



New Britain Township

Board of Supervisors

Business Meeting

Monday, August 17, 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. Presentations/Public Hearings/Land Development
 - A. Presentation of Subdivision and Rezoning Proposal for a portion of the Byers' Choice site.
5. Motion to Consider Consent Agenda
 - A. Approve Minutes of August 3, 2026, Board of Supervisors Meeting.
 - B. Approve Regular Bill List dated August 13, 2026, for a total amount of \$91,382.33.
 - C. Approve Prepaid Bill Lists dated August 5, 2026, and August 13, 2026, for a total amount of \$307,774.16.
 - D. Approve Escrow Release # 1 to Hulton Contracting, Inc., 4645 County Line Road, in the amount of \$8,379.00.
 - E. Approve Change Order #1 for the 2026 Road Improvement Program to adjust the contract start date to September 8, 2026 and extend the contract time period to 52 days (no cost).
6. Action Items
 - A. Consider a motion to enact Ordinance #2026-03 appointing the Bucks County Tax Claim Bureau as the collector of delinquent Real Estate Taxes.
 - B. Consider a motion to authorize drafting and advertisement of an ordinance to reduce the registered gross vehicle weight (RGVW) restriction of the Keller Road Bridge from 54,000 lbs. to 10,000 lbs.
 - C. Consider a motion to authorize the Township Manager to execute an agreement with Keystone Municipal Services for inspection, plan review, and code enforcement services.
 - D. Discussion of 2027 Budget Calendar.

7. Information Items

- A. Department Reports**
 - Public Works
 - Parks & Recreation
 - Zoning
 - Police
 - Finance
 - Township Manager
- B. Board of Supervisor's Comment**

8. Public Comment (Non-Agenda Items Only)

9. Future Meetings & Announcements

- A.** Parks & Recreation Commission Meeting – Tuesday, August 18, at 7 PM.
- B.** Veterans Committee Meeting – Wednesday, August 19, at 6 PM.
- C.** Zoning Hearing Board Meeting – Thursday, August 27, at 7 PM.
- D.** American Red Cross Blood Drive – Tuesday, September 1 from 9:30 AM – 2:30 AM.
- E.** Planning Commission Meeting – Tuesday, September 1, at 7 PM.
- F.** Environmental Advisory Council Meeting – Wednesday, September 2 at 7 PM.
- G.** Township Office Closed – Labor Day – Monday, September 7
- H.** Mobile Office Hours for Rep. Labs & Rep. Munroe – Wednesday, July 8 from 10 AM-12 PM.

10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, September 14, 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.*



July 31, 2026

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

Re: Byers Family Property – 4355 County Line Road

Dear Nick:

Welcome to New Britain Township!

By way of background, the Byers family has been considering potential uses for the vacant land at the rear of its property at 4355 County Line Road. In 2024, the family met with Township representatives to discuss a possible industrial use that would be consistent with the current zoning. With residential developments now located on both sides of the property, the family believes it would be worthwhile to discuss with the Township the potential benefits and considerations of a residential use for the land.

We met with Township staff in late May and received initial feedback on a residential concept.

Attached are two concept plans. The first depicts the previous by-right plan, with an industrial use at the rear of the Byers parcel. The second depicts a small residential community that would require either a variance or an amendment to the zoning ordinance.

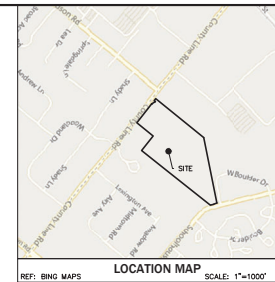
We propose presenting these concepts to the Board of Supervisors at an upcoming meeting as a starting point for discussion. We also believe that a review by Township staff would help inform that discussion. We have posted escrow funds with the Township to cover the cost of this review.

Chris DelPlato of Penn's Grant Corporation and I are assisting the Byers family through this process. We, together with members of the family, will attend future meetings and look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Goldthorp", with a stylized flourish at the end.

