resources found.



Protect the integrity of significant cultural and historic resources.



Establish a system of linked open space to serve as multi-purpose community greenways.



Maintain a continuing commitment to open space planning and preservation within the township and within the Central Bucks area.



Encourage and support the continuation of farming in the township.



Preserve additional open space land necessary to support both passive and active recreational purposes for the next 20 years.



Encourage environmentally friendly development and stormwater management practices, such as low-impact development, green roofs, and rain gardens.

RELATED PLANNING EFFORTS

New Britain Township

In 2016, the township adopted the *New Britain Township Comprehensive Plan*. This plan will be revised again soon, as the township will begin the 10-year revision process. The 2016 plan summarizes the township's vision and policies for future growth and conservation, while striving to preserve and enhance the quality of life for all residents. Chapter 8: The Land Use Element provides descriptions of the character and intensity of development in various parts of the township.

Planning Area 1:

Characterized by village residential neighborhoods of the Line Lexington area, as well as manufacturing and industrial uses along County Line Road. There is also a significant amount of single-family residential and agricultural land uses in this portion of the township.

Planning Area 2:

Characterized by higher density developments, including multifamily, mid-rise apartments, commercial and retail centers, and single-family developments.

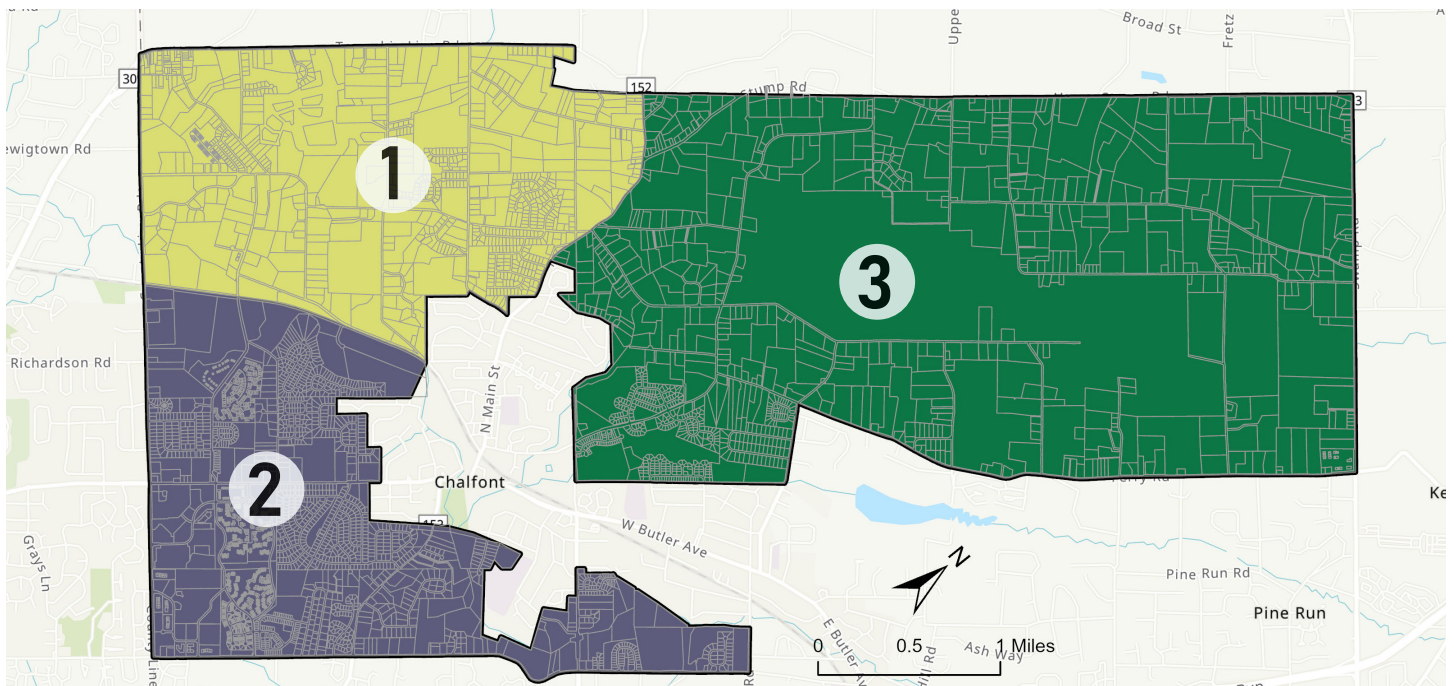
Planning Area 3:

Consists predominately of the Watershed Zoning District and scattered areas of institutional land and commercial uses. The Watershed District consists of valuable natural resources, such as woodlands, agricultural soils, floodplains, wetlands, aquifer recharge areas, and areas of steep slopes. The Watershed District also includes Lake Galena, a popular recreation area and a source for public water supply.

The comprehensive plan also includes goals and objectives that are relevant to open space planning. These include:

- Direct future high density growth to the township's existing development districts and areas with adequate infrastructure capacity.
- Protect the existing low-density character and environmentally sensitive areas of Planning Area 3.
- Encourage new development within or adjacent to existing villages to be compatible with the existing character of the village.
- Protect and restore historic resources within the township.

PLANNING AREAS



Bucks County

Bucks County adopted its new comprehensive plan, *Bucks 2040 Vision Plan*, in January of 2024. [Bucks2040](#) identifies seven issues of greatest importance to Bucks County as the county moves toward the year 2040. Three of these priorities are open space related:

For each issue the plan identifies why the issue is important, relevant data and trends, challenges to implementation, and potential opportunities and directions.

In 2011, Bucks County adopted the [Bucks County Open Space and Greenways Plan](#). This document provides a plan for the preservation and connection of the county's many natural resources, open space areas, historic resources and farms. Greenways encompass a variety of features including paths and trails, or scenic byways. Greenways are corridors for the protection of habitat and movement of wildlife. The plan calls for municipalities to include environmental provisions in their zoning ordinances, adopt open space plans, acquire land and easements to make connections, and develop educational and outreach efforts to promote natural resources protection.

Peace Valley Park is identified as a "hub" in this plan, which are areas that feature a high degree of human and wildlife activity. They anchor the greenway system and serve as significant destination points. North Branch Park is identified as a "node" or destination featuring a historic structure, or cultural places of interest, or places that people go to enjoy recreational activities.

Three major greenways crossing New Britain Township are identified in the plan: the North Branch Neshaminy–Geddes Run Greenway (multi-use), the Morris Run Greenway (multi-use), and the West Branch Neshaminy - Pine Run–Paunacussing Greenway (multi-use and conservation).

The [2011 Bucks County Natural Areas Inventory Update](#) identifies Lake Galena and Peace Valley Park as a Conservation Landscape. The Lake Galena/Pine Run Conservation Landscape is a 3,200-acre area covering areas of New Britain Township, Doylestown Township, Plumstead Township, New Britain Borough, and Chalfont Borough. The plan describes natural resource features of this area, including numerous plant and animal species of concern.



Act on Climate Change



Enhance Our Parks and Trails



Protect Our Farmland and Natural Resources

While about 2,100 acres of this land have been protected, the plan recommends that the stretch of the North Branch between Peace Valley Park and its confluence with Pine Run, as well as the section of Pine Run below the dam, be preserved. This would establish a protected corridor connecting Peace Valley Park and Pine Run Reservoir to the main stem of the Neshaminy Creek.

In 2021, Bucks County leased Lake Galena to the Bucks County Water and Sewer Authority to maintain the lake and dam. The agreement includes restrictive covenants, conservation and access easements that ensure the public's access to the lake. In exchange, the \$24.7 million lease allows BCSWA to create a 1.63-billion-gallon water reserve and reduce its need to build storage tanks. Peace Valley Park remains a county park through the deal.

Greenways and Trails

In 2010, New Britain Township participated with Chalfont and New Britain boroughs to develop the [Tri-Municipal Master Trail and Greenway Plan](#). The Tri-Municipal Master Trail and Greenway Plan explores the development of greenways and trails in Chalfont Borough, New Britain Borough, and New Britain Township.

The planning process consisted of five parts:

Inventory, Research, and Assessment



Physical features and natural resources of the three communities were explored through mapping and fieldwork.

Public Participation



A study committee guided the process, interviews were conducted, and public meetings were held to provide input.

Development of a Trail Conceptual Plan



A conceptual trail plan was developed to illustrate the proposed trail network throughout the three communities.

Financial Feasibility



Construction costs to develop trail segments and amenities were developed and an action plan was developed to guide initial tasks.

Strategic Operations and Management Plan



Recommendations for the operation, management, maintenance, and financing of trail improvements were developed.

The greenway component of the Tri- Municipal Trail and Greenway Plan is the natural resource-based element that includes natural linear features. The geography of the three municipalities provides the basis of the greenway plan with the dominant stream corridors as the organizing landscape feature. The stream corridors form the “spokes” of the Tri-Municipal Greenway system. Three major greenway corridors have been identified with six minor greenways connecting to the major greenways. These include:

Major Greenways

West Branch Neshaminy Creek Greenway
North Branch Neshaminy Creek Greenway
The Neshaminy Creek Greenway

Minor Greenways

Pine Run Greenway
Hardiakan Creek Greenway
Reading Creek Greenway
Cooks Creek Greenway
Brittany Farms Greenway
Limekiln Pike North Greenway

The Tri- Municipal Trail and Greenway Plan also illustrates a proposed trail network. The trail network spans throughout the three communities with the majority of the proposed trails in the more developed portions of the communities. Trails traverse parkland, open space parcels, home-owner association lands, and private property. Trails follow streams, roadways, the SEPTA regional rail line, utility rights-of-way, and property lines.

Neshaminy Greenway Trail

New Britain Township recently completed a section of the Neshaminy Greenway Trail. This ¾-mile section of trail is part of the larger greenway that will connect Peace Valley Park to Neshaminy State Park in Bensalem Township. Construction of New Britain Township’s part of the greenway was made possible by acquisition of parcels utilizing open space funds. The parcels acquired are 26-11-89 (39 acres); 26-35-75, (11.5 acres); and 26-11-85-003 (9.7 acres). In addition, an easement was obtained for parcel 22-011-85-1 to complete the connection from Upper State Road to Bristol Road.

ACQUISITION GUIDELINES

Guidelines for open space acquisition help ensure open acquisitions align with the overall goal and objectives of this plan. At minimum, acquisitions should contain significant natural, historical, or agricultural resources or serve a community or neighborhood need.



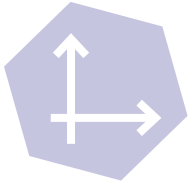
Parcel availability

The land should be vulnerable to development and lack permanent protection.

When a parcel(s) is being considered for preservation, a site assessment should be conducted using the above criteria as well as any additional criteria that may be developed or arise based on local trends and priorities.

Many property owners have registered their properties under the Act 319 preferential assessment program to maintain land in agricultural use or forest. Although lands covenanted under Act 319 are only temporarily protected, employment of this Act shows the desire of landowners to maintain their properties as agriculture or woodlands.

Open space guidelines, as outlined here, and site-specific site assessments should be used to determine whether an available parcel is worthy of preservation using township open space funds.



Parcel size

Parcel size is less important than whether the site meets a local community or neighborhood need, such as a recreational opportunity, historic site, natural or scenic resource, or high value farm.



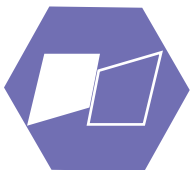
Connections

A preference should be given to parcels along identified greenways or planned trail connections.



Resources

The land should contain significant scenic, historical, agricultural, or natural resources. Natural resources include wetlands, steep slopes, streams, woodlands. Agricultural resources include active farms and areas with prime farmland soils and soils of statewide importance.



Adjacency to open space

A preference should be given to land adjacent to preserved open space or land enrolled in Act 319.



Cloverhill Jarka-Sellers Preserved Farm

OPEN SPACE ACQUISITION

Non-Acquisition Methods

Zoning

Zoning can help preserve open space through the subdivision and land development process. The New Britain Township Zoning Ordinance requires the dedication of open space for several residential uses, including B1a and B1b Watershed Conservation Subdivision, B2 Cluster Subdivision, B8 Mobile Home Park I, B9 Mobile Home Park II, B10 Village House Development, and B11 Planned Residential Development (PRD). Open space dedication is required for uses J31 Planned Community Center Mixed Use and J32 Neighborhood Commercial Center.

The zoning ordinance provides standards for dedicated open space, including use of open space (lawn, natural area, active or passive recreation, agricultural area, or stormwater management), ownership (township dedication, homeowners association, conservation organization, or private ownership), and maintenance.

Natural Resource Protection Standards

The zoning ordinance also provides standards for the protection of natural resources. Natural resources are required to be protected under these zoning requirements, regardless of land use or zoning district. Up to 20 percent of wetland margins may be disturbed. Riparian buffers and floodplains are permitted limited disturbance (e.g., recreational and agricultural uses). Up to 20 percent of woodlands may be disturbed in the CR Conservation and Recreation, WS Watershed, SR-1 Suburban Residential, SR-2 Suburban Residential, and RR Rural Residential Districts. The zoning ordinance places limits on the disturbance of steep slopes of 8 percent or more. A site capacity calculation must be performed for certain residential subdivisions and land developments to determine the net buildable site area, maximum number of dwellings, and required open space.

In 2025, New Britain Township amended its zoning ordinance to require the natural resource protection standards of the ordinance apply to nonresidential districts and encourage the planting of natives in open space areas. The township also amended its subdivision and land development ordinance to add environmental definitions, including definitions for green stormwater infrastructure, invasive plants, and tree protection zone, add natural resource protection standards to the ordinance, including the protection of riparian buffer areas, and update the ordinance's stormwater management provisions.

Dedication of Park and Recreation Land

The New Britain Township Subdivision and Land Development Ordinance requires that all subdivisions and land developments provide for park and recreation land. Residential subdivisions and land developments require 2,500 square feet of park and recreation land to be dedicated per dwelling unit. Nonresidential subdivisions and land developments require 2,500 square feet of park and recreation land to be dedicated per 4,000 square feet of building area. A fee-in-lieu of dedication may be provided to meet this requirement; such fees are collected to specific recreation fee districts to ensure new recreation facilities are accessible to residents of the new development. The dedication of park and recreation land is not required in the WS Watershed District.

Green Development

The township has also worked with developers to encourage green initiatives. For instance, Madison New Britain utilizes an eco-friendly stormwater system that captures and filters heavy rainwater runoff on site. By channeling this runoff into engineered rain gardens, the complex uses native plants to sustainably purify pollutants and prevent local flooding, seamlessly protecting the surrounding watershed. New Britain Township will continue its efforts to encourage greener development projects through the use of green infrastructure, native planting, and clean energy and efficiency.

Acquisition Methods

Open Space Earned Income Tax

Since 2001, New Britain Township has largely funded its open space program through the Open Space Earned Income Tax (Act 153 of 1996). The OSEIT permits a 0.125 percent earned income tax to be levied on residents for the purpose of open space acquisition, improvements, and maintenance.

Bucks County Agricultural Preservation Program

Established in 1989, the Bucks County Agricultural Land Preservation Program is regulated by the Pennsylvania Department of Agriculture, Bureau of Farmland Preservation and governed by Pennsylvania Act 43 as well as county program guidelines. The program utilizes funds from state, county, and local governments to purchase conservation easements on productive farmland. Farms considered for preservation are prioritized according to soil quality, location, conservation practices, and threat of development. Farms in New Britain Township preserved by the program include the Lewis Farm on Route 313 (50 acres) and Bell Farm on Keller Road (86 acres).

Bucks County Park and Recreation Department

The Bucks County Department of Parks and Recreation seeks in every endeavor to enrich the lives of Bucks County residents by providing well-maintained parks and recreational facilities, preserving open space and historic resources, and offering inclusive educational programs that invite people of all ages to engage with nature. The Bucks County Parks and Recreation Department maintains 9,000 acres of parkland, as well as providing programming and rentals, including the 1,500-acre Peace Valley Park.

The department is considering a master site plan for Peace Valley Park as a recommendation to its [Comprehensive Recreation, Parks, and Open Space Plan](#) (CRPOSP). The Parks and Recreation Department no longer preserves and incorporates open space, unless it has a clear connection to a park's functionality or has some other outstanding element. However, connections and accessibility are major goals of the CRPOSP, so the department will prioritize regional trail connections and cooperative planning for public access and recreation.

Private Conservation

New Britain Township and its residents can use voluntary private conservation tools—such as land donations, bargain sales, and conservation easements—to preserve open space while offering significant federal tax incentives (income, gift, and estate). These methods rely on landowner willingness, are typically irreversible, and may involve partnerships with conservation organizations like the Heritage Conservancy, Bucks County Land Trust, and others in Bucks County. Donations can be outright gifts, life estate gifts, bargain sales, codicil gifts, or easements, but they often require clear plans for future use and long-term maintenance funding. When public benefit criteria are met, such gifts may qualify as charitable contributions for tax purposes.

Outright Purchase/Conservation Easements

Open space can be acquired through outright purchase or purchase of conservation easements. With an outright purchase the township becomes the owner of the open space. The township is responsible for maintaining the land. An easement is a purchase of some of the rights to a property, but the owner of the land retains possession and remains responsible for maintaining the land. The township is responsible for ensuring that the terms in the conservation easement are adhered to by conducting periodic monitoring of the land included in the conservation easement. The conservation easement limits development on the land including limiting clearing land, building new buildings or structures or other land disturbing activities in the area protected by the conservation easement.

OPEN SPACE TASK FORCE RECOMMENDATIONS

The recommendations that follow are based on the findings and analyses discussed in this plan. These recommendations are intended to carry out the overall goal and objectives of the open space plan by protecting farmland and the natural environment, preserving historic resources, maintaining scenic values, supporting active and passive recreational development, and establishing a system of linked open space.

Raise Program Awareness

While the survey distributed to township residents as a part of this plan suggests strong support for the open space program, there is a lack of awareness of the program and its accomplishments. Only 36 percent of survey respondents are aware that there is a voter-approved earned income tax for the purchase of land for open space. Another 31 percent of respondents disagree or strongly disagree with the statement: New Britain Township's conservation efforts are effectively communicated with the public.

Better program awareness would not only provide confidence to township residents that their tax dollars are being effectively spent but would also help connect willing property owners with the program. New Britain Township has featured the program and its successes in the township newsletter. The township has also a page on its website dedicated to open space. However, the open space webpage could be supplemented with an interactive map showing acquisitions, habitat preservation and enhancement, trails, and planned connections. The township could also recognize property owners for their contribution toward preserving open space (for example, by placing a roadside plaque on their property).

Since the Environmental Advisory Council's (EAC) inception in 2024, it has sponsored rain barrel events and tree planting and participated in Delaware Valley University's Ag Day. During the fall, New Britain Township sponsors its annual fall festival. Such events and programs could provide opportunities to promote the township open space program.

Create Open Space Database and Monitor Conservation Easements

New Britain Township holds numerous conservation easements on properties throughout the township. However, it does not currently maintain a comprehensive database identifying conserved properties, the dates and methods of conservation, or the associated easement language and deed restrictions.

Ongoing easement monitoring is essential to any open space program to ensure property owners comply with applicable restrictions. This open space planning effort has produced a complete list of open space properties in the township. However, additional research in township files and Recorder of Deeds records is needed to fully document each property's restrictions and requirements.

Once a complete and organized database is established, the Township should consider implementing a formal easement monitoring program to ensure continued compliance with conservation easement terms.

Identify Properties for Preservation

In addition to willingness to preserve property (as Act 319 properties may indicate) this plan also includes an agricultural soils map, natural resource maps, and historic resources map. These maps can help narrow properties of focus for the program. As noted previously, any serious consideration of a property for inclusion in the program should include a detailed site analysis.

Engage with Property Owners

A clear, respectful program of property owner engagement should follow potential property identification. The program should clearly outline program benefits (such as tax benefits, monetary compensation, and peace of mind over future use), easement rights and restrictions, and process. Examples of preservation successes can be particularly helpful in making a property owner comfortable with the program. Pre-prepared materials, including brochures, sample easement language, and contact information, can allow property owners time to think about whether they'd like to preserve their property through the township program.

However, one challenge of many open space programs is getting to that first conversation with a property owner. Trusted intermediaries, such as property owners with land conserved through the township program, may be helpful in contacting and engaging with owners of potential open space properties.

Use Conservation Easements

Conservation easements versus outright purchase have several advantages. The property remains in private ownership and management, relieving the township of these responsibilities. Farmers can continue agricultural operations and sale of agricultural products, and the reduced property value can bring tax benefits. Conservation easements are also less costly than the outright purchase of a property since they are limited to the price of the property's development rights rather than full ownership of the property.



Neshaminy Greenway Trail

Form Partnerships

Partnerships with county and local conservation organizations can help the township more effectively meet its open space objectives. The Bucks County Agricultural Land Preservation Program has established a new initiative called the Municipal Partnership Program. The purpose of this program is to partner with participating municipalities to preserve agricultural land and permanently extinguish development rights in Bucks County. This partnership is designed to complement the existing county and state-funded easement program to leverage contributed municipal funds to the county's annual allocation to obtain a larger state match and grant funds in order to preserve additional farmland. Benefits for partnering include:

- Increased local acreage under an agricultural conservation easement
- County will cover incidental costs (survey, appraisal, title search, settlement costs)
- County performs all administration (evaluation and ranking)
- County provides long term inspection/monitoring duties and enforcement of violations

To participate in the Municipal Partnership Program, a farm must have applied for and be a ranked farm in the Bucks County Agricultural Land Preservation Program.

Bucks County conservation organizations and land trusts partner with local municipalities to offer conservation planning and other services. Such services can include holding conservation easements to ensure the properties maintain the natural or agricultural resources of the land. These organizations can also provide advice on resource management and easement monitoring, which can help ease the burden of using township resources to ensure properties are being maintained to their purpose and owners are complying with conservation easements.

Support Trail Development

The Tri-Municipal Master Trail and Greenway Plan provides a plan for linear open space and trail development in New Britain Township. The township recently completed a Neshaminy Greenway Trail on lands that were acquired using township open space funds. The township should continue to coordinate open space acquisition with future trail development.

PART 3.

