

**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.

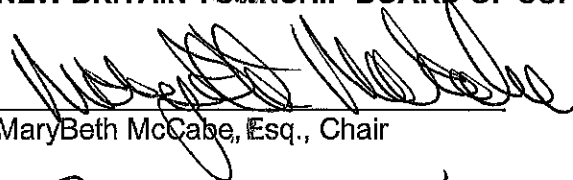
Planning Commission Meeting – Tuesday, July 28th at 7pm.

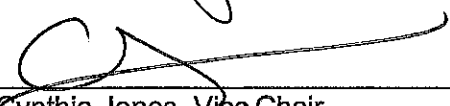
The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, August 3rd, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

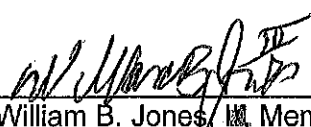
11. Adjournment

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, Member


 Stephanie Shortall, Member


 Bridget Kunakorn, Member

Attest:


 Nick Valla
 Township Manager



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