Benjamin Goldthorp



OWNER/APPLICANT:
4355 LIMITED PARTNERSHIP
4355 COUNTY LINE ROAD
CHALFONT, PA 18914

NOTES:

1. BEING BUCKING COUNTY TAX MAP PARCEL NUMBER 26-005-005.
2. CONTAINS 26.8745 ACRES OF LAND MORE OR LESS.
3. BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "BYERS' CHOICE LOT 1", PREPARED BY BOUCHER AND JAMES, INC. DATED 01/26/2000, L.S. 13-076.
4. SUBJECT PROPERTY IS WITHIN I- INDUSTRIAL ZONING DISTRICT.
5. THE PROPOSED CONSTRUCTION OF THE PROJECT IS IN ACCORDANCE WITH THE 2007 SUBDIVISION MAP ACT AND THE 1977 ZONING ACT (1-800-242-1776).
6. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 1, WHICH IS THE FLOOD PLAIN OF THE FLOOD RIVER (FURR). FOR BUCKING COUNTY MAP NO. 420170208R, EFFECTIVE DATE 3/31/2017.
7. THE PROPOSED DEVELOPMENT OF THE PROJECT IS IN ACCORDANCE WITH THE FLOOD PLAIN CHANCE FLOODPLAIN.
8. THE PROPOSED DEVELOPMENT OF THE PROJECT IS LESS THAN 35 FEET HIGH.
9. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD.

																																																																																																																																																																																											
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IMPERVIOUS COVERAGE TABLE - LOT 2		
Existing Impervious Area	S.F.	Acres
Existing Covered Walk	764	0.02
Existing Parking Lot	65,579	1.51
Total Existing Impervious	66,343	1.52
Proposed Impervious Area	S.F.	Acres
Proposed Buildings	40,800	0.94
Proposed Decks	5,440	0.12
Proposed Walkways	8,425	0.19
Proposed Driveway	21,400	0.49
Proposed Roadway and Parking Areas	41,762	0.95
Emergency Access/Existing Lot 1 Driveway	10,923	0.25
Total Proposed Impervious	132,847	3.06
Proposed Building Coverage	7,825	
Total Impervious Coverage	24,825	

Proposed Lot 2 Area (Acres)	
Gross Site Area:	12.4
Land Within R.O.W.:	0.1
Base Site Area:	12.2
Land With Natural Resource Restriction:	4.6
Minimum Open Space	4.9
Net Buildable Site Area:	7.3

- NOTES:
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 26-055-000.
 2. CONTAINING 38.8745 ACRES OF LAND MORE OR LESS.
 3. BOUNDARY INFORMATION DERIVED FROM A PLAN TITLED "BETHESDA CHURCH LOTS 1-10" SUBMITTED BY WALTER AND JAMES, INC. DATED 01/28/2000.
 4. LAST REVISED 03/06/2000.
 5. SUBJECT PROPERTY IS WITHIN IN-INDUSTRIAL ZONING DISTRICT.
 6. THE PROPOSED DEVELOPMENT IS FOR 100 SINGLE-FAMILY LOTS, ONE CHANCE LOT SHALL BE COMPLETED BEFORE CONSTRUCTION, IN ACCORDANCE WITH THE 2001 ZONING ORDINANCE, CHAPTER 22.02.01, ARTICLE 22.02 (1-800-242-1776).
 7. A. AS SHOWN ON THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE 1A.
B. AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY MAP NO. 42017C0288B, EFFECTIVE DATE 3/31/2017, THE PROPOSED DEVELOPMENT IS LOCATED WITHIN FLOOD ZONE 1A, AN AREA OF SPECIAL FLOOD HAZARD, AND THEREFORE, THE PROPOSED DEVELOPMENT IS IN A CHANCE FLOODPLAIN.
 8. THE PROPOSED DEVELOPMENT SHALL BE LESS THAN 35 FEET IN HEIGHT.
 9. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 10. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, PER PA. ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
(10) WORKING DAYS IN DESIGN STAGE
--- STOP & CALL ---
Pennsylvania One Call System, Inc.
1-800-242-1276





LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED PAVED AREA
	PROPOSED CURB
	EXISTING CURB
	BUFFER SETBACK
	BUILDING SETBACK
	RIGHT-OF-WAY
	EXISTING CONTOUR
	SOILS
	SOILS TEXT
	ZONING BOUNDARY
	FLOODPLAIN BOUNDARY



- NOTES:
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 26-005-005, CONTAINING 28.8745 ACRES OF LAND MORE OR LESS.
 2. BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "BRYER'S" CHOICE 100-1" PREPARED BY BOUCHER AND JAMES, INC. DATED 01/26/2000, LAST REVISED 03/06/2000.
 3. SUBJECT PROPERTY IS WITHIN A INDUSTRIAL ZONING DISTRICT. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, A PA ONE CALL SHALL BE COMPLETED BEFORE CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974 AS AMENDED BY PA ACT 187 OF 2008. (1-800-242-1778).
 4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) FOR BUCKS COUNTY MAP NO. 4201702000A, EFFECTIVE DATE 3/17/2007. AREA TO BE DEVELOPED IS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
 5. ALL BUILDINGS SHALL BE LESS THAN 30 FEET IN HEIGHT.
 6. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP STANDARDS.

ACT 187 AS AMENDED

UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, FOR PA ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1778. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.

CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
TO KNOW YOUR RIGHTS FOR
CONSTRUCTION PHASE AND
(10) MINING OR 10 DESIGN STAGE

Pennsylvania One Call System, Inc.
1-800-242-1778

REF: Bing Maps LOCATION MAP SCALE: 1"=1000'

OWNER/APPLICANT:
4355 LIMITED PARTNERSHIP
4355 COUNTY LINE ROAD
CHALFONT, PA 18914

4355 COUNTY LINE ROAD
PARCEL: 26-005-005
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
OVERALL SKETCH PLAN



File No.
2011_sk1.0.dwg
NCE Job 2011
DWG 07/02/2024
Scale 1"=100'
Designed MC
Sheet 1 of 3

Drawing No.
SK-1.0

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net



COUNTY LINE RD



RESOURCE PROTECTION CALCULATIONS LOT 1			
Natural Resources	Protection Ratio	Area of Land in Resources (Ac.)	Resource Protection Land (Ac.)
Watercourses	100%	See Floodplain (Alluvial) Soils	0.688
Riparian Buffer	100%		
Floodplain	100%	0.688	0.688
Floodplain (Alluvial) Soils	100%	4.420	4.420
Wetlands	100%	0.055	0.055
Lakes and Ponds	100%	0.000	0.000
Wetlands Margins (25 FT to wetland)	80%	0.000	0.000
Woodlands (CR,WS,SR-1,SR-2,RR)	80%	0.000	0.000
Steep Slopes 8-15%	60%	0.000	0.000
Steep Slopes 15-25%	70%	0.000	0.000
Steep Slopes 25%+	85%	0.000	0.000
Total Land with Resource Restrictions		5.163	
Total Land with 1.00 Protection Ratio		5.163	
Total Resource Protection Land Required			5.163
Total Resource Protection Land Provided			5.163

IMPERVIOUS COVERAGE TABLE - EXISTING LOT 1		
Existing Impervious Area	S.F.	Acres
Existing Buildings and Covered Patio/Walkway	99,236	2.28
Existing Walkways and Pads	9,831	0.23
Existing Driveway and Parking Area to Remain	130,790	3.00
Existing Driveway to be Removed	5,634	0.13
Building Coverage	99,236	2.28
Total Existing Impervious	239,857	5.51