APPENDICES

APPENDIX A. FUNDING AND ASSISTANCE SOURCES

Grant Program	Organization	Eligible Applicants	Applications	Grant Amount	Purpose/Goals
Rivers, Trails, and Conservation Assistance Program	National Park Service	Community groups, non-profit organizations, tribal governments, national parks, and local, state, and federal agencies.		NPS-RTCA does not provide financial assistance or monetary grants. As a collaborative partner, they provide professional services to help achieve conservation and outdoor recreation project visions.	This program supports locally-led conservation and outdoor recreation projects and assists communities in developing or restoring parks, conservation areas, rivers and wildlife habitats, as well as creating outdoor recreation opportunities and programs that engage future generations.
Park Rehabilitation and Development	Department of Conservation and Natural Resources (DCNR)	County and municipal governments, eligible municipal agencies, non-profit organizations	The application period opens the third Tuesday in January and closes the first Wednesday in April	Award amounts vary but are typically between \$100,000-\$250,000. Dollar-for-dollar match is typically required.	These projects involve the rehabilitation and development of public parks, recreation facilities, greenways and river conservation projects.
Peer and Circuit Rider	Department of Conservation and Natural Resources (DCNR)	County and municipal governments, eligible multi-municipal agencies	Grants are open year-round	Grant funding includes the circuit rider’s salary, plus approved training and mentoring expenses.	These grant programs fund projects that help municipalities, counties, multi-municipal partnerships, and council of governments to increase local capacity for recreation, parks and conservation. The Peer program funds projects that, through a collaborative process, focus on a specific need identified by the grantee and its partners. The Circuit Rider program aids in the hiring of a full-time park, recreation or conservation professional whose services are shared by the members of a formal partnership, commission or authority.
Land Acquisition and Conservation	Department of Conservation and Natural Resources (DCNR)	County and municipal governments, eligible municipal agencies, and pre-qualified land trusts	The application period opens the third Tuesday in January and closes the first Wednesday in April	Award amounts vary but are typically between \$150,000 and \$500,000. Dollar-for-dollar match is typically required.	These projects involve the purchase and/or donation of land for park and recreation areas, greenways, critical habitat areas and/or open space.
Recreation and Conservation Planning Grants	Department of Conservation and Natural Resources (DCNR)	County and municipal governments, eligible municipal agencies, non-profit organizations	The application period opens the third Tuesday in January and closes the first Wednesday in April	Award amounts vary but are typically between \$25,000-\$75,000. Dollar-for-dollar match is required.	Planning projects "lay the groundwork" for future land acquisition, development and/or management of parks, recreational facilities, critical habitat, open space, natural areas, greenways, and river/watershed corridors. Planning grants can fund comprehensive park, recreation, open space, and greenway plans; master site development plans; swimming pool complex and indoor recreation feasibility studies; and land conservation and stewardship plans.
Greenways, Trails, and Recreation Program (GTRP)	Department of Community & Economic Development (DCED)	For-profit businesses, municipalities, councils of governments, authorized organization, institution of higher education, watershed organization		Grants shall not exceed \$250,000 for any project. A 15% match of the total project cost is required.	Act 13 of 2012 establishes the Marcellus Legacy Fund and allocates funds to the Commonwealth Financing Authority (the “Authority”) for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects using the Greenways, Trails, and Recreation Program (GTRP). Projects which involve development, rehabilitation and improvements to public parks, recreation areas, greenways, trails, and river conservation.
Bucks County Agricultural Land Preservation Program	Bucks County	Farmland meeting the Commonwealth's eligibility criteria as required by Section 138.e.16. of the state's regulations	Grants are open year-round	Easement values are determined by a qualified real-estate appraisal	It is the purpose of this program to protect and promote continued productive agricultural use on viable agricultural lands by acquiring agricultural conservation easements “in perpetuity” which prevent the development or improvement of the land for any purpose other than agricultural production and allow related agricultural activities.
Bucks County Agricultural Land Preservation Program - Municipal Partnership Program	Bucks County	The minimum criteria for applications utilizing the Municipal Partnership Program may differ from the minimum criteria for county and state funded applications.	Grants are open year-round	Easement values are determined by a qualified real-estate appraisal	Beginning in 2025, municipalities in Bucks County can partner with the Bucks County Agricultural Land Preservation Program through the Municipal Partnership Program. The program enables municipalities to purchase agricultural conservation easements in their community utilizing their funds that have been allocated for farmland preservation.

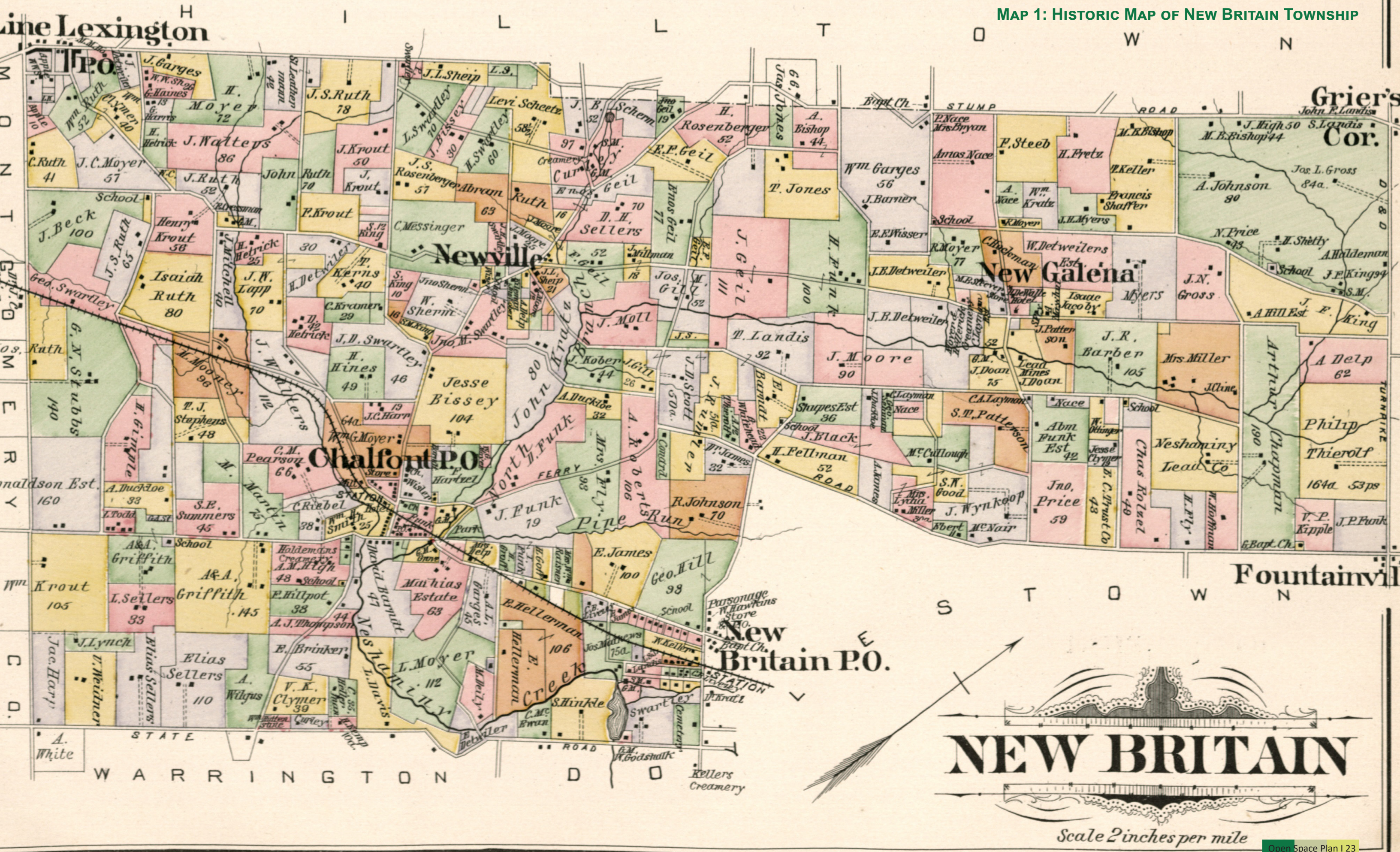
TABLE 3: CONSERVATION ORGANIZATIONS

Heritage Conservancy	85 Old Dublin Pike, Doylestown, PA 18901	215.345.7020
Land Trust of Bucks County	PO Box 208, Bedminster, PA 18910	215.595.3114
Natural Lands Trust	1031 Palmers Mill Road, Media, PA 19063	610.353.5587

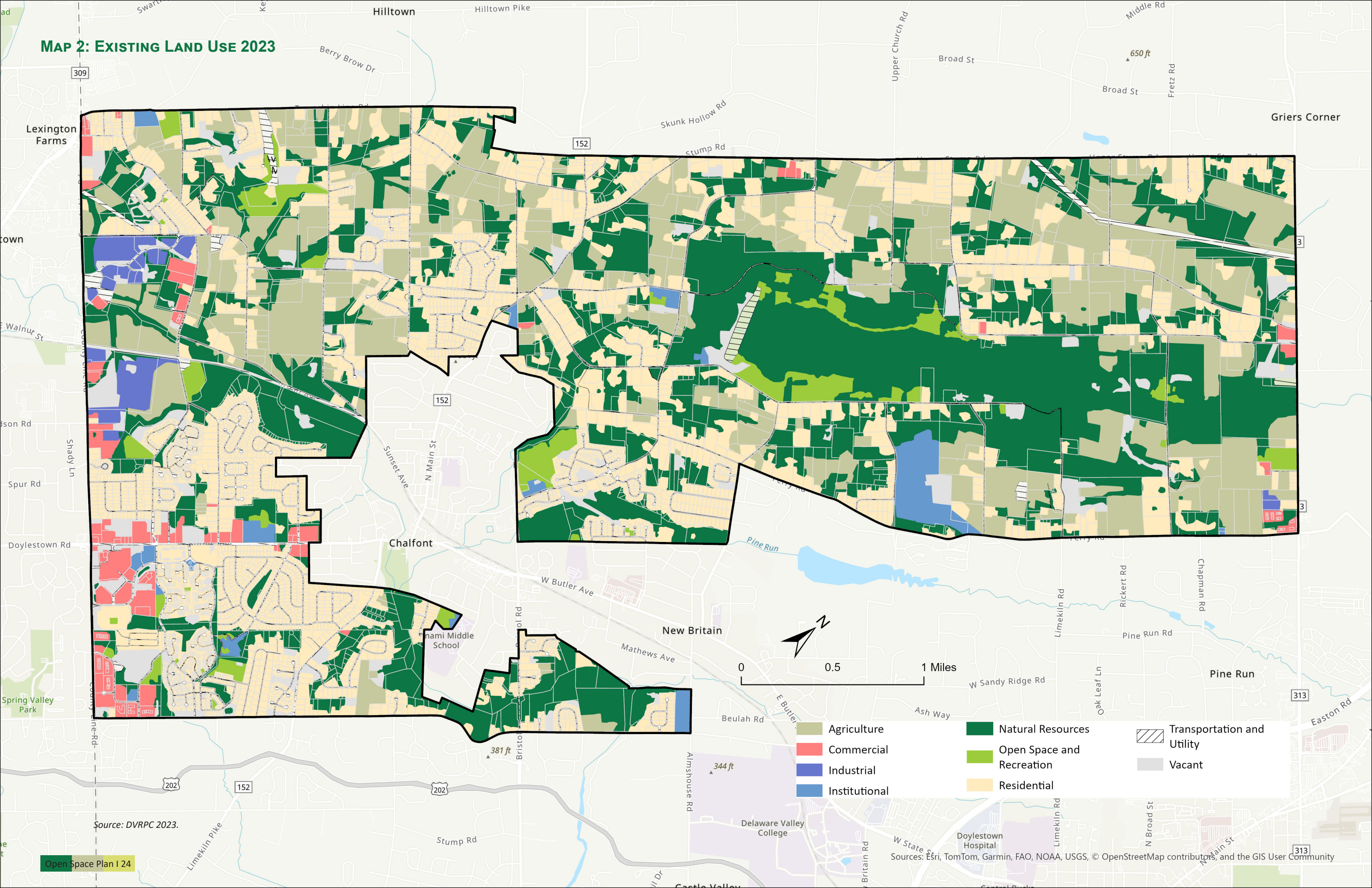
APPENDIX B.

MAPS

MAP 1: HISTORIC MAP OF NEW BRITAIN TOWNSHIP

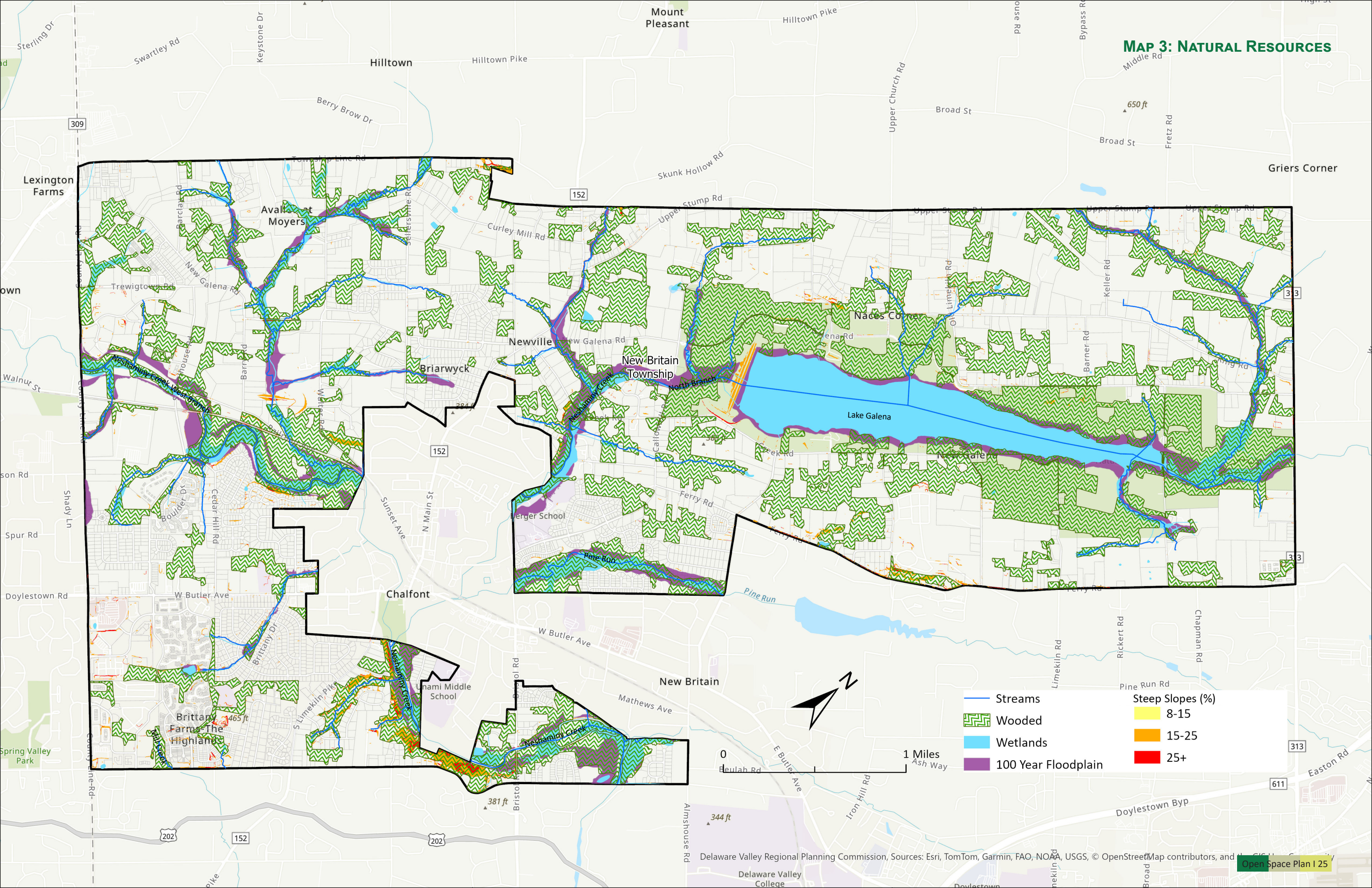


MAP 2: EXISTING LAND USE 2023

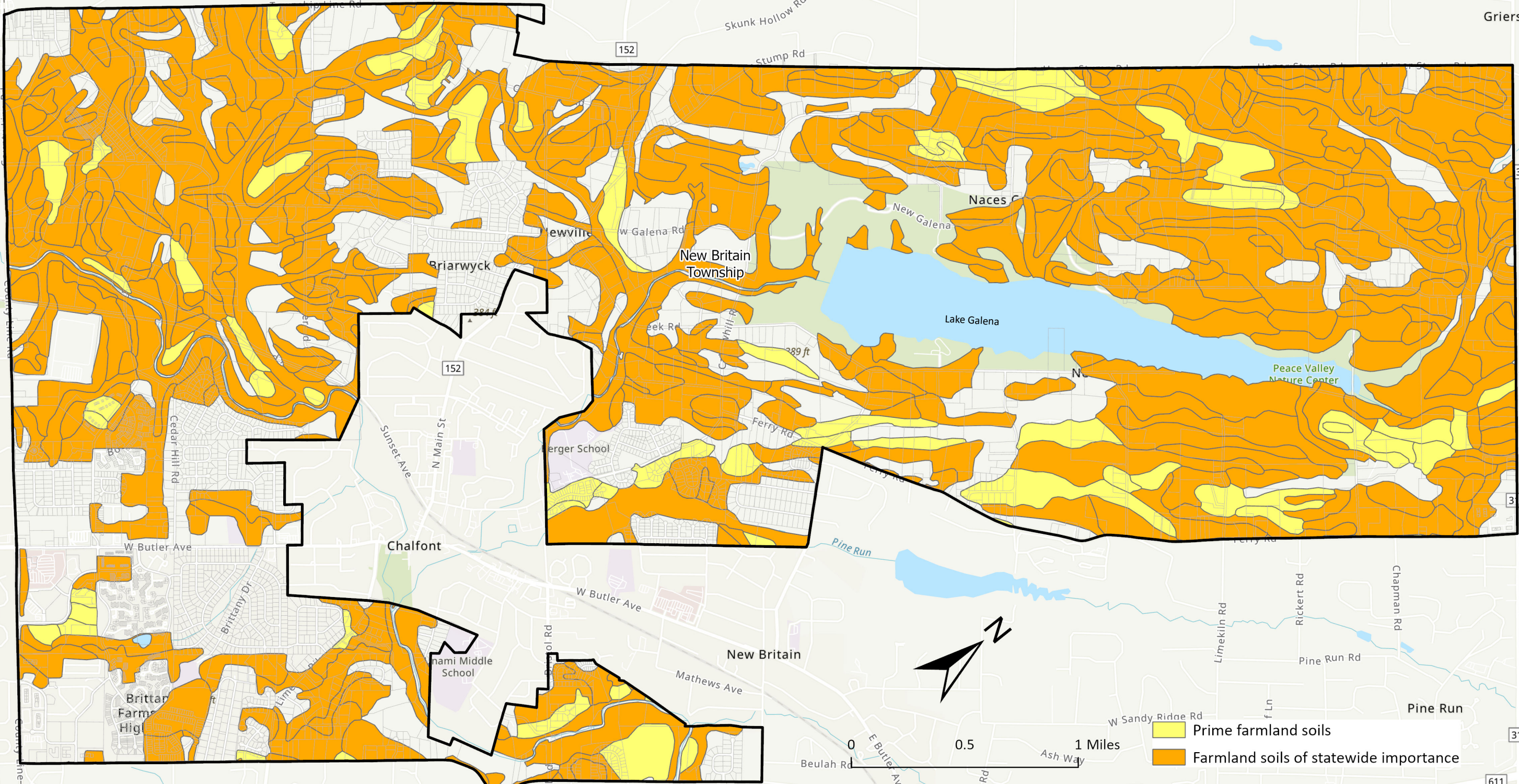


Source: DVRPC 2023.