Zoning Table			
Zone: I - Industrial District LOT 1			
ITEM	REQUIRED/PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	K3 Wholesale Business, wholesale storage, warehousing	K3 Wholesale Business, wholesale storage, warehousing (Existing Use to Remain)	27-1601.a
Requirements for: K3 Wholesale Business, Wholesale Storage, Warehousing (Existing Use to Remain)			
Max. Building Height	35 FT	<35	27-802.a; 2110
Min. Lot Area	3 AC	17,731 AC*	27-1702.b
Min. Lot Depth	200 FT	991.4 FT	27-1702.b
Min. Front Yard Setback	50 FT	384.4 FT	27-1702.b
Min. Side Yard Setback	25 FT	127.1 FT	27-1702.b
Min. Rear Yard Setback	50 FT	215.4 FT	27-1702.b
Min. Buffer Width	75 FT	58.1 FT (N)	27-2801
Max. Building Coverage	50%	18.71%	27-1702.b
Max. Site Impervious Surface Coverage	65%	45.23%	27-1702.b
*Area Calculated From Boucher and James 1993 Land Development Plan			
General Requirements			
Min. Driveway Clear Sight Triangle	50 FT	50 FT	27-2111.b
Min. Off Street Parking	1 space per 500 square feet of total floor space, 191 Spaces Required	87 Spaces on Lot 1 + 52 Spaces on Lot 2 = 139 Spaces (N)	27-2901.K
Min. Lot Width At Setback	300 FT	521.6 FT	27-1702.b
Min. Paved Area Setback from Building	20 FT	>20 FT	27-2904.g.5
(N) Existing non-conformity to remain			
(V) Variance Required			

Proposed Lot 1 Area (Acres)	
Gross Site Area:	17.731
Land Within R.O.W.:	-0.395
Lot Area:	17.336
Land With Natural Resource Restriction:	-5.163
Net Buildable Area:	12.173

OWNER/APPLICANT:
4355 LIMITED PARTNERSHIP
4355 COUNTY LINE ROAD
CHALFONT, PA 18944

- NOTES:**
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 26-005-005, CONTAINING 26.9746 ACRES OF LAND MORE OR LESS.
 2. BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "BYERS" CHOICE LTD." PREPARED BY BOUCHER AND JAMES, INC. DATED 01/26/2005, LAST REVISED 03/09/2006.
 3. SUBJECT PROPERTY IS WITHIN I- INDUSTRIAL ZONING DISTRICT. REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, A PA ONE CALL SHALL BE COMPLETED BEFORE CONSTRUCTION, IN ACCORDANCE WITH PA ACT 187 OF 1974 AS AMENDED BY PA ACT 187 OF 2006 (1-800-242-1779).
 4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BUCKS COUNTY MAP NO. 4207/020886, EFFECTIVE DATE 3/11/2007. AREA TO BE DEVELOPED IS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
 5. ALL BUILDINGS SHALL BE LESS THAN 35 FEET IN HEIGHT.
 6. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP STANDARDS.



ACT 187 AS AMENDED
UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE, AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR, FOR PA ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.
TO OBTAIN ADDITIONAL UTILITY INFORMATION OR TO ARRANGE FOR FIELD LOCATION OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1779. THE UTILITY COMPANIES SHOWN MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA.
CALL BEFORE YOU DIG!!
PENNSYLVANIA LAW REQUIRES (1) KNOW YOUR DEPTH FOR CONSTRUCTION PHASE AND (2) KNOW YOUR DEPTH BEFORE EXCAVATION.
Pennsylvania One Call System, Inc.
1-800-242-1779

LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED PAVED AREA
	PROPOSED CURB
	EXISTING CURB
	BUFFER SETBACK
	BUILDING SETBACK
	RIGHT-OF-WAY
	EXISTING CONTOUR
	SOILS
	SOILS TEXT
	ZONING BOUNDARY
	FLOODPLAIN BOUNDARY



0 60 120 Feet

Holmes Cunningham LLC
409 E. Butler Ave., Unit 5
Doylestown, PA 18901
(215) 586-3330
www.hcengineering.net



REVISIONS	
Revision	Description
Date	

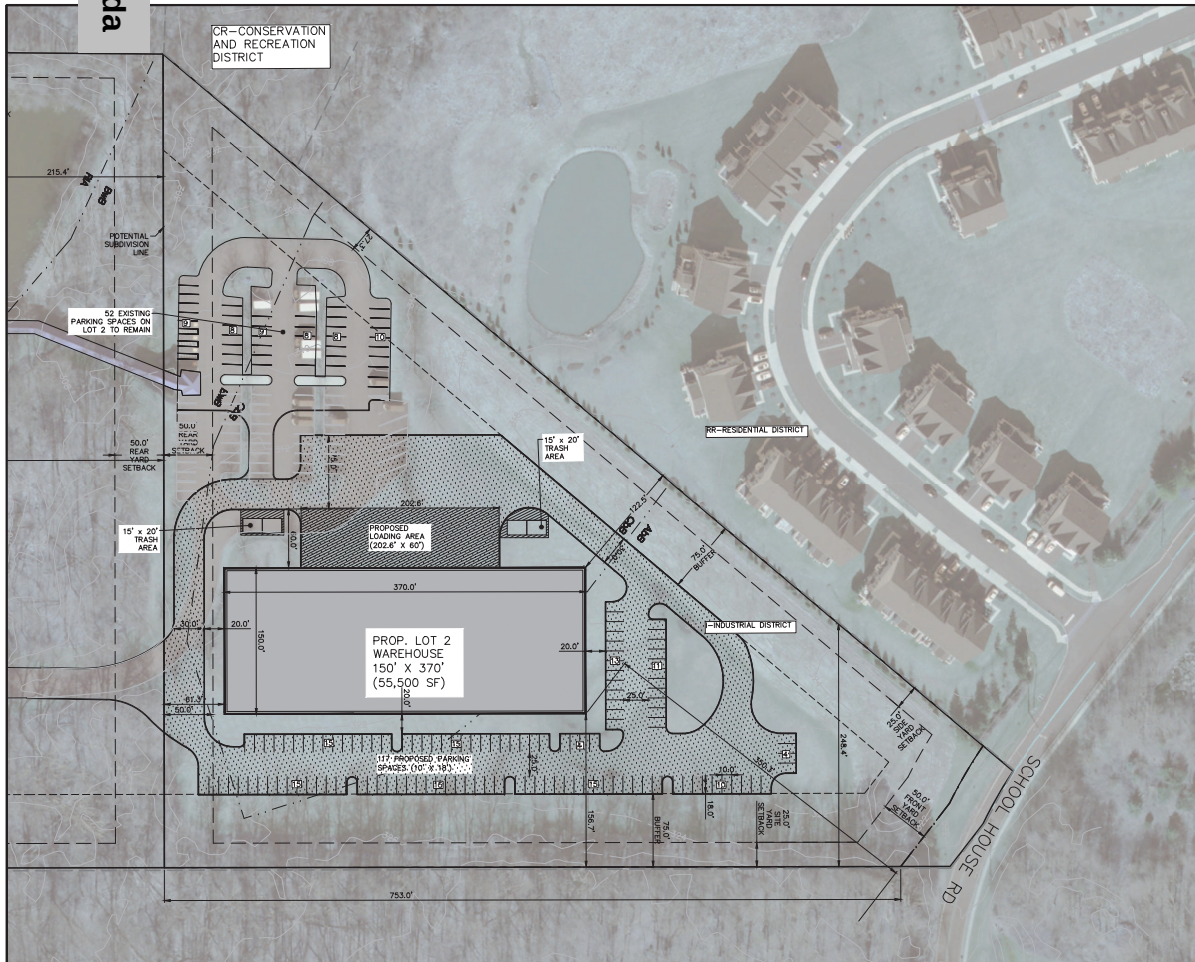


4355 COUNTY LINE ROAD
PARCEL: 26-005-005
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
LOT 1 SKETCH PLAN



File No.	2011_sk1.0.dwg
NCE Job	2011
DATE	07/02/2024
Scale	1"=60'
Designed	HC
Sheet	2 of 3