MAP 3: NATURAL RESOURCES



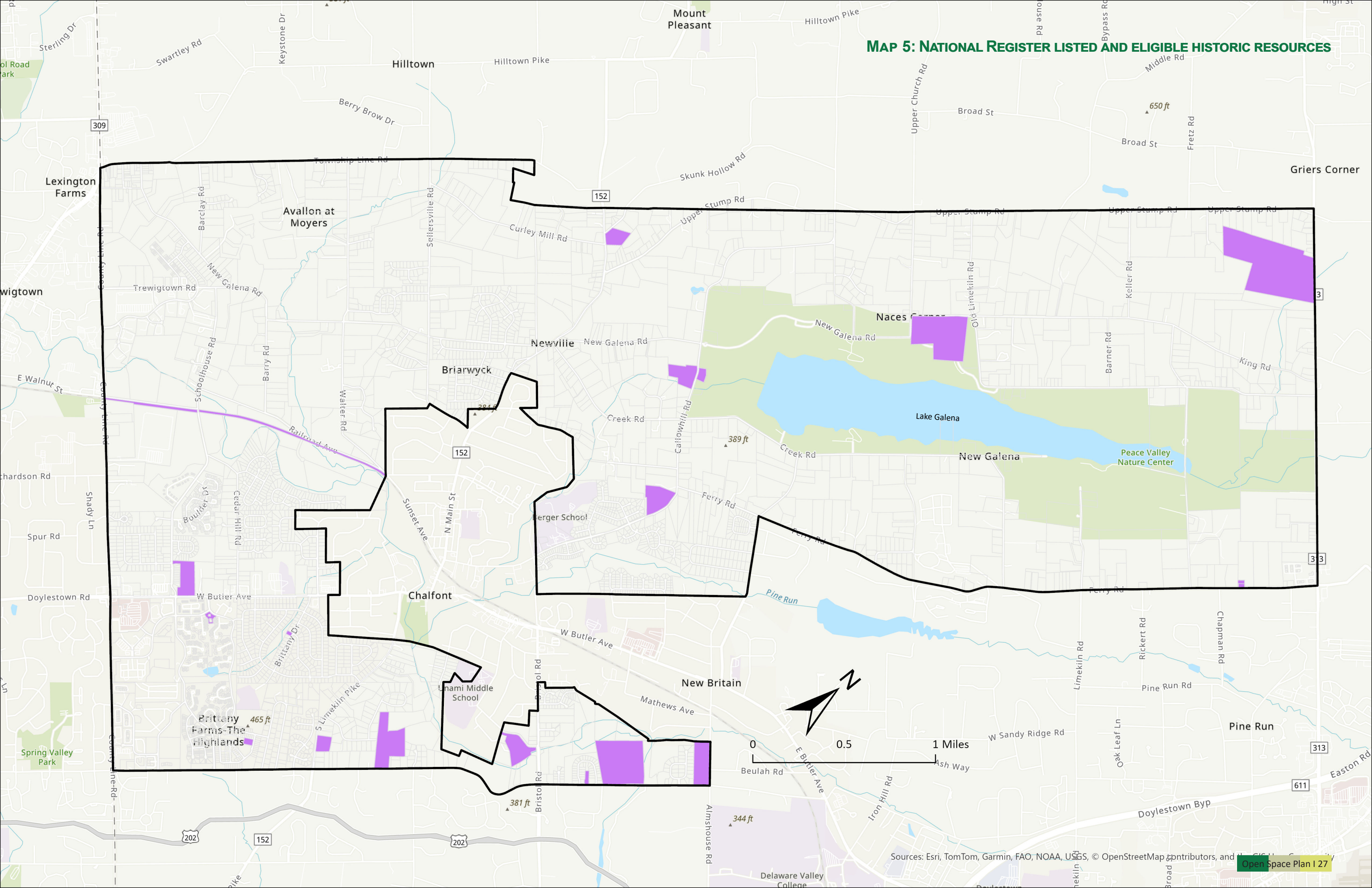
MAP 4: SOILS



- Prime farmland soils
- Farmland soils of statewide importance

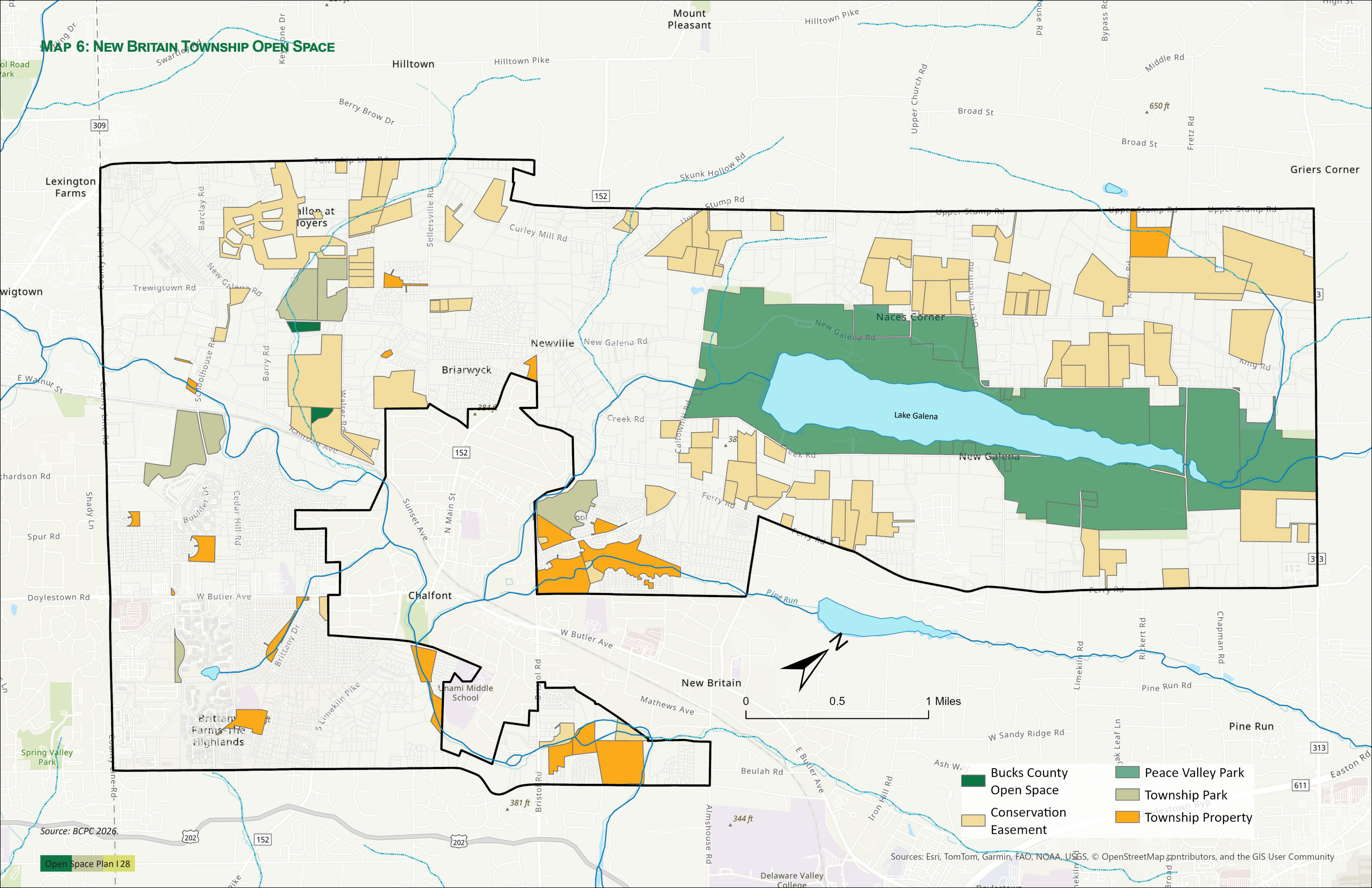
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MAP 5: NATIONAL REGISTER LISTED AND ELIGIBLE HISTORIC RESOURCES



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

MAP 6: NEW BRITAIN TOWNSHIP OPEN SPACE



Source: BCPC 2026.

Open Space Plan 128

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

APPENDIX C.

SURVEY RESULTS

**New Britain Township, Pennsylvania
2024 Open Space Plan Survey**

Findings Report

Presented to New Britain Township
October 2024

Contents

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Section 3: Tabular Data.....	22
Section 4: Survey Instrument.....	38

1

Executive Summary

Township of New Britain

Open Space Plan Survey

Executive Summary

Overview

ETC Institute administered an open space plan survey for the Township of New Britain, Pennsylvania during the early months of 2024. The purpose of the survey was to help determine parks and recreation priorities for the community.

Methodology

ETC Institute mailed a survey packet to a random sample of households throughout the Township of New Britain. Each survey packet contained a cover letter, a copy of the survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online.

After the surveys were mailed, ETC Institute followed up with residents to encourage participation. To prevent people who were not residents of New Britain from participating, everyone who completed the survey online was required to enter their home address prior to submitting their survey. ETC Institute then matched the addresses entered online with the addresses originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not included in the final database for this report.

The survey aimed to collect a minimum of 300 completed responses from residents, and this target was surpassed with 418 completed surveys collected. The overall results for the sample of 418 residents have a precision of at least $\pm 4.70\%$ at the 95% level of confidence.

This report contains the following:

- Executive Summary with major findings (Section 1)
- Charts showing the overall results of the survey (Section 2)
- Tabular data showing the overall results for all questions on the survey (Section 3)
- A copy of the cover letter and survey instrument (Section 4)

The major findings of the survey are summarized in the following pages.

Parks Usage

Parks Use: Respondent selected the parks they have used/visited. The commonly used/visited parks were: North Branch Park (71%), West Branch Park (57%), and Veterans Park (42%). Then, they rated their satisfaction with the parks. The parks that respondents were highly satisfied with were: North Branch Park (88%), West Branch Park (82%), and Pheasant Run Playground (81%).

Benefits, Importance, and Improvements to Parks and Recreation

Agreement: Respondents rated their level of agreement with the statements listed in the survey. The highest agreed statement was: New Britain should acquire & preserve open space (94%).

Additional Findings

Voter-Approved Earned Income Tax for Open Space: Thirty-six percent (36%) of respondents indicated that they were aware of the voter-approved earned income tax for the purchase of land for open space.

Opinion on Open Space in New Britain Township: Respondents selected the statement that best matched their opinion on open space in New Britain Township. The statement that was highly selected was: some preserved open space should be kept in a natural setting & not for public use (88%).

Reasons for Reserving Open Space: Respondents selected all the reasons that New Britain Township should preserve open space. The common reasons were: protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources (94%), protect habitat for wildlife (88%), and preserve scenic views & historic resources (87%). Based on the sum of top four choices, the common reasons were: protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources (58%), stop development & prevent suburban sprawl (52%), and protect habitat for wildlife (43%).

Important Types of Open Space: Respondents selected the types of open space that are important to them. The most selected types of open space are: natural areas that protect environmental resources & wildlife but are not available for public use (86%), areas to hike on trails in natural areas & can observe nature (82%), and open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails (75%). Based on the sum of top three choices, the most selected types of open space are: natural areas that protect environmental resources (60%), areas to hike on trails in natural areas & can observe nature (46%), and open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails (35%).

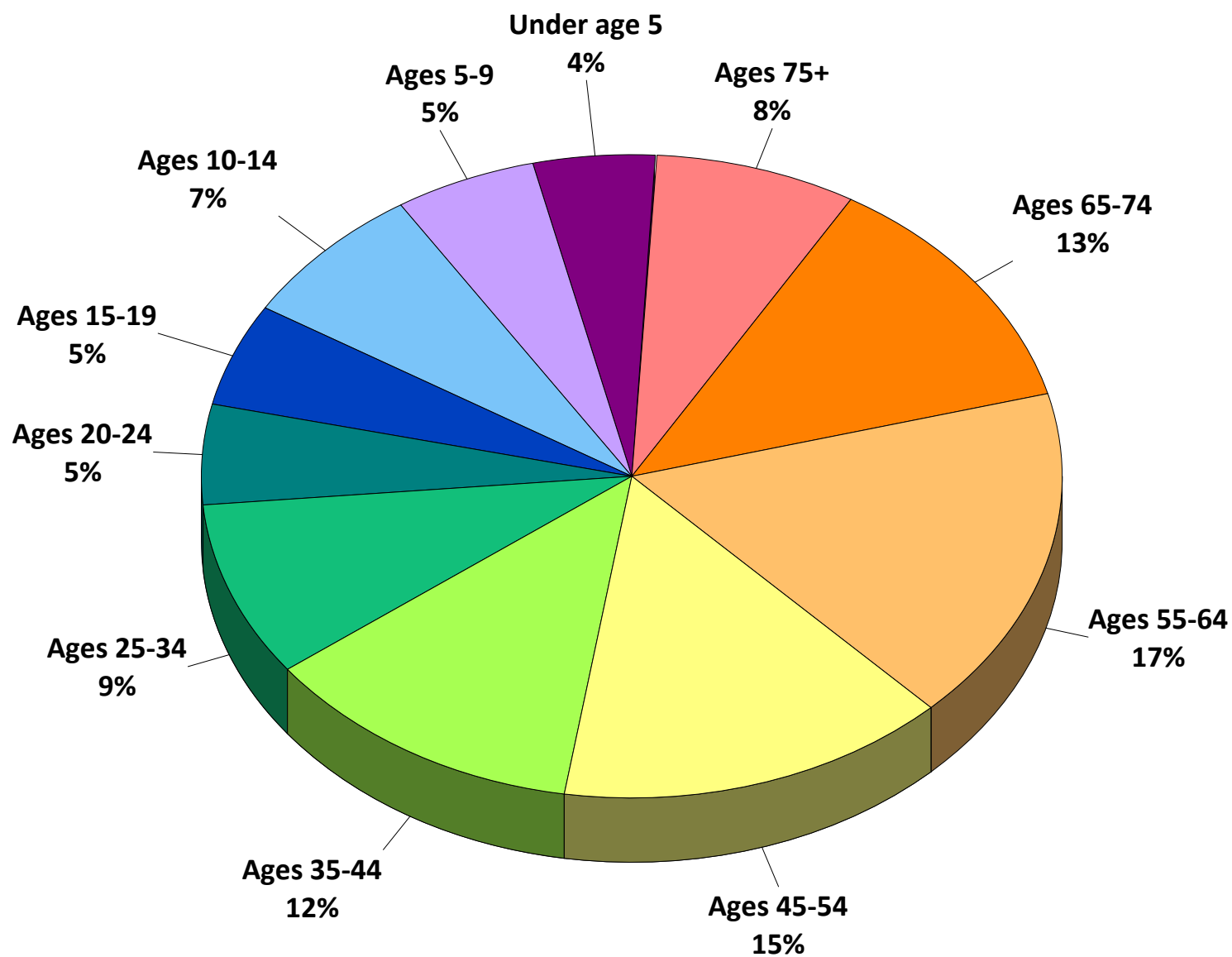
Awareness of Preserved Open Space Areas: Respondents were asked if they were aware of any of the preserved open space areas that are listed in the survey. The preserved open space areas that respondents were most aware of were: Cotton Park (49%), Forest Park (29%), and Coleman Property (28%). Then, they respondent how important those areas were to the community. The areas that respondents thought were most important to the community were: Coleman Property (Upper State Road-Neshaminy Creek Greenway Extension) (91%), Cotton Park (Walnut Street & Schoolhouse Road) (89%), Fairwoods (East Fairwood Drive) (88%).



Charts and Graphs

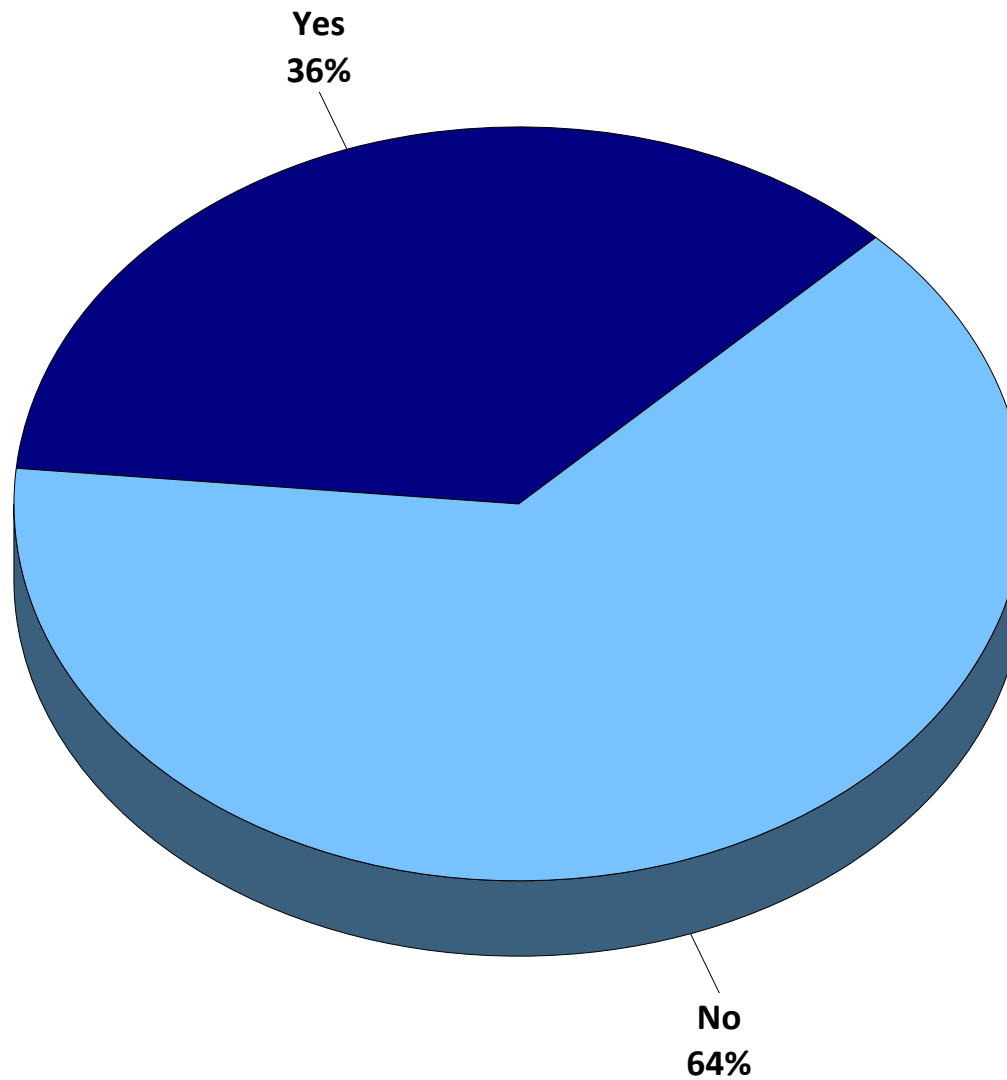
Q1. Counting yourself, how many people in your household are...

by percentage of persons in household



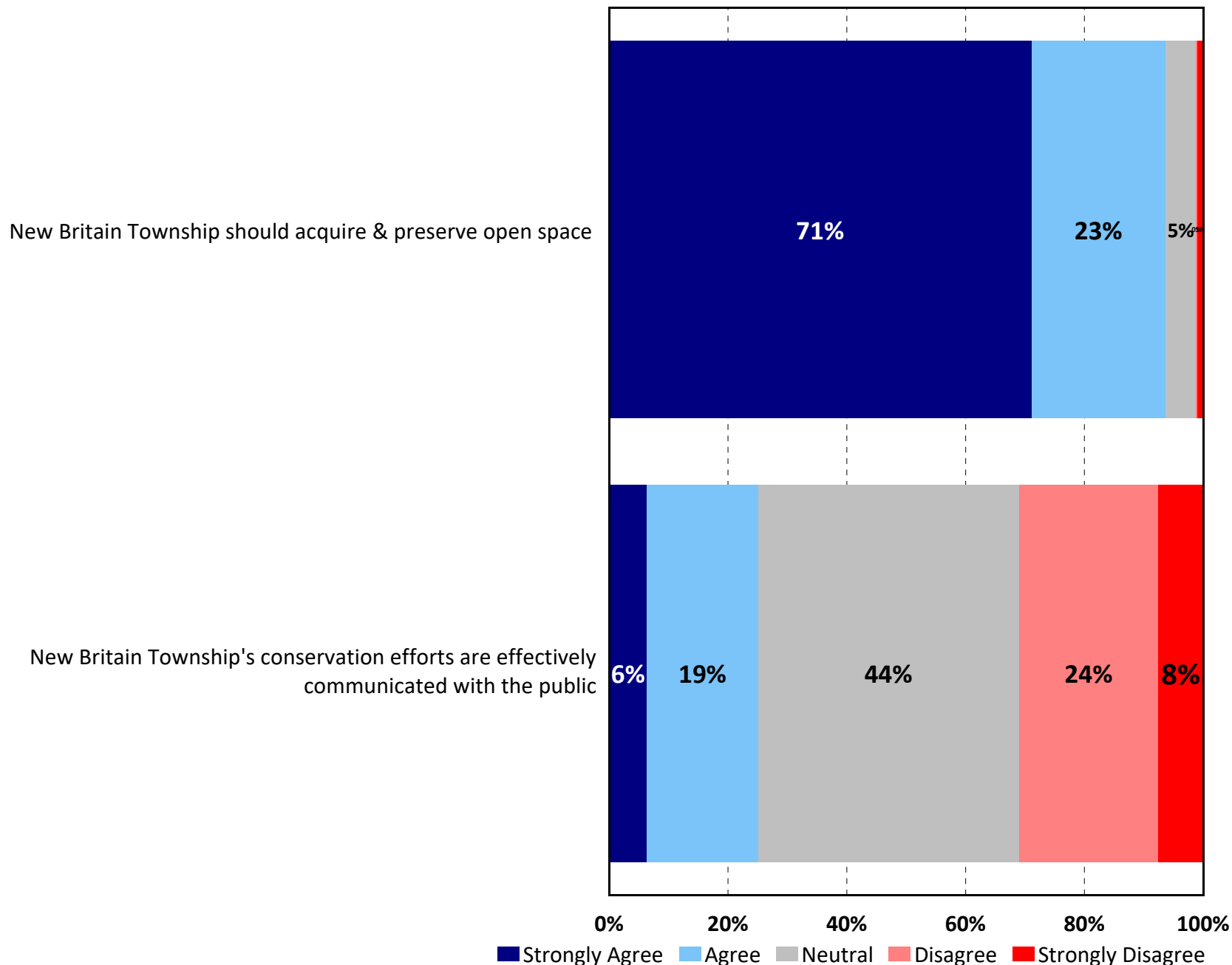
Q2. Are you aware New Britain Township has a voter-approved earned income tax for the purchase of land for open space?

by percentage of respondents (excluding "not provided")



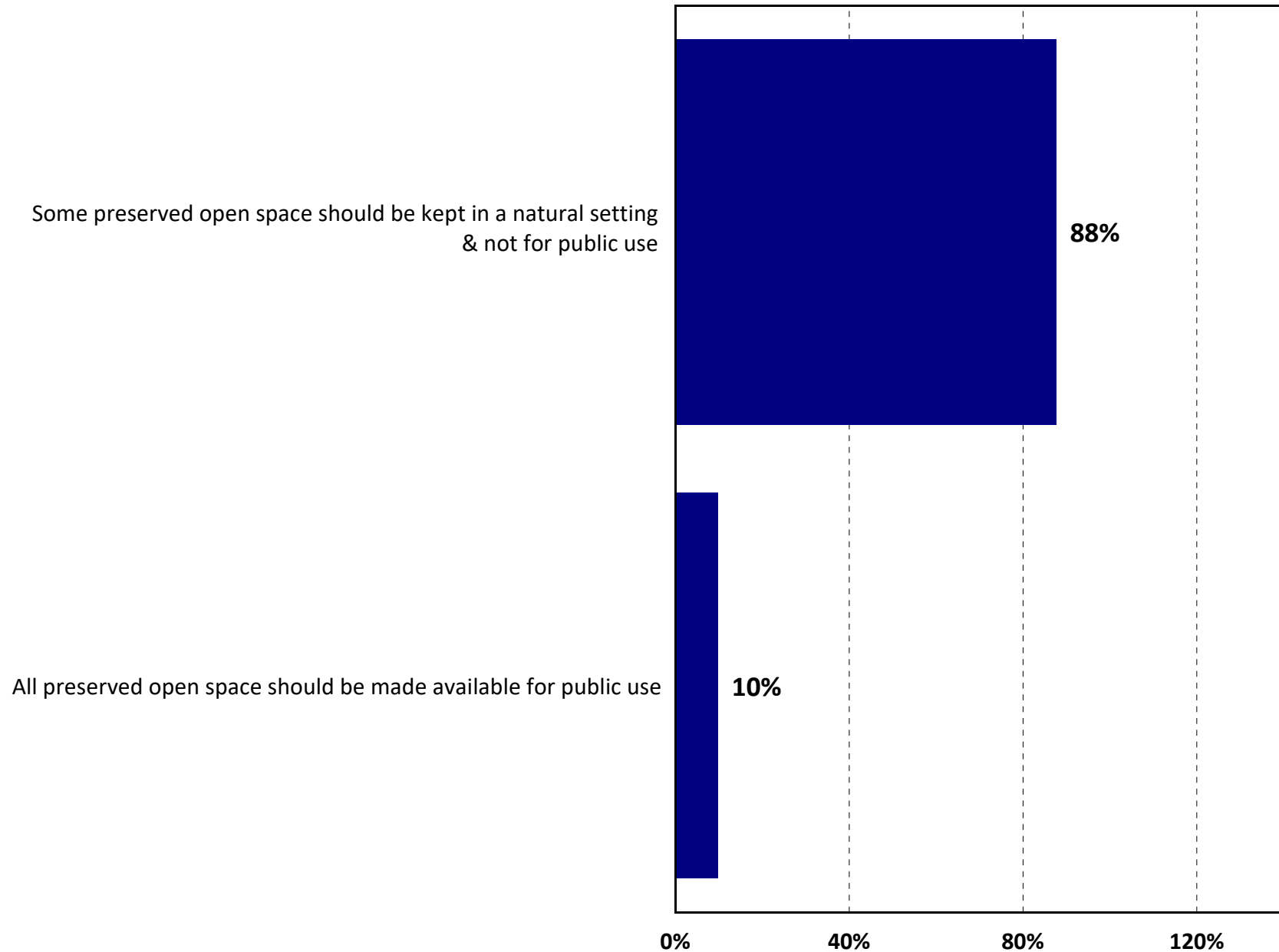
Q3. Please rate your level of agreement with the following statements.

by percentage of respondents (excluding "don't know")