Drawing No.
SK-1.1



RESOURCE PROTECTION CALCULATIONS LOT 2			
Natural Resources	Protection Ratio	Acres of Land in Resources	Resource Protection Land
Watersources	100%	See Floodplain (Alluvial) Soils	
Riparian Buffer	100%		
Floodplain	100%	0.000	0.000
Floodplain (Alluvial) Soils	100%	0.248	0.248
Wetlands	100%	0.000	0.000
Lakes and Ponds	100%	0.000	0.000
Wetlands Margins (25 FT to wetland)	80%	0.000	0.000
Woodlands (CR,WS,SR-1,SR-2,RR)	80%	0.000	0.000
Sleep Slopes 8-15%	60%	0.000	0.000
Sleep Slopes 15-25%	70%	0.000	0.000
Sleep Slopes 25%+	85%	0.000	0.000
Total Land with Resource Restrictions		0.248	
Total Land with 1.00 Protection Ratio		0.248	
Total Resource Protection Land Required			0.248
Total Resource Protection Land Provided			0.248

IMPERVIOUS COVERAGE TABLE - LOT 2		
Existing Impervious Area	S.F.	Acres
Existing Covered Walk	765	0.02
Existing Parking Lot to Remain	25,095	0.58
Proposed Impervious Area	S.F.	Acres
Proposed Building	55,500	1.27
Proposed Trash Areas	2,417	0.06
Proposed Walkways	0.00	0.00
Proposed Driveway and Parking Area	104,526	2.41
Building Coverage	56,265	1.29
Total Proposed Impervious	162,843	3.74
Total Impervious	188,159	4.32



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LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAVED AREA
- PROPOSED CURB
- BUFFER SETBACK
- BUILDING SETBACK
- RIGHT-OF-WAY
- EXISTING CONTOUR
- SOILS
- SOILS TEXT
- ZONING BOUNDARY
- FLOODPLAIN BOUNDARY

Scale: 1"=40'

North Arrow

Graphic Scale: 0 to 120 Feet

Zoning Table			
Zone 1 - Industrial District LOT 2			
ITEM	REQUIRED/PERMITTED	PROPOSED	ORDINANCE SECTION
Permitted Uses	K3 Wholesale Business, wholesale storage, warehousing	K3 Wholesale Business, wholesale storage, warehousing	27-1601.a
Requirements for: K3 Wholesale Business, Wholesale Storage, Warehousing			
Max. Building Height	35 FT	<35	27-902.a/2110
Min. Lot Area	3 AC	9.243 AC*	27-1702.b
Min. Lot Depth	200 FT	753 FT	27-1702.b
Min. Front Yard Setback	50 FT	350.3 FT	27-1602.b
Min. Side Yard Setback	25 FT	122.5 FT	27-1602.b
Min. Side Yard Setback	25 FT	156.7 FT	27-1602.b
Min. Rear Yard Setback	50 FT	61.3 FT	27-1602.b
Min. Buffer Width	75FT	27.3 FT	27-2801
Max. Building Coverage	50%	14.58%	27-1602.b
Max. Site Impervious Surface Coverage	65%	48.77%	27-1602.b
Area Calculated From Boucher and James 1980 Land Development Plan			
Min. Driveway Clear Sight Triangle	50 FT	50 FT	27-2111.b
Min. Off Street Parking	1 space per 500 square feet of total floor space, 111 Spaces Required	117 Proposed Spaces (Excludes Existing Spaces to Remain for Lot 1)	27-2301K
Min. Lot Width At Setback	300 FT	248.4 FT (V)	27-1702.b
Min. Paved Area Setback from Building	20 FT	20 FT	27-2904.g.5
(N) Existing non-conformity to remain			
(V) Variance Required			

Proposed Lot 2 Area	
Gross Site Area:	9.23
Land Within R.O.W.:	-0.123
Lot Area:	9.111
Land With Natural Resource Resstriction:	-0.236
Net Buildable Area:	8.857

- OWNER/APPLICANT:**
 4355 LIMITED PARTNERSHIP
 4355 COUNTY LINE ROAD
 CHAUFORT, PA 18914
- NOTES:**
1. BEING BUCKS COUNTY TAX MAP PARCEL NUMBER 26-005-005, CONTAINING 26.9745 ACRES OF LAND MORE OR LESS.
 2. BOUNDARY INFORMATION TAKEN FROM A PLAN TITLED "BYERS' CHOICE LTD." PREPARED BY BOUCHER AND JAMES, INC. DATED 01/26/2000, LAST REVISED 03/06/2000.
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 6. ALL BUILDINGS SHALL BE LESS THAN 35 FEET IN HEIGHT.
 7. NO NEW STREETS ARE PROPOSED AS PART OF THIS PROJECT.
 8. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH TOWNSHIP STANDARDS.