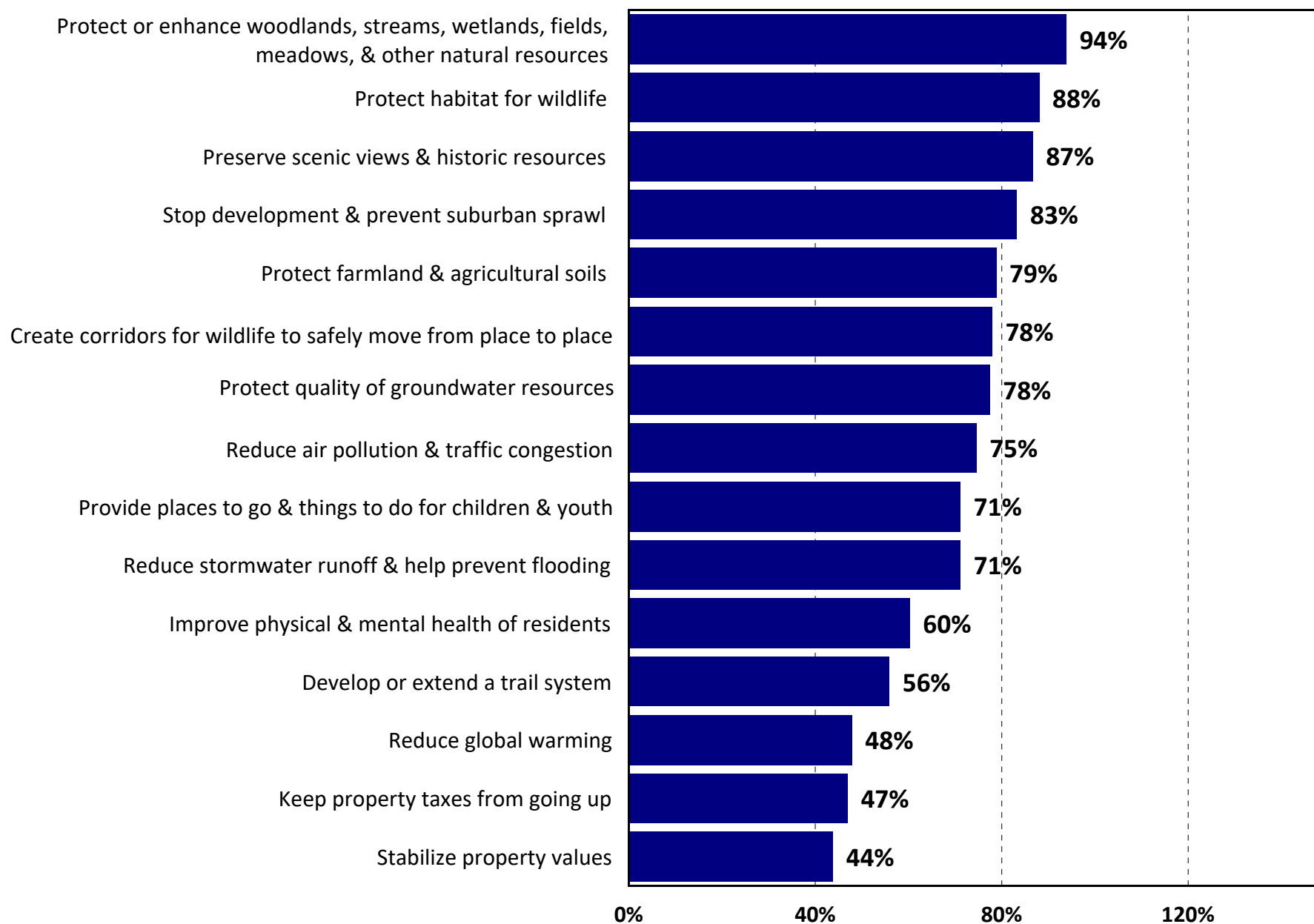
Q4. Select the one statement that best matches your opinion on open space in New Britain Township.

by percentage of respondents (excluding “don’t know”)



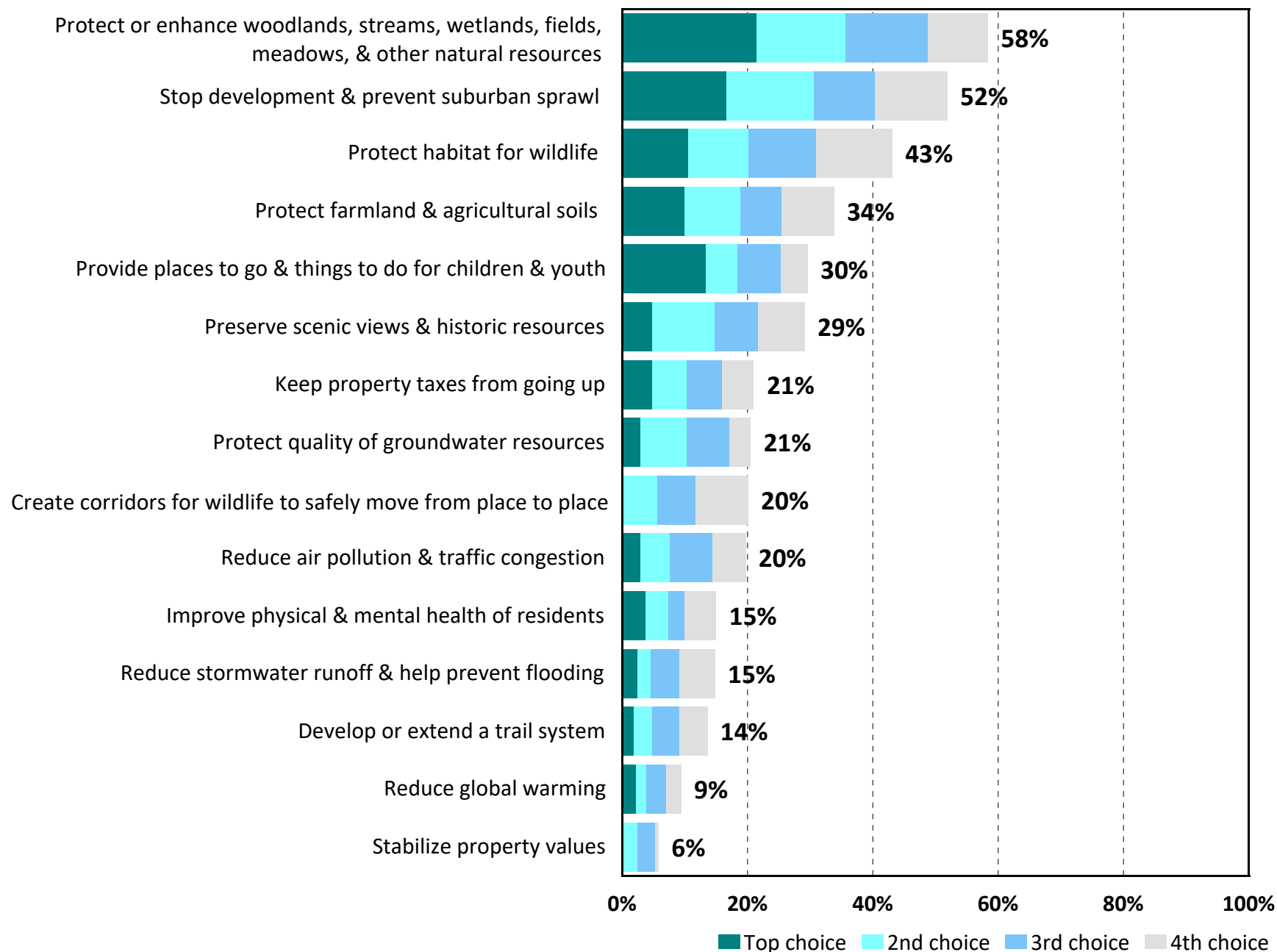
Q5. Please check all the reasons why you believe New Britain Township should preserve open space.

by percentage of respondents (multiple selections could be made; excluding "none")



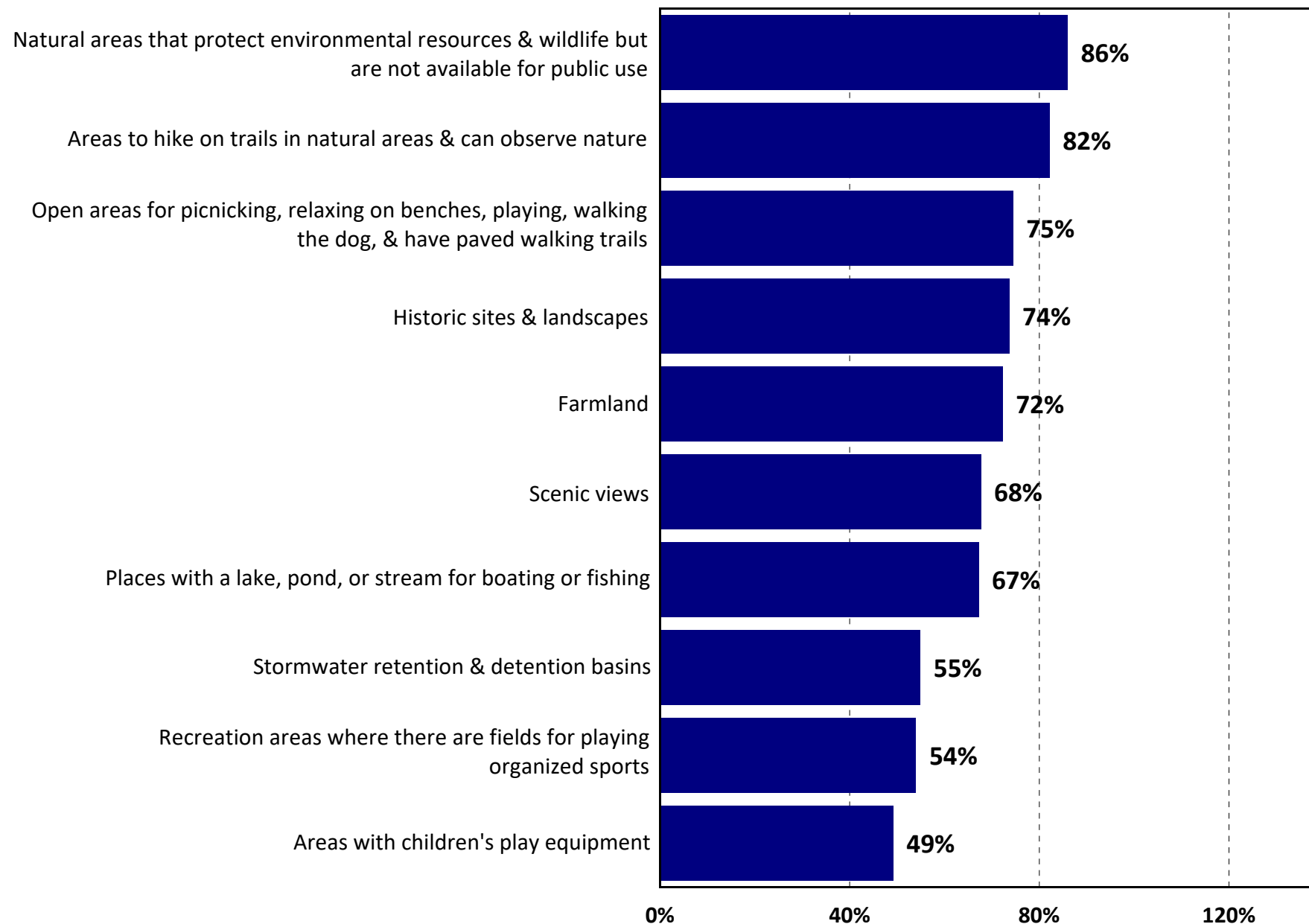
Q6. Which four of the items are most important to you/your household?

by percentage of respondents who selected the items as one of their top four choices



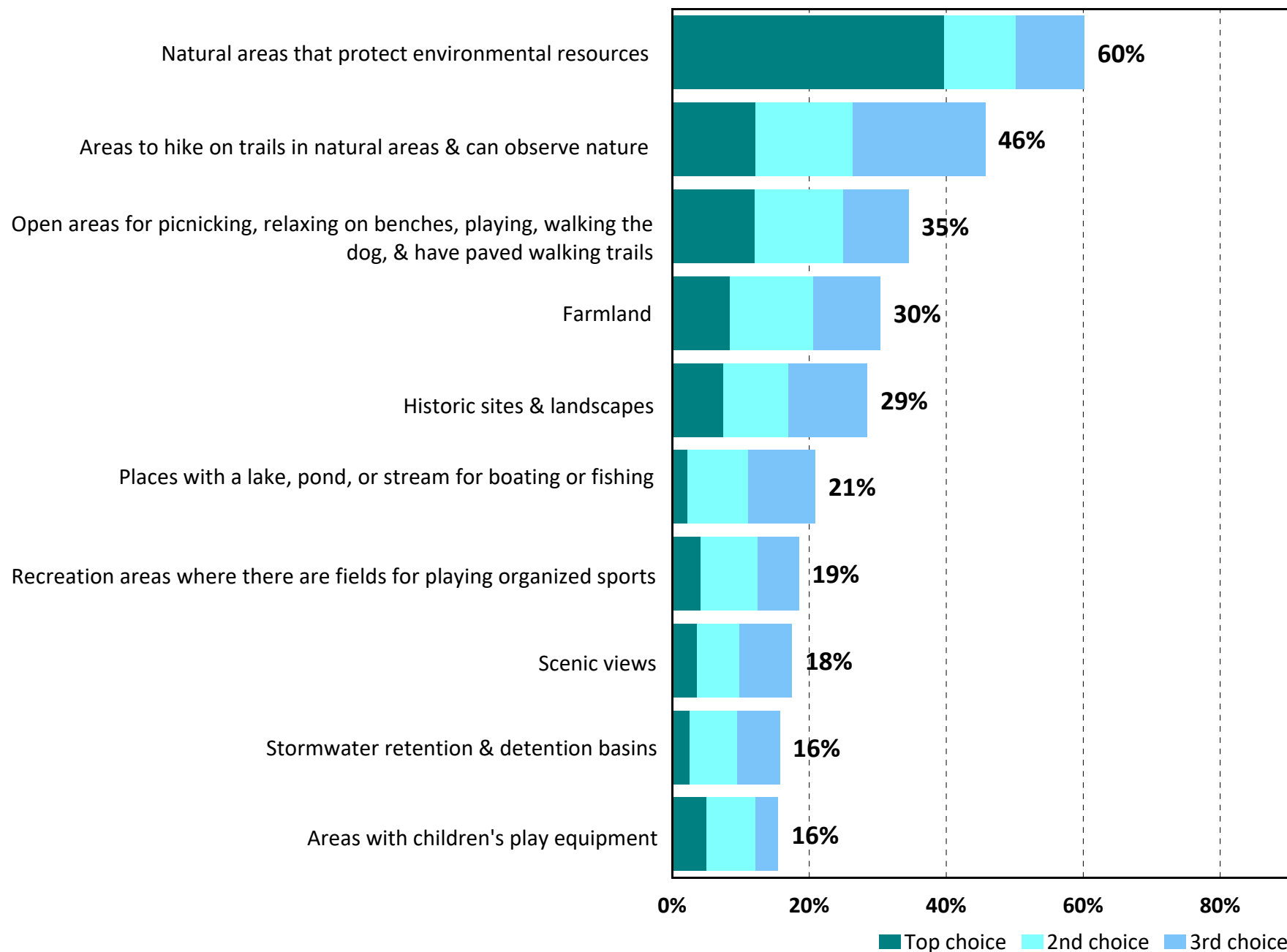
Q7. Please check all the types of open space that are important to you/your household.

by percentage of respondents (multiple selections could be made; excluding "none")



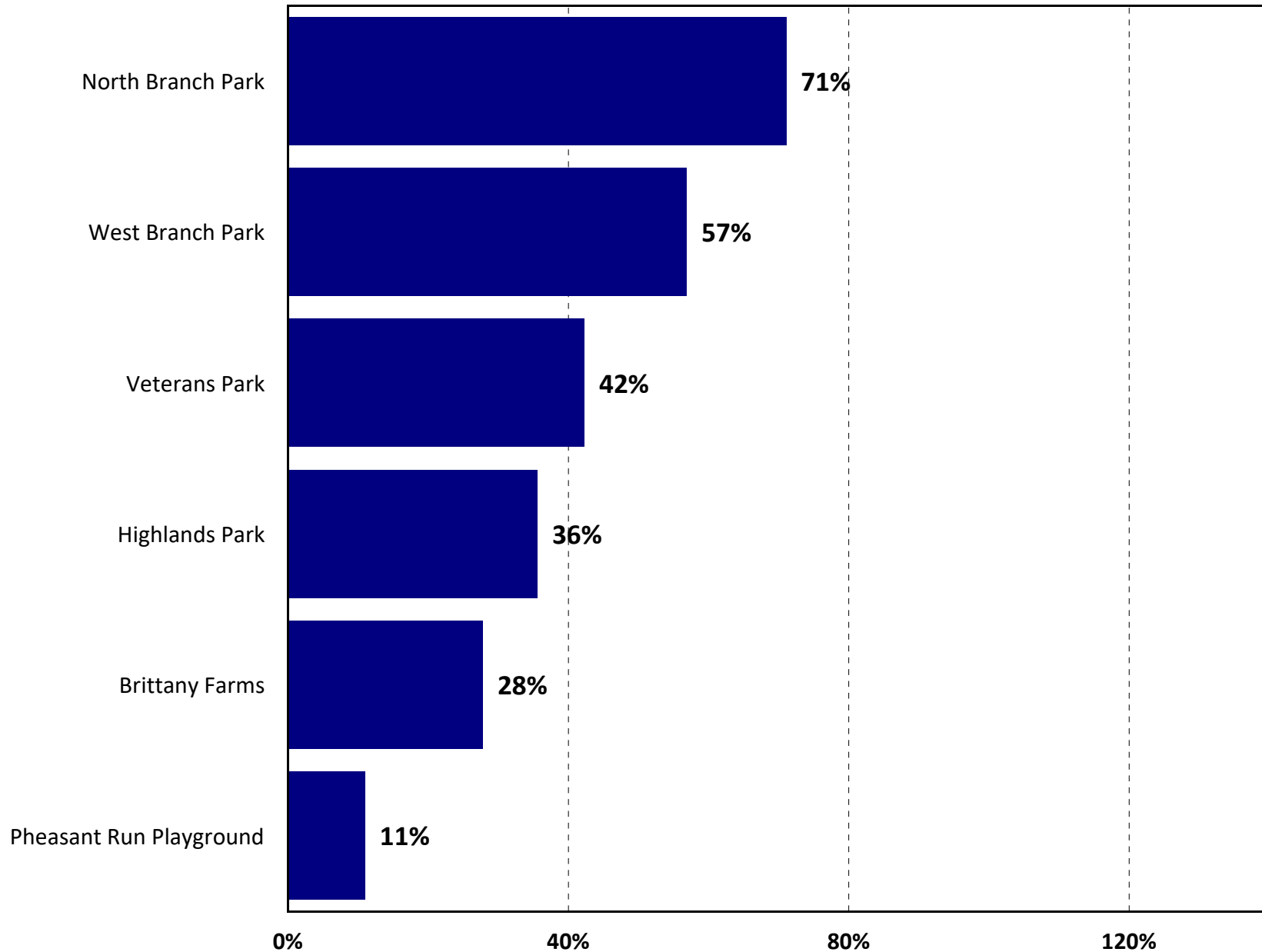
Q8. Which three of the items are most important to you/your household?

by percentage of respondents who selected the items as one of their top three choices



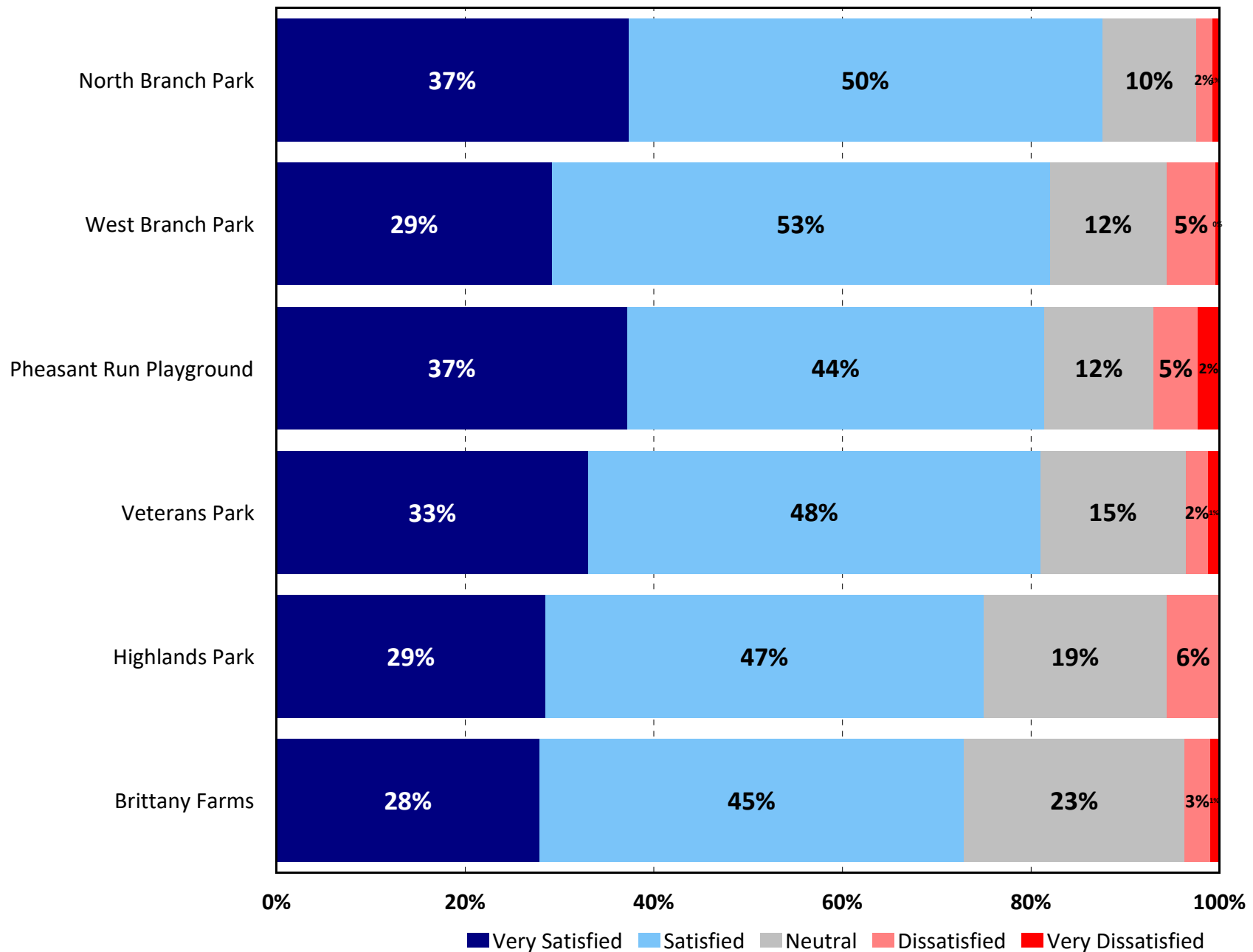
Q9. Please indicate if you/your household have used or visited any of the following parks owned by New Britain Township.

by percentage of respondents who responded "YES" (multiple selections could be made)



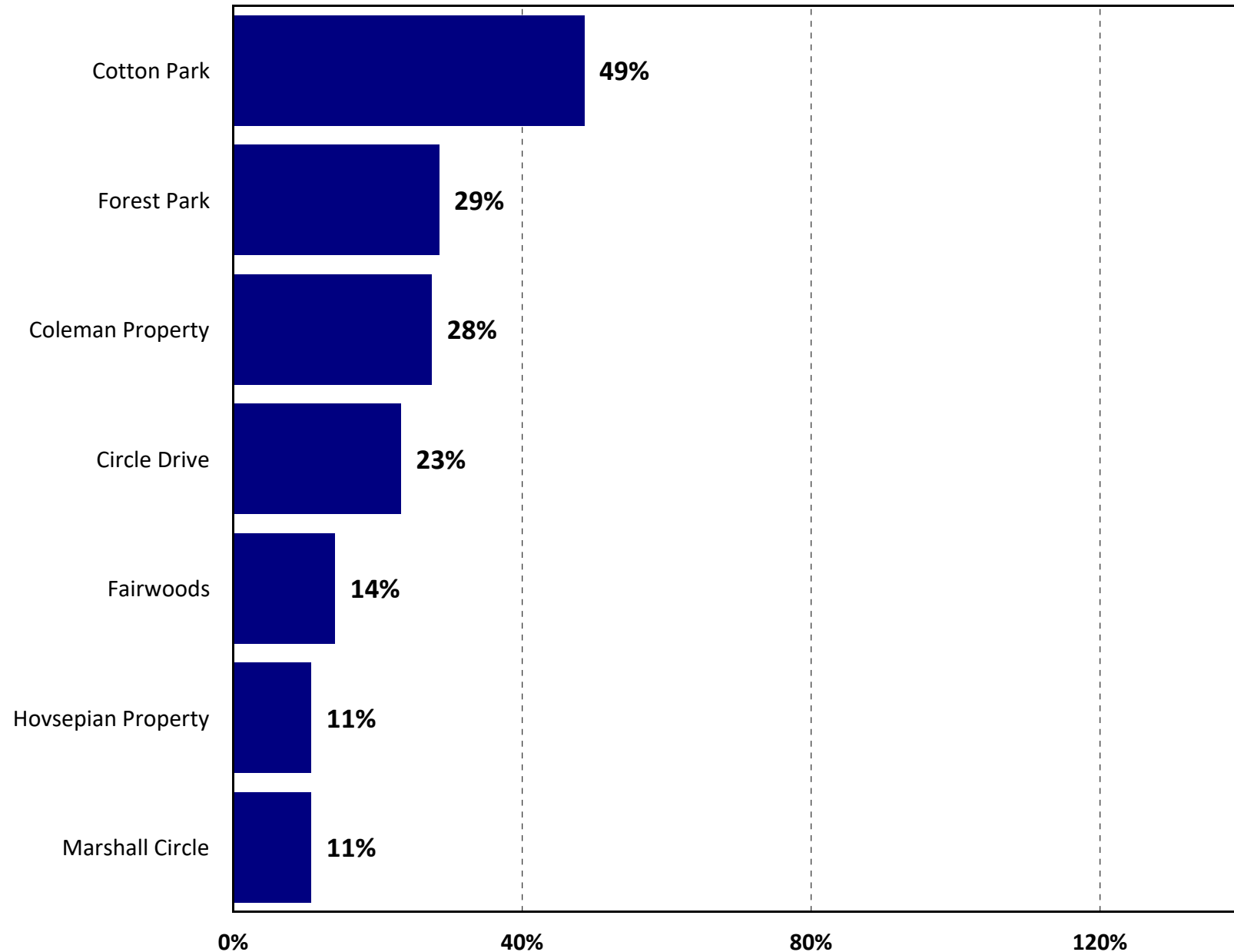
Q9. If "yes," please indicate how you would rate your satisfaction with the park.

by percentage of respondents who responded "YES" to Q9 (excluding "not provided")



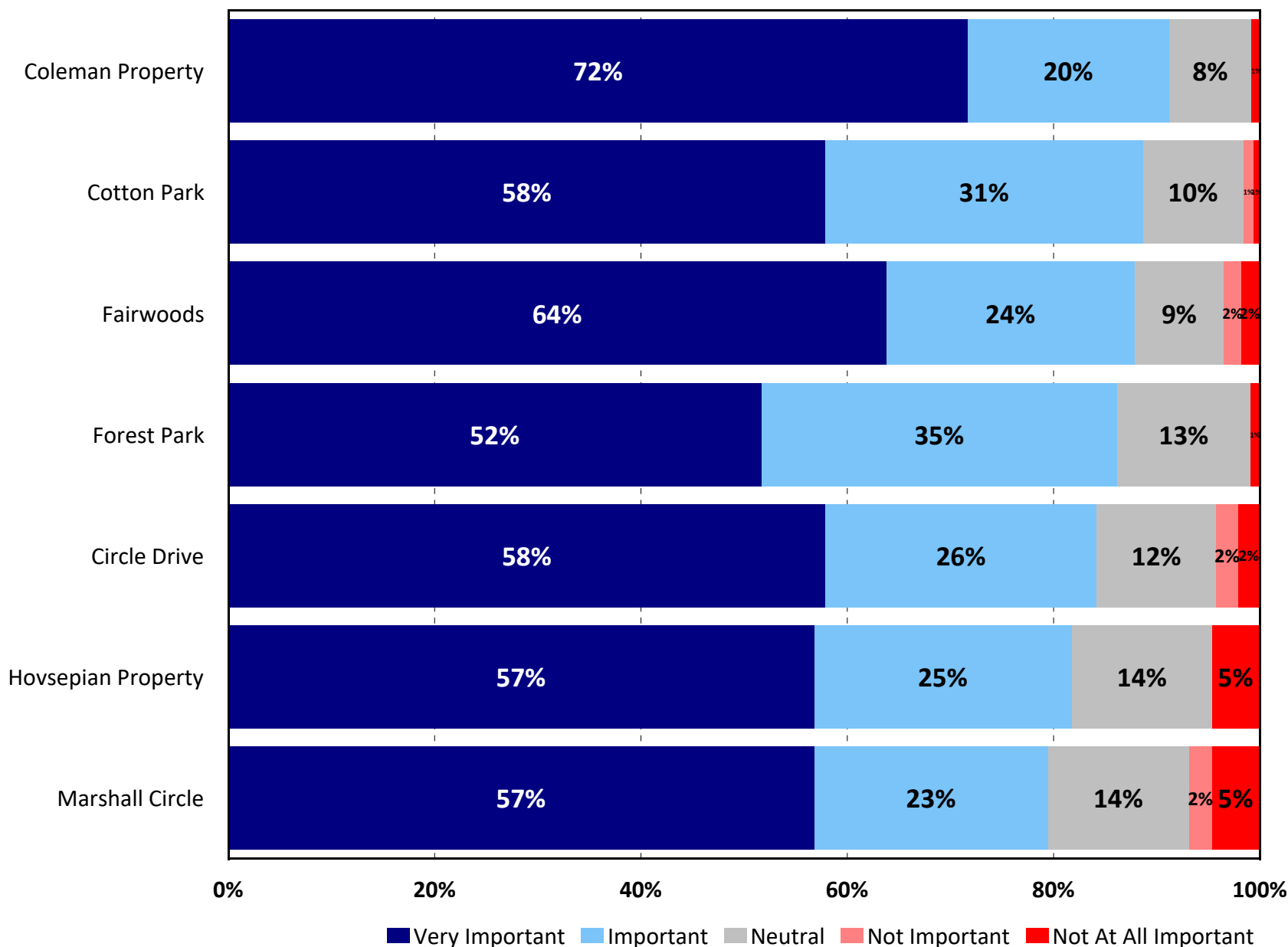
Q10. Please indicate if you/your household are aware of any of the following preserved open space areas owned by New Britain Township.

by percentage of respondents who responded "YES" (multiple selections could be made)



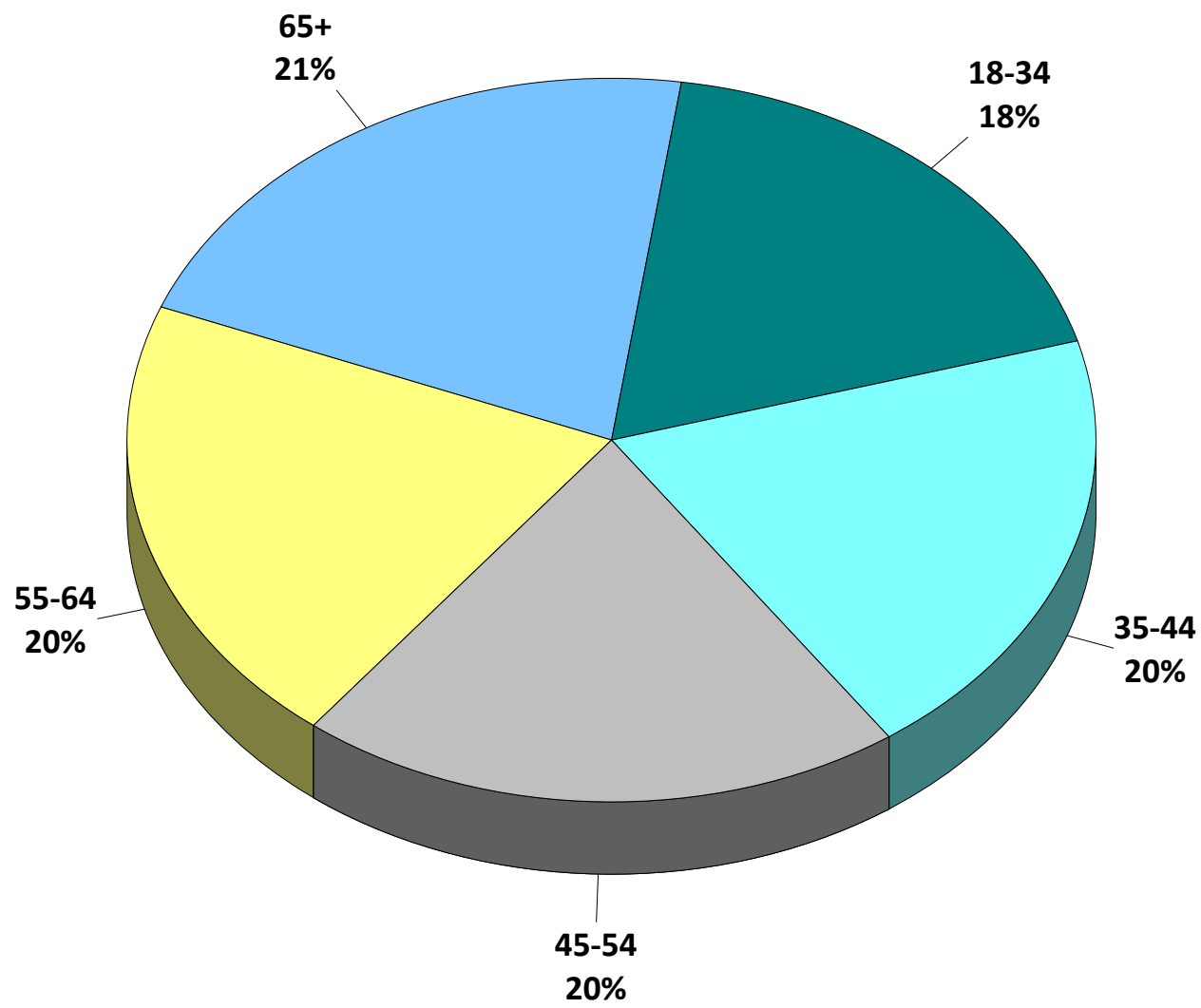
Q10. If "yes," please indicate how important you believe the open space area is to the community.

by percentage of respondents who responded "YES" to Q10 (excluding "not provided")



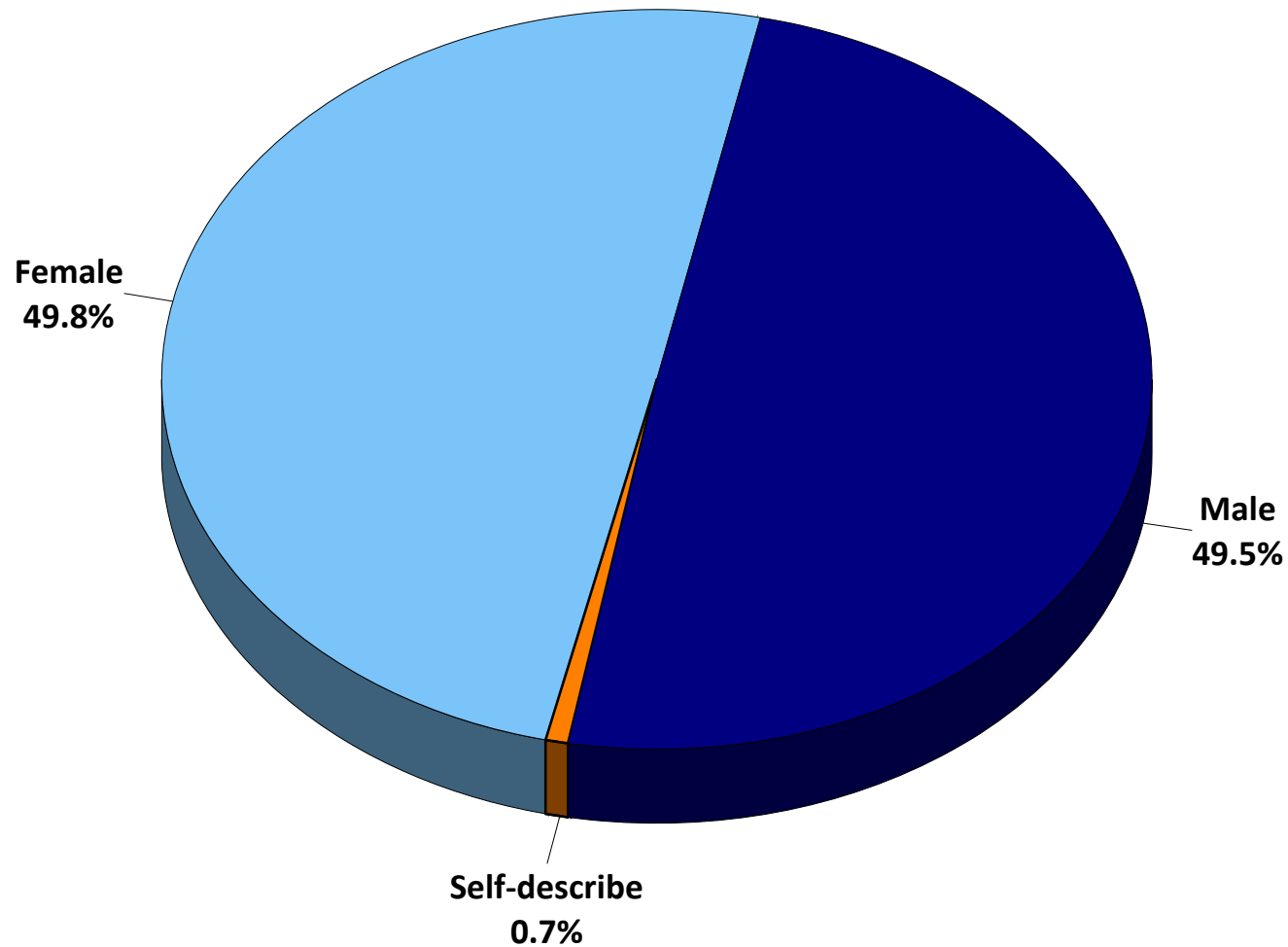
Q11. What is your age?

by percentage of respondents (excluding “not provided”)



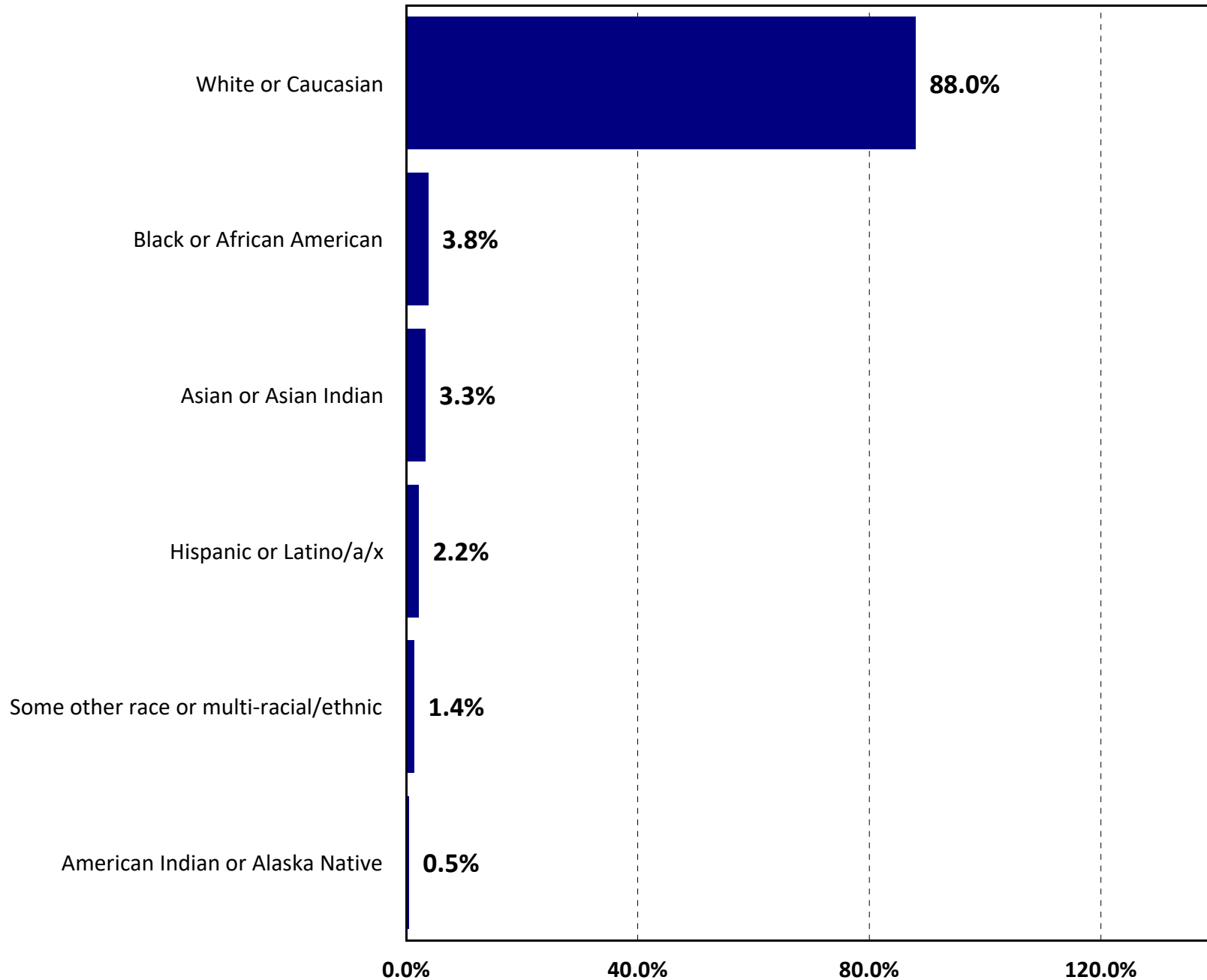
Q12. What gender do you identify as?

by percentage of respondents (excluding “not provided”)



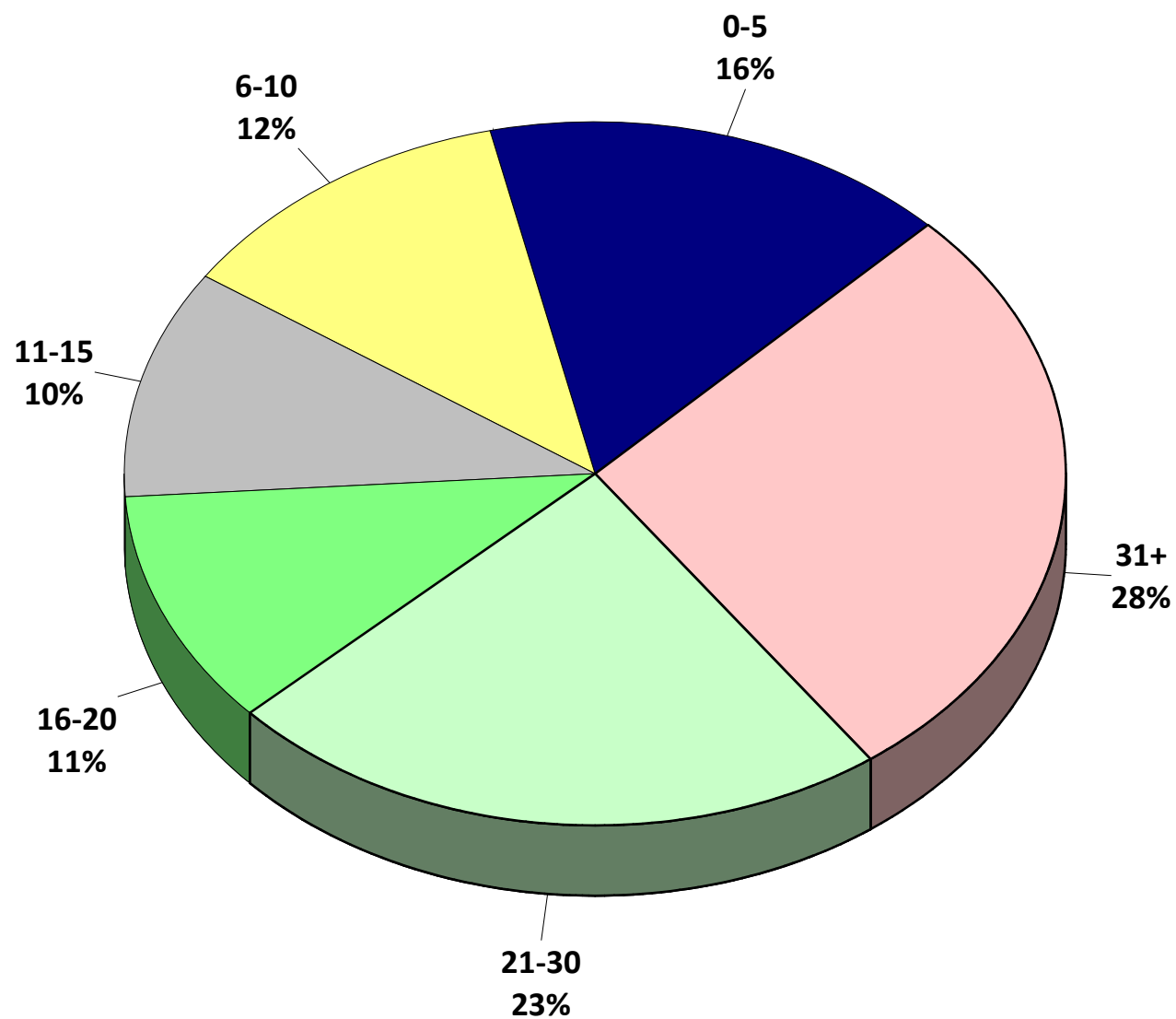
Q13. Which of the following best describes your race?

by percentage of respondents



Q14. How many years have you lived in the Township?

by percentage of respondents (excluding "not provided")





Tabular Data

Q1. Counting yourself, how many people in your household are...

	Mean	Sum
number	2.8	1154
Under age 5	0.1	51
Ages 5-9	0.1	62
Ages 10-14	0.2	85
Ages 15-19	0.1	60
Ages 20-24	0.1	56
Ages 25-34	0.2	102
Ages 35-44	0.3	143
Ages 45-54	0.4	169
Ages 55-64	0.5	194
Ages 65-74	0.3	145
Ages 75+	0.2	87

Q2. Are you aware New Britain Township has a voter-approved earned income tax for the purchase of land for open space?

Q2. Are you aware New Britain Township has a voter-approved earned income tax for the purchase of land for open space

	Number	Percent
Yes	146	34.9 %
No	259	62.0 %
Not provided	13	3.1 %
Total	418	100.0 %

WITHOUT NOT PROVIDED**Q2. Are you aware New Britain Township has a voter-approved earned income tax for the purchase of land for open space? (without "not provided")**

Q2. Are you aware New Britain Township has a voter-approved earned income tax for the purchase of land for open space

	Number	Percent
Yes	146	36.0 %
No	259	64.0 %
Total	405	100.0 %

Q3. Please rate your level of agreement with the following statements.

(N=418)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Don't know
Q3-1. New Britain Township should acquire & preserve open space	70.1%	22.2%	5.0%	0.2%	1.0%	1.4%
Q3-2. New Britain Township's conservation efforts are effectively communicated with the public	5.7%	16.7%	39.2%	21.1%	6.7%	10.5%

WITHOUT DON'T KNOW**Q3. Please rate your level of agreement with the following statements. (without "don't know")**

(N=418)

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
Q3-1. New Britain Township should acquire & preserve open space	71.1%	22.6%	5.1%	0.2%	1.0%
Q3-2. New Britain Township's conservation efforts are effectively communicated with the public	6.4%	18.7%	43.9%	23.5%	7.5%

Q4. Select the ONE statement that best matches your opinion on open space in New Britain Township.

Q4. Your opinion on open space in New Britain Township	Number	Percent
All preserved open space should be made available for public use	40	9.6 %
Some preserved open space should be kept in a natural setting & not for public use	358	85.6 %
Other	10	2.4 %
Don't know	10	2.4 %
Total	418	100.0 %

WITHOUT DON'T KNOW**Q4. Select the ONE statement that best matches your opinion on open space in New Britain Township. (without "don't know")**

Q4. Your opinion on open space in New Britain Township	Number	Percent
All preserved open space should be made available for public use	40	9.8 %
Some preserved open space should be kept in a natural setting & not for public use	358	87.7 %
Other	10	2.5 %
Total	408	100.0 %

Q5. Please check ALL the reasons why you believe New Britain Township should preserve open space.

Q5. Reasons why you believe New Britain Township should preserve open space	Number	Percent
Provide places to go & things to do for children & youth	294	70.3 %
Protect farmland & agricultural soils	326	78.0 %
Preserve scenic views & historic resources	358	85.6 %
Improve physical & mental health of residents	249	59.6 %
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	388	92.8 %
Keep property taxes from going up	194	46.4 %
Protect quality of groundwater resources	320	76.6 %
Reduce air pollution & traffic congestion	308	73.7 %
Stabilize property values	181	43.3 %
Reduce global warming	198	47.4 %
Stop development & prevent suburban sprawl	344	82.3 %
Develop or extend a trail system	231	55.3 %
Reduce stormwater runoff & help prevent flooding	294	70.3 %
Protect habitat for wildlife	364	87.1 %
Create corridors for wildlife to safely move from place to place	322	77.0 %
Other reasons	11	2.6 %
None. I do not believe New Britain Township should preserve open space	5	1.2 %
Total	4387	

WITHOUT NONE**Q5. Please check ALL the reasons why you believe New Britain Township should preserve open space.****(without "none")**

Q5. Reasons why you believe New Britain Township should preserve open space	Number	Percent
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	388	93.9 %
Protect habitat for wildlife	364	88.1 %
Preserve scenic views & historic resources	358	86.7 %
Stop development & prevent suburban sprawl	344	83.3 %
Protect farmland & agricultural soils	326	78.9 %
Create corridors for wildlife to safely move from place to place	322	78.0 %
Protect quality of groundwater resources	320	77.5 %
Reduce air pollution & traffic congestion	308	74.6 %
Provide places to go & things to do for children & youth	294	71.2 %
Reduce stormwater runoff & help prevent flooding	294	71.2 %
Improve physical & mental health of residents	249	60.3 %
Develop or extend a trail system	231	55.9 %
Reduce global warming	198	47.9 %
Keep property taxes from going up	194	47.0 %
Stabilize property values	181	43.8 %
Other reasons	11	2.7 %
Total	4382	

Q6. Which FOUR of the items listed in Question 5 are MOST IMPORTANT to you and members of your household?

Q6. Top choice	Number	Percent
Provide places to go & things to do for children & youth	56	13.4 %
Protect farmland & agricultural soils	42	10.0 %
Preserve scenic views & historic resources	20	4.8 %
Improve physical & mental health of residents	16	3.8 %
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	90	21.5 %
Keep property taxes from going up	20	4.8 %
Protect quality of groundwater resources	12	2.9 %
Reduce air pollution & traffic congestion	12	2.9 %
Reduce global warming	9	2.2 %
Stop development & prevent suburban sprawl	70	16.7 %
Develop or extend a trail system	8	1.9 %
Reduce stormwater runoff & help prevent flooding	10	2.4 %
Protect habitat for wildlife	44	10.5 %
Create corridors for wildlife to safely move from place to place	1	0.2 %
None chosen	8	1.9 %
Total	418	100.0 %

Q6. Which FOUR of the items listed in Question 5 are MOST IMPORTANT to you and members of your household?

Q6. 2nd choice	Number	Percent
Provide places to go & things to do for children & youth	21	5.0 %
Protect farmland & agricultural soils	37	8.9 %
Preserve scenic views & historic resources	42	10.0 %
Improve physical & mental health of residents	15	3.6 %
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	59	14.1 %
Keep property taxes from going up	23	5.5 %
Protect quality of groundwater resources	31	7.4 %
Reduce air pollution & traffic congestion	20	4.8 %
Stabilize property values	10	2.4 %
Reduce global warming	7	1.7 %
Stop development & prevent suburban sprawl	58	13.9 %
Develop or extend a trail system	12	2.9 %
Reduce stormwater runoff & help prevent flooding	9	2.2 %
Protect habitat for wildlife	40	9.6 %
Create corridors for wildlife to safely move from place to place	23	5.5 %
None chosen	11	2.6 %
Total	418	100.0 %

Q6. Which FOUR of the items listed in Question 5 are MOST IMPORTANT to you and members of your household?

Q6. 3rd choice	Number	Percent
Provide places to go & things to do for children & youth	29	6.9 %
Protect farmland & agricultural soils	27	6.5 %
Preserve scenic views & historic resources	29	6.9 %
Improve physical & mental health of residents	11	2.6 %
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	55	13.2 %
Keep property taxes from going up	24	5.7 %
Protect quality of groundwater resources	29	6.9 %
Reduce air pollution & traffic congestion	28	6.7 %
Stabilize property values	12	2.9 %
Reduce global warming	13	3.1 %
Stop development & prevent suburban sprawl	41	9.8 %
Develop or extend a trail system	18	4.3 %
Reduce stormwater runoff & help prevent flooding	19	4.5 %
Protect habitat for wildlife	45	10.8 %
Create corridors for wildlife to safely move from place to place	25	6.0 %
None chosen	13	3.1 %
Total	418	100.0 %

Q6. Which FOUR of the items listed in Question 5 are MOST IMPORTANT to you and members of your household?

Q6. 4th choice	Number	Percent
Provide places to go & things to do for children & youth	18	4.3 %
Protect farmland & agricultural soils	35	8.4 %
Preserve scenic views & historic resources	31	7.4 %
Improve physical & mental health of residents	21	5.0 %
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	40	9.6 %
Keep property taxes from going up	21	5.0 %
Protect quality of groundwater resources	14	3.3 %
Reduce air pollution & traffic congestion	22	5.3 %
Stabilize property values	2	0.5 %
Reduce global warming	10	2.4 %
Stop development & prevent suburban sprawl	48	11.5 %
Develop or extend a trail system	19	4.5 %
Reduce stormwater runoff & help prevent flooding	24	5.7 %
Protect habitat for wildlife	51	12.2 %
Create corridors for wildlife to safely move from place to place	35	8.4 %
None chosen	27	6.5 %
Total	418	100.0 %

SUM OF TOP 4 CHOICES**Q6. Which FOUR of the items listed in Question 5 are MOST IMPORTANT to you and members of your household? (top 4)**

<u>Q6. Top choice</u>	<u>Number</u>	<u>Percent</u>
Provide places to go & things to do for children & youth	124	29.7 %
Protect farmland & agricultural soils	141	33.7 %
Preserve scenic views & historic resources	122	29.2 %
Improve physical & mental health of residents	63	15.1 %
Protect or enhance woodlands, streams, wetlands, fields, meadows, & other natural resources	244	58.4 %
Keep property taxes from going up	88	21.1 %
Protect quality of groundwater resources	86	20.6 %
Reduce air pollution & traffic congestion	82	19.6 %
Stabilize property values	24	5.7 %
Reduce global warming	39	9.3 %
Stop development & prevent suburban sprawl	217	51.9 %
Develop or extend a trail system	57	13.6 %
Reduce stormwater runoff & help prevent flooding	62	14.8 %
Protect habitat for wildlife	180	43.1 %
Create corridors for wildlife to safely move from place to place	84	20.1 %
None chosen	8	1.9 %
Total	1621	

Q7. Please check ALL the types of open space that are important to you and the members of your household.

<u>Q7. Types of open space important to your household</u>	<u>Number</u>	<u>Percent</u>
Natural areas that protect environmental resources & wildlife but are not available for public use	357	85.4 %
Historic sites & landscapes	306	73.2 %
Stormwater retention & detention basins	228	54.5 %
Open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails	309	73.9 %
Farmland	300	71.8 %
Scenic views	281	67.2 %
Places with a lake, pond, or stream for boating or fishing	279	66.7 %
Areas with children's play equipment	204	48.8 %
Recreation areas where there are fields for playing organized sports	224	53.6 %
Areas to hike on trails in natural areas & can observe nature	341	81.6 %
Other reasons	12	2.9 %
None	3	0.7 %
Total	2844	

WITHOUT NONE**Q7. Please check ALL the types of open space that are important to you and the members of your household. (without "none")**

<u>Q7. Types of open space important to your household</u>	<u>Number</u>	<u>Percent</u>
Natural areas that protect environmental resources & wildlife but are not available for public use	357	86.0 %
Areas to hike on trails in natural areas & can observe nature	341	82.2 %
Open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails	309	74.5 %
Historic sites & landscapes	306	73.7 %
Farmland	300	72.3 %
Scenic views	281	67.7 %
Places with a lake, pond, or stream for boating or fishing	279	67.2 %
Stormwater retention & detention basins	228	54.9 %
Recreation areas where there are fields for playing organized sports	224	54.0 %
Areas with children's play equipment	204	49.2 %
Other reasons	12	2.9 %
Total	2841	

Q8. Which THREE of the items listed in Question 7 are MOST IMPORTANT to you and members of your household?

<u>Q8. Top choice</u>	<u>Number</u>	<u>Percent</u>
Natural areas that protect environmental resources & wildlife but are not available for public use	166	39.7 %
Historic sites & landscapes	31	7.4 %
Stormwater retention & detention basins	11	2.6 %
Open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails	50	12.0 %
Farmland	35	8.4 %
Scenic views	15	3.6 %
Places with a lake, pond, or stream for boating or fishing	9	2.2 %
Areas with children's play equipment	21	5.0 %
Recreation areas where there are fields for playing organized sports	17	4.1 %
Areas to hike on trails in natural areas & can observe nature	51	12.2 %
None chosen	12	2.9 %
Total	418	100.0 %

Q8. Which THREE of the items listed in Question 7 are MOST IMPORTANT to you and members of your household?

Q8. 2nd choice	Number	Percent
Natural areas that protect environmental resources & wildlife but are not available for public use	44	10.5 %
Historic sites & landscapes	40	9.6 %
Stormwater retention & detention basins	29	6.9 %
Open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails	54	12.9 %
Farmland	51	12.2 %
Scenic views	26	6.2 %
Places with a lake, pond, or stream for boating or fishing	37	8.9 %
Areas with children's play equipment	30	7.2 %
Recreation areas where there are fields for playing organized sports	35	8.4 %
Areas to hike on trails in natural areas & can observe nature	59	14.1 %
None chosen	13	3.1 %
Total	418	100.0 %

Q8. Which THREE of the items listed in Question 7 are MOST IMPORTANT to you and members of your household?

Q8. 3rd choice	Number	Percent
Natural areas that protect environmental resources & wildlife but are not available for public use	42	10.0 %
Historic sites & landscapes	48	11.5 %
Stormwater retention & detention basins	26	6.2 %
Open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails	40	9.6 %
Farmland	41	9.8 %
Scenic views	32	7.7 %
Places with a lake, pond, or stream for boating or fishing	41	9.8 %
Areas with children's play equipment	14	3.3 %
Recreation areas where there are fields for playing organized sports	25	6.0 %
Areas to hike on trails in natural areas & can observe nature	81	19.4 %
None chosen	28	6.7 %
Total	418	100.0 %

SUM OF TOP 3 CHOICES**Q8. Which THREE of the items listed in Question 7 are MOST IMPORTANT to you and members of your household? (top 3)**

<u>Q8. Top choice</u>	<u>Number</u>	<u>Percent</u>
Natural areas that protect environmental resources & wildlife but are not available for public use	252	60.3 %
Historic sites & landscapes	119	28.5 %
Stormwater retention & detention basins	66	15.8 %
Open areas for picnicking, relaxing on benches, playing, walking the dog, & have paved walking trails	144	34.4 %
Farmland	127	30.4 %
Scenic views	73	17.5 %
Places with a lake, pond, or stream for boating or fishing	87	20.8 %
Areas with children's play equipment	65	15.6 %
Recreation areas where there are fields for playing organized sports	77	18.4 %
Areas to hike on trails in natural areas & can observe nature	191	45.7 %
None chosen	12	2.9 %
Total	1213	

Q9. Please indicate if you or any members of your household have used or visited any of the following parks owned by New Britain Township.

(N=418)

	<u>Yes</u>	<u>No</u>
Q9-1. North Branch Park	71.1%	28.9%
Q9-2. West Branch Park	56.9%	43.1%
Q9-3. Highlands Park	35.6%	64.4%
Q9-4. Brittany Farms	27.8%	72.2%
Q9-5. Pheasant Run Playground	11.0%	89.0%
Q9-6. Veterans Park	42.3%	57.7%
Q9-7. Other	13.6%	86.4%

Q9. If "yes," please indicate how you would rate your satisfaction with the park.

(N=381)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Not provided
Q9-1. North Branch Park	36.7%	49.5%	9.8%	1.7%	0.7%	1.7%
Q9-2. West Branch Park	28.6%	51.7%	12.2%	5.0%	0.4%	2.1%
Q9-3. Highlands Park	27.5%	45.0%	18.8%	5.4%	0.0%	3.4%
Q9-4. Brittany Farms	26.7%	43.1%	22.4%	2.6%	0.9%	4.3%
Q9-5. Pheasant Run Playground	34.8%	41.3%	10.9%	4.3%	2.2%	6.5%
Q9-6. Veterans Park	31.6%	45.8%	14.7%	2.3%	1.1%	4.5%
Q9-7. Other	63.2%	28.1%	3.5%	1.8%	0.0%	3.5%

WITHOUT NOT PROVIDED**Q9. If "yes," please indicate how you would rate your satisfaction with the park. (without "not provided")**

(N=381)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q9-1. North Branch Park	37.3%	50.3%	9.9%	1.7%	0.7%
Q9-2. West Branch Park	29.2%	52.8%	12.4%	5.2%	0.4%
Q9-3. Highlands Park	28.5%	46.5%	19.4%	5.6%	0.0%
Q9-4. Brittany Farms	27.9%	45.0%	23.4%	2.7%	0.9%
Q9-5. Pheasant Run Playground	37.2%	44.2%	11.6%	4.7%	2.3%
Q9-6. Veterans Park	33.1%	47.9%	15.4%	2.4%	1.2%
Q9-7. Other	65.5%	29.1%	3.6%	1.8%	0.0%

Q9-7. Other:

Q9-7. Other	Number	Percent
Peace Valley Park	34	59.6 %
Blue Jay Rd	4	7.0 %
Cover Bridge Park	3	5.3 %
Krupp Park	2	3.5 %
Chestnut St Park	1	1.8 %
Lake Galena	1	1.8 %
Peace Valley Park, Cover Bridge/Pine Run	1	1.8 %
Greenway Trail	1	1.8 %
Neshaming Greenway Trail	1	1.8 %
Kelly Park, Chalfont Borough	1	1.8 %
Central Park	1	1.8 %
East Fairwood	1	1.8 %
Twin Streams	1	1.8 %
Cotton Park	1	1.8 %
Coleman Property	1	1.8 %
Neshaminy Greenway Trail	1	1.8 %
Wilma Quinlan N	1	1.8 %
Peace Valley/Lake Galena	1	1.8 %
Total	57	100.0 %

Q10. Please indicate if you or any members of your household are aware of any of the following preserved open space areas owned by New Britain Township.

(N=418)

	Yes	No
Q10-1. Coleman Property (Upper State Road-Neshaminy Creek Greenway Extension)	27.5%	72.5%
Q10-2. Hovsepian Property (Keller Road & Upper State Road)	10.8%	89.2%
Q10-3. Cotton Park (Walnut Street & Schoolhouse Road)	48.6%	51.4%
Q10-4. Forest Park (Forest Park Drive)	28.5%	71.5%
Q10-5. Fairwoods (East Fairwood Drive)	14.1%	85.9%
Q10-6. Marshall Circle (Near Walter Road)	10.8%	89.2%
Q10-7. Circle Drive (Schoolhouse Road)	23.2%	76.8%
Q10-8. Other	2.9%	97.1%

Q10. If "yes," please indicate how important you believe the open space area is to the community.

(N=287)

	Very important	Important	Neutral	Not important	Not at all important	Not provided
Q10-1. Coleman Property (Upper State Road- Neshaminy Creek Greenway Extension)	70.4%	19.1%	7.8%	0.0%	0.9%	1.7%
Q10-2. Hovsepian Property (Keller Road & Upper State Road)	55.6%	24.4%	13.3%	0.0%	4.4%	2.2%
Q10-3. Cotton Park (Walnut Street & Schoolhouse Road)	55.7%	29.6%	9.4%	1.0%	0.5%	3.9%
Q10-4. Forest Park (Forest Park Drive)	50.4%	33.6%	12.6%	0.0%	0.8%	2.5%
Q10-5. Fairwoods (East Fairwood Drive)	62.7%	23.7%	8.5%	1.7%	1.7%	1.7%
Q10-6. Marshall Circle (Near Walter Road)	55.6%	22.2%	13.3%	2.2%	4.4%	2.2%
Q10-7. Circle Drive (Schoolhouse Road)	56.7%	25.8%	11.3%	2.1%	2.1%	2.1%
Q10-8. Other	83.3%	16.7%	0.0%	0.0%	0.0%	0.0%

WITHOUT NOT PROVIDED**Q10. If "yes," please indicate how important you believe the open space area is to the community. (without "not provided")**

(N=287)

	Very important	Important	Neutral	Not important	Not at all important
Q10-1. Coleman Property (Upper State Road-Neshaminy Creek Greenway Extension)	71.7%	19.5%	8.0%	0.0%	0.9%
Q10-2. Hovsepian Property (Keller Road & Upper State Road)	56.8%	25.0%	13.6%	0.0%	4.5%
Q10-3. Cotton Park (Walnut Street & Schoolhouse Road)	57.9%	30.8%	9.7%	1.0%	0.5%
Q10-4. Forest Park (Forest Park Drive)	51.7%	34.5%	12.9%	0.0%	0.9%
Q10-5. Fairwoods (East Fairwood Drive)	63.8%	24.1%	8.6%	1.7%	1.7%
Q10-6. Marshall Circle (Near Walter Road)	56.8%	22.7%	13.6%	2.3%	4.5%
Q10-7. Circle Drive (Schoolhouse Road)	57.9%	26.3%	11.6%	2.1%	2.1%
Q10-8. Other	83.3%	16.7%	0.0%	0.0%	0.0%

Q10-8. Other:

Q10-8. Other	Number	Percent
Peace Valley	7	58.3 %
Blue Jay Rd	3	25.0 %
Golden Properties on King Road	1	8.3 %
Nowakoski Farm on Sellersville Rd	1	8.3 %
Total	12	100.0 %

Q11. What is your age?

Q11. Your age	Number	Percent
18-34	77	18.4 %
35-44	82	19.6 %
45-54	84	20.1 %
55-64	85	20.3 %
65+	89	21.3 %
Not provided	1	0.2 %
Total	418	100.0 %

WITHOUT NOT PROVIDED**Q11. What is your age? (without "not provided")**

Q11. Your age	Number	Percent
18-34	77	18.5 %
35-44	82	19.7 %
45-54	84	20.1 %
55-64	85	20.4 %
65+	89	21.3 %
Total	417	100.0 %

Q12. What gender do you identify as?

Q12. Your gender	Number	Percent
Male	206	49.3 %
Female	207	49.5 %
Prefer to self-describe	3	0.7 %
Not provided	2	0.5 %
Total	418	100.0 %

WITHOUT NOT PROVIDED**Q12. What gender do you identify as? (without "not provided")**

Q12. Your gender	Number	Percent
Male	206	49.5 %
Female	207	49.8 %
Prefer to self-describe	3	0.7 %
Total	416	100.0 %

Q12-3. Self-describe your gender identity:

Q12-3. Self-describe your gender	Number	Percent
Non-binary	2	66.7 %
Transmale	1	33.3 %
Total	3	100.0 %

Q13. Which of the following best describes your race?

Q13. Your race	Number	Percent
Asian or Asian Indian	14	3.3 %
Black or African American	16	3.8 %
American Indian or Alaska Native	2	0.5 %
White or Caucasian	368	88.0 %
Hispanic or Latino/a/x	9	2.2 %
Some other race or multi-racial/ethnic	6	1.4 %
Total	415	

Q13-6. Self-describe your race:

<u>Q13-6. Self-describe your race</u>	<u>Number</u>	<u>Percent</u>
Bi-racial	1	16.7 %
Scandinavian	1	16.7 %
Northern European	1	16.7 %
Multiple races	1	16.7 %
Mixed	1	16.7 %
Jewish	1	16.7 %
Total	6	100.0 %

Q14. How many years have you lived in the Township?

<u>Q14. How many years have you lived in Township</u>	<u>Number</u>	<u>Percent</u>
0-5	66	15.8 %
6-10	50	12.0 %
11-15	43	10.3 %
16-20	45	10.8 %
21-30	95	22.7 %
31+	114	27.3 %
Not provided	5	1.2 %
Total	418	100.0 %

WITHOUT NOT PROVIDED**Q14. How many years have you lived in the Township? (without "not provided")**

<u>Q14. How many years have you lived in Township</u>	<u>Number</u>	<u>Percent</u>
0-5	66	16.0 %
6-10	50	12.1 %
11-15	43	10.4 %
16-20	45	10.9 %
21-30	95	23.0 %
31+	114	27.6 %
Total	413	100.0 %

4

Survey Instrument

New Britain Township
Open Space Plan Committee
207 Park Avenue
Chalfont, PA 18914

Dear New Britain Township Resident:

New Britain Township has begun to update the township's Open Space Plan. The last update of the Open Space Plan was in 2008. The Open Space Plan is an essential document for determining which parcels in the township should be acquired and preserved. Your household has been selected at random to receive a survey to gather opinions and information about open space. It is very important that you participate. We realize that this survey will take a few minutes of your time, but each question is important. The time you invest in completing this survey will help us in our decision-making for the future protection of essential open space in New Britain Township.

New Britain Township currently owns approximately 300 acres of land that is permanently preserved. The types of open space that the township owns falls into two categories: **Conservation Areas** which are areas typically associated with important natural resources that may include unpaved trails and land that is preserved in its natural setting without trails or public access and, **Passive Recreation Areas** which are open space areas that may have public access, trails, and benches to allow for leisurely enjoying the natural environment.

We have selected ETC Institute, a national research firm based in Olathe, Kansas, as our partner to administer this survey. They will compile the data received and present the results later this year. **Your responses will remain confidential.** We encourage you to complete the survey on-line at NewBritainSurvey.org You may also complete the enclosed printed version and return it in the enclosed postage-paid, return-reply envelope.

Thank you in advance for your participation in this important survey. If you have any questions, please feel free to contact the township at: nbt@nbtpa.us or 215-822-1391.

Sincerely,

David Conroy,
Director of Planning and Zoning/Zoning Officer

2024 New Britain Township Open Space Plan Survey

New Britain Township would like your help to determine priorities for our open space and recreation offerings. This survey will take 10-15 minutes to complete. When you are finished, please return your survey in the enclosed postage-paid, return envelope. You may also complete this survey online at NewBritainSurvey.org. Thank you! **At the end of this survey you will have an opportunity to opt-in to a drawing for a chance to win one (1) \$500 prepaid Visa gift card for fully completing your survey.**

1. Counting yourself, how many people in your household are...

Under age 5: ____ Ages 15-19: ____ Ages 35-44: ____ Ages 65-74: ____
 Ages 5-9: ____ Ages 20-24: ____ Ages 45-54: ____ Ages 75+: ____
 Ages 10-14: ____ Ages 25-34: ____ Ages 55-64: ____

2. Are you aware New Britain Township has a voter-approved earned income tax for the purchase of land for open space?

____(1) Yes ____ (2) No

3. Please rate your level of agreement with the following statements.

Please rate your level of agreement with the following:		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Don't Know
1.	New Britain Township should acquire and preserve open space	5	4	3	2	1	9
2.	New Britain Township's conservation efforts are effectively communicated with the public	5	4	3	2	1	9

4. Select the ONE statement that best matches your opinion on open space in New Britain Township. [Check only ONE.]

____(1) All preserved open space should be made available for public use
 ____ (2) Some preserved open space should be kept in a natural setting and not for public use
 ____ (3) Other: _____
 ____ (9) Don't know

5. Please check ALL the reasons why you believe New Britain Township should preserve open space. [Check ALL that apply.]

____(01) Provide places to go and things to do for children and youth
 ____ (02) Protect farmland and agricultural soils
 ____ (03) Preserve scenic views and historic resources
 ____ (04) Improve the physical and mental health of residents
 ____ (05) Protect or enhance woodlands, streams, wetlands, fields, meadows, and other natural resources
 ____ (06) Keep property taxes from going up
 ____ (07) Protect the quality of groundwater resources
 ____ (08) Reduce air pollution and traffic congestion
 ____ (09) Stabilize property values
 ____ (10) Reduce global warming
 ____ (11) Stop development and prevent suburban sprawl
 ____ (12) Develop or extend a trail system
 ____ (13) Reduce stormwater runoff and help prevent flooding
 ____ (14) Protect habitat for wildlife
 ____ (15) Create corridors for wildlife to safely move from place to place
 ____ (16) Other reason not listed: _____
 ____ (17) None, I do not believe New Britain Township should preserve open space

6. Which FOUR of the items listed in Question 5 are MOST IMPORTANT to you and members of your household? [Write in your answers below using the numbers from the list in Question 5, or circle "NONE."]

1st: ____ 2nd: ____ 3rd: ____ 4th: ____ NONE

7. Please check ALL the types of open space that are important to you and the members of your household. [Check ALL that apply.]

- ☐ (01) Natural areas that protect environmental resources and wildlife but are not available for public use
☐ (02) Historic sites and landscapes
☐ (03) Stormwater retention and detention basins
☐ (04) Open areas for picnicking, relaxing on benches, playing, walking the dog, and have paved walking trails
☐ (05) Farmland
☐ (06) Scenic views
☐ (07) Places with a lake, pond, or stream for boating or fishing
☐ (08) Areas with children's play equipment
☐ (09) Recreation areas where there are fields for playing organized sports
☐ (10) Areas to hike on trails in natural areas and can observe nature
☐ (11) Other reason not listed: _____
☐ (12) None

8. Which THREE of the items listed in Question 7 are MOST IMPORTANT to you and members of your household? [Write in your answers below using the numbers from the list in Question 7, or circle "NONE."]

1st: _____ 2nd: _____ 3rd: _____ NONE

9. Please indicate if you or any members of your household have used or visited any of the following parks owned by New Britain Township. If "YES," please indicate how you would rate your satisfaction with the park by circling the corresponding number to the right of the park.

Parks:	Have you used or visited?		If "Yes," rate your satisfaction.				
			Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied
1. North Branch Park	Yes	No	5	4	3	2	1
2. West Branch Park	Yes	No	5	4	3	2	1
3. Highlands Park	Yes	No	5	4	3	2	1
4. Brittany Farms	Yes	No	5	4	3	2	1
5. Pheasant Run Playground	Yes	No	5	4	3	2	1
6. Veterans Park	Yes	No	5	4	3	2	1
7. Other: _____	Yes	No	5	4	3	2	1

10. Please indicate if you or any member of your household are aware of any of the following preserved open space areas owned by New Britain Township. If "YES," please indicate how important you believe the open space area is to the community by circling the corresponding number to the right of the open space area.

Open Space Areas:	Are you aware of this open space area?		If "Yes," how important do you believe the open space area is to the community?				
			Very Important	Important	Neutral	Not Important	Not at all Important
1. Coleman Property (Upper State Road - Neshaminy Creek Greenway Extension)	Yes	No	5	4	3	2	1
2. Hovsepan Property (Keller Road and Upper State Road)	Yes	No	5	4	3	2	1
3. Cotton Park (Walnut Street and Schoolhouse Road)	Yes	No	5	4	3	2	1
4. Forest Park (Forest Park Drive)	Yes	No	5	4	3	2	1
5. Fairwoods (East Fairwood Drive)	Yes	No	5	4	3	2	1
6. Marshall Circle (Near Walter Road)	Yes	No	5	4	3	2	1
7. Circle Drive (Schoolhouse Road)	Yes	No	5	4	3	2	1
8. Other: _____	Yes	No	5	4	3	2	1

Demographics

11. What is your age? _____ years
12. What gender do you identify as? ____ (1) Male ____ (2) Female ____ (3) Prefer to self-describe: _____
13. Which of the following best describes your race? *[Check all that apply.]*
- | | |
|--|---|
| ____ (01) Asian or Asian Indian | ____ (05) Native Hawaiian or other Pacific Islander |
| ____ (02) Black or African American | ____ (06) Hispanic or Latino/a/x |
| ____ (03) American Indian or Alaska Native | ____ (99) Some other race or multi-racial/ethnic: _____ |
| ____ (04) White or Caucasian | |
14. How many years have you lived in the Township? _____ years
15. Please use the space below to provide any other thoughts or comments about the Township's open space preservation efforts.
- _____
- _____
- _____
16. If you would like to be kept up to date about meetings regarding open space and the status of the New Britain Township Open Space Plan update, please provide your email address below.

Email Address: _____

[OPTIONAL] Would you like to be entered for a chance to win one (1) prepaid \$500 Visa Gift Card?

____ (1) Yes *[Provide contact information below.]* ____ (2) No *[END SURVEY.]*

Please provide your contact information.

Mobile Phone Number: _____

Email Address: _____

This concludes the survey - Thank you for your time!

Please return your completed survey in the enclosed return-reply envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential.
The address information printed to the right will
ONLY be used to help identify areas with specific
needs. Thank you.



207 Park Avenue Chalfont, PA 18914
Phone: 215-822-1391
Fax: 215-822-6051
nbt@nbtpa.us



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

SUBJECT: Discussion of Emergency Medical Services

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 3, 2026

BACKGROUND

New Britain Township is primarily provided emergency medical services (EMS) by Chal-Brit Regional EMS. A portion of the Township is serviced by Central Bucks EMS. The Township levies a real estate tax for EMS that is transferred to both agencies to support the cost of maintaining the readiness of these services.

In recent weeks, Chalfont Borough and New Britain Borough have opted to discontinue their service relationship with Chal-Brit EMS and instead transition toward Central Bucks EMS as their primary service provider. These decisions were not made by and do not impact the residents of New Britain Township.

DISCUSSION

Since late 2025, Chal-Brit EMS has communicated being in a state of financial distress. Since then, Township officials have been actively engaged in understanding the current state of affairs.

In July, a letter was sent to the leadership of Chal-Brit EMS requesting additional financial and operational documentation and plans to better understand the current position and capacity of their agency with a mid-August deadline for response.

The Township has a long-term lease relationship with Chal-Brit EMS for the property containing their Park Avenue station near the Municipal Building which concludes in August 2027. The Board of Supervisors should continue evaluating the capacity and capabilities of Chal-Brit EMS to determine if the lease should continue for a new term or if service alternatives need to be explored.

Representatives of Chal-Brit EMS have been invited to participate in this meeting.

RECOMMENDED MOTION

No action is recommended at this time.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: Consider a motion to authorize drafting and advertisement of an ordinance to adopt the current Uniform Construction Code (UCC) series.

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 3, 2026

BACKGROUND

The Pennsylvania Uniform Construction Code (UCC) establishes statewide construction standards for building, residential, energy, mechanical, plumbing, electrical, accessibility, fire, and related code requirements. New Britain Township currently administers and enforces the UCC locally. Pennsylvania has updated the UCC to incorporate the 2021 International Code Council code series, as amended by the Pennsylvania UCC Review and Advisory Council.

DISCUSSION

Updating the ordinance will align the Township Code with the Commonwealth's adoption of the 2021 code series and will provide clarity for residents, contractors, design professionals, developers, staff, and the Township's third-party code officials.

The Township's current ordinances are currently outdated and need to be amended. In addition to adopting the 2021 code series, staff and existing third-party code officials will be consulted to incorporate some existing exceptions/amendments into the revised ordinance.

BUDGET IMPACT

There is no direct budget impact associated with authorizing the drafting and advertisement of the ordinance, other than routine legal advertising and consultant review costs.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **"I move to authorize the Township Solicitor and Township staff to draft and advertise an ordinance updating the Township's adoption and administration of the Pennsylvania Uniform Construction Code to reflect the 2021 UCC code series with amendments."**



RANDALL C. FLAGER*
MICHAEL S. LEVIN*
ADAM D. FLAGER*
SCOTT C. HOLBERT*

EDWARD J. ZANINE
1968-2018

*Member of NJ & PA Bars

LEGAL ASSISTANTS

SHERRY D. FLAGER
TERRI SNEAD
LISA TOKMAJIAN
KRISTIN CROSBEE
KIM DWYER, RN

COUNSEL TO THE FIRM
HARVEY A. SERNOVITZ

One Northbrook Corporate Center
1210 Northbrook Drive, Suite 280
Trevose, PA 19053
(215) 953-5200 • FAX: (215) 953-5214

1-888-470-1099
mail@FlagerLaw.com
www.FlagerLaw.com

SUBJECT: Consider A Motion to Adopt Resolution 2026-08 Declaring the New Britain Township Zoning Ordinance Invalid as it Relates to the Data Center Use

FROM: Scott C. Holbert, Flager Law, P.C., Township Solicitor

TO: Board of Supervisors

DATE: July 27, 2026

BACKGROUND

As this Board is aware, data center uses are the hot zoning topic nationwide. In Bucks County, we have seen 2 proposals for data centers this past year in West Rockhill Township and Falls Township. Municipalities in Bucks County have taken 2 different approaches with regard to amending their Zoning Ordinances- curative amendment process and the immediate proposal of ordinance amendments.

The curative amendment process provides the Township with 6 months to review proposed and adopted ordinances throughout Bucks County and the Commonwealth of Pennsylvania. A developer cannot challenge the Township's Zoning Ordinance during this 6-month period. This is significant because if it is determined the New Britain Township Zoning Ordinance does not provide for data center use following a challenge, a data center use could theoretically be placed anywhere in the Township. Property owners have a constitutional right to use their property for lawful, economic uses. Denial of a lawful use anywhere in the Township is considered exclusionary and a violation of the Takings Clause of the Constitution.

By taking the time to review, draft and tailor a Zoning Ordinance Amendment for a data center use, New Britain Township will be able to properly regulate the location, size and secondary effects of such a use.

BUDGET IMPACT

This will require coordinated work among Township staff, Gilmore & Associates and our office to review and draft an appropriate Zoning Ordinance Amendment. While there is not a specific budget expenditure, there will be billable time devoted to this amendment.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **"I move to adopt Resolution 2026-08 declaring the New Britain Township Zoning Ordinance is invalid as it fails to define a data center use and direct the Solicitor, Zoning Officer and Township Engineer to prepare the necessary Zoning Ordinance Amendment pursuant to Section 609.2 of the Pennsylvania Municipalities Planning Code.**

RESOLUTION NO. 2026-08

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA DECLARING THE SUBSTANTIVE INVALIDITY OF PORTIONS OF THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE AND DECLARING A CURATIVE AMENDMENT PURSUANT TO SECTION 609.2 OF THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, SUCH CURATIVE AMENDMENT TO PROVIDE FOR AND/OR TO REVISE CERTAIN VARIOUS PERMITTED USES, TOGETHER WITH DEFINITIONS, REGULATIONS, AND OTHER SIMILAR PROVISIONS RELATING AND PERTAINING TO THE SAME, INCLUDING, BUT NOT LIMITED TO, DATA CENTERS, SOLAR ENERGY SYSTEMS AND FACILITIES, AND WIND ENERGY SYSTEMS AND FACILITIES

WHEREAS, the Township of New Britain is a duly organized Township of the second class, existing and operating in accordance with the laws of the Commonwealth of Pennsylvania; and

WHEREAS, in accordance with the Second Class Township Code of Pennsylvania, Act of May 1, 1933, P.L. 103, No. 69, re-enacted and amended by the Act of November 9, 1995, P.L. 350, No. 60, as amended, 53 P.S. 66001, et seq., the Township is vested with various corporate powers, including but not limited to the adoption and enactment of such ordinances, resolutions, and regulations necessary for the proper care, management, and control of the Township; and

WHEREAS, in the furtherance of those powers, the Township has adopted, and from time to time amended, a zoning ordinance pursuant to the powers granted to the Township pursuant to the Second Class Township Code and the Pennsylvania Municipalities Planning Code, 53 P.S. §§10101-11202; and

WHEREAS, the aforementioned zoning ordinance is entitled the “New Britain Township Zoning Ordinance,” Ordinance 2007-04-01 of the Township, as amended, and is codified as, and the various provisions of the New Britain Township Zoning Ordinance are set forth at, Chapter 27 of the

Code of the Township of New Britain; and

WHEREAS, the Township, from time to time, has determined that certain provisions of the Zoning Ordinance should be amended and modified for the advancement of, and consistent with, the purposes and goals set forth hereinabove; and

WHEREAS, the Township Board of Supervisors has become aware that portions of the New Britain Township Zoning Ordinance may be considered substantively invalid, namely, certain provisions that define the uses permitted within the Township, that designate the permissibility of various uses in certain zoning districts within the Township, and that regulate various uses permitted within the Township; and

WHEREAS, the Pennsylvania Municipalities Planning Code provides for the correction of such substantive invalidity through a Municipal Curative Amendment, as set forth in Section 609.2 of the Municipalities Planning Code, 53 P.S. §10609.2; and

WHEREAS, the Township Board of Supervisors has determined to consider amendments to its Zoning Ordinance; and

WHEREAS, the Township Board of Supervisors further desires to avail itself of the procedures set forth in Section 609.2 of the Municipalities Planning Code, 53 P.S. §10609.2, identified as the procedures for “Municipal Curative Amendments,” to cure any potential substantive invalidity as set forth herein.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, as follows:

I. The Township Board of Supervisors has determined and hereby Declares the substantive invalidity of the New Britain Township Zoning Ordinance as it fails to adequately define and regulate certain various uses, as well as to provide for their

permissibility in specific Zoning Districts of the Township, which such uses include, but are not limited to, the use commonly referred to as a Data Center, together with all such similar, accessory and appurtenant uses thereto.

BE IT FURTHER RESOLVED, that the Township Solicitor is directed to prepare any other further Resolutions of the Township as may be necessary to effectuate the purposes and intent of this Declaration, and that the Township Solicitor is similarly directed to prepare a Curative Amendment for consideration and adoption by the Township Board of Supervisors so as to overcome any substantive invalidity of the New Britain Township Zoning Ordinance as is or may be identified through the Municipal Curative Amendment process set forth in Section 609.2 of the Pennsylvania Municipalities Planning Code, 53 §P.S. 10609.2.

RESOLVED, DECLARED AND APPROVED this _____ day of July, 2026.

MaryBeth McCabe, Chair

Cynthia Jones, Vice- Chair

William Jones, Member

Attested to:

Stephanie Shortall, Member

Nick Valla,
Township Manager

Bridget Kunakorn, Member



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

SUBJECT: Consider a motion to adopt Resolution 2026-09 updating fire company dispatch assignments.

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 3, 2026

BACKGROUND

New Britain Township is served by four volunteer fire companies: Chalfont Fire Company, Doylestown Fire Company, Dublin Fire Company, and Hilltown Fire Company. Chalfont Fire Company covers the vast majority of New Britain Township's territory while the others each provide response along borders with other municipalities.

Both the leadership of Chalfont Fire Company and Hilltown Fire Company separately presented an ongoing issue where both companies are dually dispatched to all calls within the portion of New Britain Township primarily served by Hilltown Fire Company, regardless of scale. Both companies are requesting that the Township formally direct the Bucks County Emergency Communications Center to no longer dispatch Chalfont Fire Company to minor incidents within the portion of New Britain Township primarily served by Hilltown Fire Company. The practice of dual dispatching would remain in place for major incidents as is a standard practice throughout Bucks County.

DISCUSSION

This current practice has been in place for many years with an unknown and undocumented point of origin. It places an unnecessary strain on Chalfont Fire Company and is not supported by any modern best practices.

The Board of Supervisors has the prerogative to determine the territories of emergency service providers. This request has been further reviewed and recommended by the Township's contracted Fire Marshal, Dan Jenkins.

BUDGET IMPACT

None.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **"I move to adopt Resolution #2026-09 updating fire company dispatch assignments."**



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

Resolution No. 2026-09

A RESOLUTION UPDATING THE TOWNSHIP OF NEW BRITAIN'S FIRE COMPANY DISPATCH ASSIGNMENTS

WHEREAS, New Britain Township is a township of the second class located in Bucks County, Pennsylvania, and the Board of Supervisors is responsible under Section 1553 of the Second Class Township Code, 53 P.S. § 66553, for ensuring that fire and emergency medical services are provided within the Township by the means and to the extent determined by the Township; and

WHEREAS, Section 1803 of the Second Class Township Code, 53 P.S. § 66803, authorizes the Board of Supervisors to provide for fire protection for the inhabitants of the Township, including by supporting and contracting with volunteer fire companies for fire protection in the Township; and

WHEREAS, New Britain Township is presently served by Chalfont Fire Company, Doylestown Fire Company, Dublin Fire Company, and Hilltown Fire Company; and

WHEREAS, Chalfont Fire Company and Hilltown Fire Company have advised the Township that both companies are currently dispatched to all calls within the portion of New Britain Township primarily served by Hilltown Fire Company, regardless of the nature or scale of the incident; and

WHEREAS, Chalfont Fire Company, Hilltown Fire Company, and the Township Fire Marshal are agreeable to the proposed changes.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, hereby approves and adopts updated fire company dispatch assignments for the portion of New Britain Township primarily served by Hilltown Fire Company such that Chalfont Fire Company shall no longer be dispatched as an automatic dual response company for minor incidents (i.e., local box assignments) within the portion of New Britain Township primarily served by Hilltown Fire Company.

BE IT FURTHER RESOLVED that the Township Manager or his designee is authorized and directed to transmit this Resolution to the Bucks County Emergency Communications Center and to take such administrative actions as may be necessary to implement the updated dispatch assignments.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

RESOLVED AND ADOPTED this _____ day of _____, 2026.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Attest: _____
Nick Valla, Township Manager

By: _____
MaryBeth McCabe Esq., Chair

By: _____
Cynthia M. Jones, Vice-Chair

By: _____
William B. Jones, III, Member

By: _____
Stephanie Shortall, Member

By: _____
Bridget Kunakorn, Member



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

SUBJECT: Consider a motion to adopt a Volunteer Firefighter Response Policy for Public Works employees.

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 3, 2026

BACKGROUND

A common practice in Pennsylvania local governments is to allow qualified Public Works employees to respond to major emergencies during their working hours. Typically, volunteer fire companies tend to have the most limited volunteer resources during daytime, weekday hours. Allowing qualified employees to engage in this practice is a valuable and cost-neutral way to support the quality of emergency response in the community. This topic was raised by both the Chalfont Fire Company and three (3) employees within the Public Works Department who currently volunteer elsewhere in Bucks County near their place of residence.

DISCUSSION

The enclosed proposed policy has been developed by management in consultation with labor counsel. The policy would apply only to eligible Public Works employees who are active members in good standing of Chalfont Fire Company, who services the majority of New Britain Township.

Responses would be limited to incidents within New Britain Township or neighboring municipalities in the recognized Chalfont Fire Company service area. Employees would only be allowed to respond to major emergencies (i.e. structure fires) and would be compensated for their normal work hours. In the event of an injury during the course of an emergency response, the volunteer fire company's workers' compensation insurance would carry the liability. The policy further outlines limitations to prevent employees leaving a job site and creating a public hazard (i.e. leaving an open trench unattended).

BUDGET IMPACT

There is no direct budget impact anticipated. There would be minimal loss of productivity during emergency calls, expected to be up to a few times per year.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **"I move to adopt the New Britain Township Volunteer Firefighter Response Policy for Public Works employees."**

New Britain Township

Volunteer Firefighter Response Policy

New Britain Township recognizes the value of volunteer firefighters and supports Public Works employees who serve their community. At the same time, the Township must ensure that essential public services continue safely and efficiently. Accordingly, only Public Works employees who are active members in good standing of a volunteer fire company that provides fire protection services within New Britain Township or within neighboring municipalities in the recognized service area of Chalfont Fire Company may be permitted to leave work during scheduled work hours to respond to emergency calls.

Employees may respond only with the prior approval of their supervisor. Approval is within the Township's discretion and may be withheld whenever staffing levels, operational needs, weather, roadway conditions, safety conditions, or other Township responsibilities require the employee to remain on duty.

Employees may respond only to incidents occurring within New Britain Township or within neighboring municipalities in the recognized service area of Chalfont Fire Company. Responses outside these areas, including regional mutual aid assignments, special deployment, drills, training, public service falls, fire alarms, false alarms, and other routine or non-emergency responses, are not permitted during scheduled work hours unless specially authorized by the Director of Public Works.

Employees may not leave a work site if doing so would create an unsafe condition, including leaving equipment or work areas unattended, reducing crew coverage below safe levels, delaying essential public works services, or otherwise interrupting critical Township operations. Employees must notify their supervisor before responding whenever practical and shall return to assigned duties immediately upon being released from the incident unless otherwise authorized.

When an employee responds to an approved volunteer fire company emergency call during the employee's regularly scheduled Township working hours, the employee will be paid by the Township at the employee's regular rate of pay for the actual time spent responding to the call.

Although the employee will be compensated for this time, the time spent responding to approved volunteer fire company emergency calls will not be considered Township work time and will not be included in the calculation of overtime eligibility or overtime compensation. Time spent responding to volunteer fire company calls outside of employee's regularly scheduled Township working hours will not be compensated by the Township.

Employees must accurately record all time spent responding to approved volunteer fire company emergency calls during scheduled Township working hours in accordance with the Township's established timekeeping procedures. All time entries are subject to supervisor review and approval.

Activities performed by an employee in the employee's capacity as a volunteer member of a volunteer fire company, including responding to emergency calls, are considered volunteer activities and are not considered Township duties or services performed on behalf of the Township. Workers' compensation coverage for injuries or incidents arising from such volunteer fire company activities is intended to be provided through the volunteer fire company's applicable workers' compensation coverage and will not be considered a Township workers' compensation claim unless otherwise required by law.

Failure to comply with this policy, including leaving work without approval, responding to unauthorized incidents, failing to return promptly to work, or allowing volunteer firefighting activities to interfere with Township responsibilities, may result in disciplinary action, up to and including termination of employment. Nothing in this policy creates an entitlement or right to leave work to respond to emergency calls and the Township reserves the right to deny any request to respond whenever it determines that doing so is not in the Township's best interest.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

SUBJECT: Consider a motion to temporarily suspend Ordinance §16-210 to temporarily allow for the possession and consumption of alcohol at North Branch Park for the duration of the 2026 Fall Fest event.

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 3, 2026

BACKGROUND

The Township is preparing for the 2026 Fall Fest event at North Branch Park on Saturday, September 19th. Ordinance §16-210 currently prohibits the possession and consumption of alcohol in Township parks. As a way to expand this community event to appeal to a broader audience, staff are recommending soliciting a vendor who sells beer and/or wine to participate in the event to directly sell to attendees. In order to do so, the Board of Supervisors must temporarily suspend this ordinance.

DISCUSSION

Due to the proximity of the event, it is possible that no vendor will be available. However, this request is being made to clear a legal obstacle in the event one or more are available. The Police Department has been consulted prior to this recommendation.

By using an existing business that is properly licensed by the Pennsylvania Liquor Control Board, the Township is not expected to be at any greater liability by allowing a vendor selling alcoholic beverages to participate at the Fall Fest event.

BUDGET IMPACT

None.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **“I move to temporarily suspend Ordinance §16-210 to allow for the possession and consumption of alcohol at North Branch Park for the duration of the 2026 Fall Fest event on September 19, 2026.”**



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: Maple Avenue Traffic Study
G&A Job No. 999100203

FROM: Craig D. Kennard, P.E., E.V.P., Township Engineer; Leslie Bogdnoff, P.E., Senior
Transportation Engineer

TO: Board of Supervisors

DATE: July 29, 2026

BACKGROUND

As authorized by the Board of Supervisors on May 4, 2026, Gilmore & Associates, Inc. (G&A) has reviewed the New Britain Township Police Department (NBTPD) Highway Safety Unit's (HSU) Traffic Study Report for Maple Avenue (T-438) in Line Lexington dated January 30, 2026, which was prepared in response to resident concerns regarding speeding vehicles, cut-through traffic, and truck traffic.

Based on our review, G&A supports the Township's consideration of traffic calming measures along Maple Avenue. The documented speeds significantly exceed the posted 25 MPH speed limit, and the roadway serves a residential neighborhood with no sidewalks or pedestrian accommodations. Accordingly, G&A believes traffic calming measures should be further evaluated. In addition, we recommend the Township consider a Township Traffic Calming Policy to provide a consistent, transparent, and defensible framework for the review, prioritization, and implementation of traffic calming measures throughout the Township.

BUDGET IMPACT

We would anticipate costs to develop a Traffic Calming Policy and an engineered study for Maple Avenue to be approximately \$18,000.

RECOMMENDED MOTION

If the Board concurs, the motion would be: "I move to authorize Gilmore & Associates, Inc. to coordinate with the NBTPD and Public Works to prepare a Traffic Calming Policy followed by completing an engineered traffic study on Maple Avenue as warranted".



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

July 29, 2026

File No. 999100203

Nick Valla, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Maple Avenue (T348) Traffic Study
New Britain Township, Bucks County, PA

Dear Nick:

Executive Summary

As requested by the Board of Supervisors, Gilmore & Associates, Inc. (G&A) has reviewed the New Britain Township Police Department (NBTPD) Highway Safety Unit's (HSU) Traffic Study Report dated January 30, 2026, for Maple Avenue (T-438) in Line Lexington, which was prepared in response to resident concerns regarding speeding vehicles, cut-through traffic, and truck traffic.

Based on our review, G&A supports the Township's consideration of traffic calming measures along Maple Avenue. The documented speeds exceed the posted 25 MPH speed limit, and the roadway serves a residential neighborhood with no sidewalks or pedestrian accommodations. Accordingly, G&A believes traffic calming measures should be further evaluated.

Traffic Calming Policy Recommendation

As a long-term planning measure, G&A recommends that New Britain Township adopt a formal Traffic Calming Policy in accordance with *PennDOT Publication 13M (Design Manual Part 2), Chapter 18, Traffic Calming*. Establishing a formal policy will ensure that traffic calming requests are evaluated using objective criteria and will provide a consistent, transparent, and defensible framework for the review, prioritization, and implementation of traffic calming measures throughout the Township. Our office can prepare a draft policy for consideration, review, and discussion.

Engineering Evaluation

The speed study indicates an 85th-percentile speed of 39 MPH on a roadway posted at 25 MPH. The observed operating speed exceeds the posted speed limit by 14 MPH, which is generally considered sufficient justification to evaluate physical traffic calming measures. Furthermore, the absence of sidewalks places pedestrians and bicyclists in the travel lane, increasing the potential safety concerns associated with higher operating speeds.

Short-Term Recommendations

Prior to implementation of physical traffic calming measures, the Township should consider:

- Increased police enforcement
- Periodic deployment of speed trailers or speed display signs
- Additional regulatory and warning signage

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These measures can be implemented quickly and may provide immediate speed reduction benefits while a formal engineering study is completed.

Long-Term Recommendations

Based on the roadway characteristics, operating speeds, and residential setting, G&A supports vertical deflection measures as the most appropriate traffic calming method for Maple Avenue.

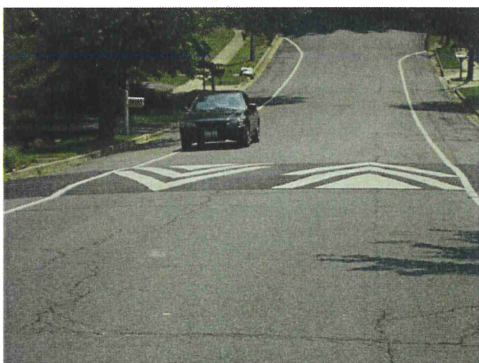
Potential improvements include:

- Speed humps
- Speed cushions

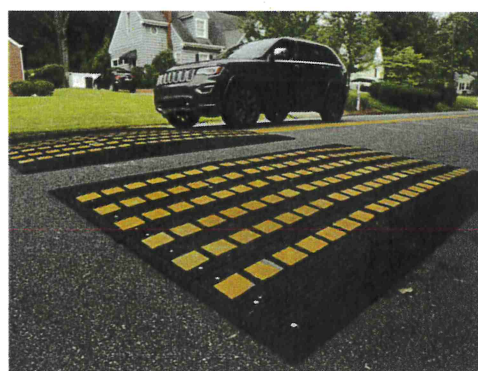
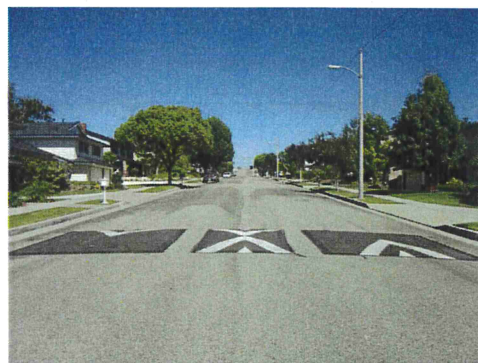
Both speed humps and speed cushions are available in either permanent asphalt installations or removable modular rubber systems. Modular systems can provide flexibility for the Township by allowing adjustments, relocation, or removal if future conditions warrant. Permanent asphalt installations generally offer a longer service life and lower long-term maintenance requirements.

Final treatment selection, placement, and spacing should be determined through a detailed engineering study and coordination with Township staff, emergency responders, and affected residents.

Example Speed Hump Installation



Example Speed Cushion Installation



Truck Restriction Analysis

Section §15-304.1 of the Township Code restricts truck traffic for the entire length of Maple Avenue, however, the Police Department report notes they were not aware of an engineering or traffic study supporting the restriction. The report recommends an engineering evaluation to determine whether the truck restriction is warranted and enforceable.

G&A recommends that the traffic calming study includes a truck evaluation to assess existing truck volumes and determine whether the restriction is justified based on roadway characteristics, traffic operations, and applicable PennDOT and Pennsylvania Vehicle Code requirements. If the study concludes that a truck restriction is warranted, the Township may then adopt the restriction based on engineering findings, allowing it to be enforceable by the Police Department.

Proposed Scope and Fee

Below are the anticipated services to be provided:

- Develop Draft Traffic Calming Policy
- Field investigation
- Speed and volume data review
- Vehicle classification/truck analysis
- Emergency services coordination
- Evaluation of traffic calming alternatives
- Conceptual layout
- Public meeting attendance (optional)
- Final memorandum and recommendations

If the Township wishes to proceed, G&A can provide the above services for approximately **\$18,000.00**.

We note that including the truck analysis as part of this study would provide cost savings to the Township compared to performing a separate truck study at a later date. Incorporating the truck evaluation into the traffic calming study will allow data collection, field investigations, and engineering analysis to be completed concurrently, resulting in a more efficient and cost-effective evaluation.

Should you have any questions regarding the above, please contact our office.

Sincerely,



Leslie Bogdnoff, P.E.
Senior Transportation Engineer
Gilmore & Associates, Inc.

cc: Richard Clowser, NBT Police Chief
Alexandria Mullin, Assistant Township Manager
Ryan Cressman, Public Works Superintendent
Craig Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Janene Marchand, P.E., Gilmore & Associates, Inc.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS
MEETING
PUBLIC PARTICIPATION POLICY**

Meetings of the New Britain Township Board of Supervisors shall be conducive to promoting positive discussion and group decision-making.

The Board Chairperson shall be responsible for conducting the meetings of the New Britain Township Board of Supervisors.

The New Britain Township Board of Supervisors believes in, and is committed to, the principle that there should be public participation at all meetings of the Board of Supervisors.

The following guidelines shall govern public participation at meetings of the New Britain Township Board of Supervisors:

- i. At each meeting, members of the may comment on any action item before official action is taken. There will also be a general public comment period during which residents and taxpayers may make comments and inquiries of Township business unrelated to Agenda Items.
- ii. Comments during a Public Comment period may only be made by bona fide residents or taxpayers (e.g., business owners) of New Britain Township, unless special exception to a non-resident/taxpayer is granted by the Presiding Officer.
- iii. Persons interested in providing Public Comment on Agenda Items or during the Public Comment period shall write their name and address on a sign-in sheet prior to the start of the meeting.
- iv. It is requested that a presentation be no longer than approximately three (3) minutes per person, unless an extension is requested and granted.
- v. The Presiding Officer shall enforce the following:
 1. Any person desiring to be heard shall approach the microphone only after being recognized by the Presiding Officer, calling upon the individuals who placed their names on the sign-up sheets prior to the start of the Meeting.

2. All comments from any person recognized by the Presiding Officer are requested to be limited to approximately three (3) minutes. A speaker will not be interrupted while speaking.
 3. All speakers shall identify themselves by name and place of residence. In the case of non-residents with a business association in the Township, the business association and location shall be identified.
 4. All questions to the Board or the Township Administration shall be directed to the Presiding Officer who may ask a member of the Board of Supervisors or Administration to respond for the Board. The Presiding Officer may also refer an issue to the appropriate Township official for investigation and report at a future Board of Supervisors meeting.
 5. The Presiding Officer may extend any of the periods allotted for public participation, but no longer than five (5) minutes.
 6. Under no circumstances may a member of the public, or staff or Board of Supervisors verbally, or in any other manner, attack or abuse any Township Supervisor, employee, resident, or other person.
 7. If there is a departure from these guidelines or from proper decorum, the Presiding Officer, or his/her own motion, may limit or suspend the public comment portion of the meeting or declare a speaker out of order, and take the speakers floor privileges from him/her.
- b. Persons who have detailed and involved inquiries are encouraged to contact the Township Administration during the working day. Meetings may be arranged whereby the issues can be discussed in depth without unduly delaying the public Board meeting. The Presiding Officer may declare any inquiry would more properly be resolved by a personal meeting of the inquirer with a member of the Township Administration or the Board.

Adopted and affirmed by the NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS on the _____ day of _____, 2026.

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	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; EAC discussing Grant opportunities; G&A to schedule an MS4 Meeting
NBT Stormwater MS4 - Walden Way Basin and Stream	Between Walden Way and Brook Lane	Survey and Existing Features Plan completed; G&A working on Preliminary Design, Preliminary Plans, and Permit applications
Road Program		2025 Road Program 12-Month maintenance period ends 10/20/26; Meeting with Twp Staff to prepare for 2026 Road Program 1/15/26; Met with Ryan Cressman regarding curb ramp upgrades 3/26; Award Letter issued 6/29/26, Contract Documents received; Coordinating Pre-Construction Meeting
North Branch and Pine Run Park Trail and Park Upgrades	Forrest Park Drive to Cayuga Circle	G&A prepared a Concept Plan, Completed wetlands delineation 4/17/26; Wetlands/supplemental survey scheduled for 7/29/26; Discussions had regarding concrete upgrades at the Admin Building and Paving of Stone Parking Lot
Traffic Engineering Services		Maple Avenue Traffic Study Memo to be issued 7/29/26
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
Byer's Choice	4355 County Line Road	G&A Sketch Plan rvw issued 8/14/24; Staff mtg scheduled for 5/20/26 to discuss a potential warehouse or 34 townhomes
Casadonti Minor Subdivision	140 Upper Church Road	One new lot, two new single-family dwellings; Approved by BOS 5/19/25; Agreements and Record Plans signed
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 Review issued 5/13/26; Planning Module Review issued 6/3/26
Hulton Contracting	4645 County Line Rd	12,800-SF, 16-Unit Storage Building; Sketch Plan/Amended Final Plans apprvd; Received HOP Plan Approval, Agreements, and Record Plans; G&A coordinating Pre-Construction Meeting
W.B. Homes	Barry Road	4-lot Subd. 9/24/24 PC Mtg; Presented Sketch at 11/18/24 BOS Mtg; 3/25/25 PC Mtg; PennDOT, BCPC & EAC Rvws rec'd; Approved 10/20/25; Approved final plans, cost estimate, and legals; Applicant indicated that Eddy Homes will be buying the project.
Bucks County	226 Chapman Road	Rezone from Watershed to Conservation Recreation Zoning District approved 7/21/25; Updated Zoning Map sent 7/28/25; Petition to vacate portion of Chapman Road approved for advertizing 2/2/26
Bucks County	170 N. Chapman Road	Stormwater Plan for Chapman Road Widening and Parking Lot upgrades; Review issued 4/16/26; Per Engineer, preparing to resubmit 7/27/26
HCI DP Land Acquisitions (Hanover)	Walnut Street	Concept for 3 lots/3 warehouse buildings total of 550,000-SF; Preliminary Plan Review issued 6/16/26; ZHB Hearing Decision issued 4/30/26; Zoning Validity Challenge submitted 6/29/26; Per Engineer, preparing to resubmit revised Preliminary Plans
Klimenko Subdivision	80 Curley Mill Road	6-Lot Subdivision; New cul-de-sac; Sketch Plan issued; Discussed at 2/24/26 PC Meeting; Staff meeting discussed, no recent action.

Subdivision and Land Development Projects - Planning and Reviews (Continued)		
Project Name	Location	Status
Granite Creek Development LLC	5 New Galena Road	Conversion of Sign Manufacturing Building in the VR District to 6-unit Residential Apartment Building; Staff meeting held w/ Applicant 1/6/2026; Sketch Plan application dated 3/19; G&A review issued 4/23/26; Discussed with BOS 5/4/26, discussed parking concerns
Tossona Subdivision	115 Curley Mill Rd	2 Single-Family Residential Lots; Sketch Plan issued 1/13/26; Discussed scheduling a staff meeting, no recent action.
Dudeck Minor Subdivision	184 Curley Mill Rd	1 NSFD; Preliminary Final Plan Review 1 issued 4/16/26;
Calvitti Minor Subdivision	454 New Galena Rd	1 NSFD; Preliminary Final Plan Review 1 issued 4/21/26; 5/26/26 PC Mtg Recommended Approval; To revise plans prior to going to the BOS
Subdivision and Land Development Projects - Under Construction		
Project Name	Location	Status
Tractor Supply (Celek Chalfont LLC)	241 W. Butler Avenue	PC recommended approval of Conditional Use (CU) and Waiver of LD on 6/24/25; CU Hearing held 7/7/25; Waiver of LD application approved 9/26/25; Plans recorded; Building under construction; Stop Work orders issued for building changes. NBT rec'd updated building plans 5/19/26
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; Under Construction; Issued Eng sign-off of site improvements 5/19/26
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; Developer requested Staff Meeting to be scheduled beginning of August
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, Recommended TCO's for all five lots; Partial Escrow Release approved 1/26/26; Asbuilt Plan review and punchlist issued; Revised Asbuilt Plan approved and revised Punchlist issued.
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; 137 of 137 Plot Plans approved; 105 Asbuilt Plans reviewed
Clauser Tree Care	324 Schoolhouse Road	Amended Final apprvd 3/4/24; PreCon held 10/23/24; Escrow Rel 3 approved 12/15/25; Observed basin work in March 2026, no recent action
M. Gold/Defelice Minor Subd	141 S. Limekiln Pike	One new SFD lot; Solicitor emailed developer regarding remaining site work 3/24/26; Revised Asbuilt SWM Report Review issued 4/16/26; Meeting between Owner/Applicant 4/20/26;
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 approval issued; Escrow Rel 1 approved 1/26/26
Benner Subdivision	Dolly Lane	3 new SFD lots. Pre-Construction Mtg 8/6/24; Escrow Rel 1 approved 10/20/25; Reviewed request at 138 Dolly Ln to remove dead trees and trees near house; Recent storms damaged additional trees; TCO issued for Lot 1; Final Asb Plan Reviews issued for Lots 2 and 3.

Subdivision and Land Development Projects - Under Construction (Continued)		
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 recorded; Lot 2 Plot Plan approved; Pre-Con held 1/15/26; Public Improvements being installed; Escrow Rel 1 approved at 6/1/26 BOS Mtg; Reviewed Plot Plan for Lot 3
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. Escrow Rel 1 apprvd at 1/6/25 BOS mtg; Roadway and basin installed; Lot 3 under construction; Received revised Plot Plan for Lot 3
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; Approved plans 7/24/23; Stormwater facility under construction 2/16/26, no recent action
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 90% completed; Escrow Release 1 approved 2/23/26 BOS meeting; Waiting for As-Built Plan; Recommended TCO 5/27/26
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; 5/1/23 Conditional Use Hearing; Adjudication approved 7/17/23; Prel BOS Approval 4/1/24; Final BOS Approval 6/17/24; Agreements/Record Plans recorded; Pre-Con Mtgs held 3/14 and 3/18/25; Plot Plans approved for all 44 units; Final Asb Plans approved for 11 of 44 units
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; Site and Building work taking place; Revised Construction Sets issued 5/4/26. Looking to occupy in August
Coleman Property	66 Sellersville Road	Applicant attended 8/18/25 BOS Mtg to discuss concept and Deed of Conservation Easement; 9/22/25 Staff Mtg; Approved Permit Plan 1/19/26; Approved Foundation Asbuilt Plan 3/30/26
Subdivision and Land Development Projects - In Maintenance Period		
Project Name	Location	Status
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 apprvd; Escrow Rel 5 apprvd 12/9/24; Maintenance period to end May/June 2026; Issued Maint Punchlist 5/7/2026 & 7/17/26; Issue with level spreaders holding water being discussed.