Revisions

Date	Description

4355 COUNTY LINE ROAD
 PARCEL: 26-005-005
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PA
 LOT 2 SKETCH PLAN

Robert T. Cunningham, P.E.
 No. 1000-242-1776

File No.
 2011_sk1.0.dwg

NCE Job 2011
 Date 07/02/2024
 Scale 1"=40'
 Designated HC
 Sheet 3 of 3

Drawing No.
SK-1.2

Holmes Cunningham LLC
 409 E. Butler Ave. - Unit 5
 Doylestown, PA 18901
 (215) 586-3330
 www.hcengineering.net

HC Engineering

**BOARD OF SUPERVISORS
MEETING MINUTES
August 3, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, August 3, 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, Andy Flager and Justin Roberts - Township Solicitors, Craig Kennard – Township Engineer, Chief Richard Clowser, and Alex Nagy – Finance Director.

- 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.
 - A.** Bridget Kunakorn moved, seconded by Stephanie Shortall, to appoint Cynthia Jones as Chair.

There were no public comments.

Motion carried 4-1.
 - B.** Cynthia Jones moved, seconded by Stephanie Shortall, to appoint Bridget Kunakorn as Vice-Chair.

There were no public comments.

Motion carried 4-1.
- 3. Chair Comments:** Cynthia Jones stated that the Board met in Executive Session prior to this meeting.
- 4. Presentations/Public Hearings/Land Development**
 - A.** Open Space Plan Presentation

Mike Roedig of the Bucks County Planning Commission provided a presentation to the Board regarding the 2026 New Britain Township Open Space Plan Update. Mr. Roedig reviewed the planning process, including community input and the results of the open space survey. He discussed the Township's existing open space resources, priorities for future preservation and recreation, and recommendations included in the updated plan. The Board thanked Mr. Roedig and the Bucks County Planning Commission for their assistance in preparing the plan and recognized the community's participation throughout the planning process.

5. Motion to Consider Consent Agenda

Bill Jones moved, seconded by Bridget Kunakorn, to approve the 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.

There were no public comments.

All voted aye, motion carried 5-0.

6. Action Items

- A.** Consider a motion to adopt the New Britain Township Open Space Plan.

Bridget Kunakorn moved to adopt the Open Space Plan. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 5-0.

- B.** Discussion of Emergency Medical Services.

Mike Heffron, NBT Board-appointed Emergency Services Representative, gave a presentation to the Board of the latest updates of Chal-Brit EMS and where they stand today from a financial perspective.

Mary Margaret Briggs, 245 Forest Park Drive, shared her experience as an ER nurse and emphasized the importance of continuing to work with Chal-Brit EMS. She stated that the Township should continue its efforts to work with Chal-Brit until all available options and efforts have been exhausted.

Maryanne Showalter, 393 Old Ironhill Road, spoke about the importance of Chal-Brit EMS to her family. She shared that Chal-Brit has meant a great deal to her over the past three years while her husband has been ill and expressed her appreciation for the service they have provided.

The Board took no action at this time.

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

Bill Jones moved to authorize drafting and advertising an ordinance. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- D.** Consider a motion to adopt Resolution 2026-08 initiating curative amendment process.

MaryBeth McCabe moved to adopt Resolution 2026-08. Seconded by Stephanie Shortall.

Douglas Kristy, 120 Glen Drive, asked if Data centers were happening in the Township. Solicitor Flager responded by explaining that the Board was being proactive and how the curative amendment would apply to incoming applications to the Township.

All voted aye, motion carried 5-0.

- E.** Consider a motion to adopt Resolution 2026-09 updating fire company dispatch assignments.

Bill Jones moved to adopt the Resolution. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

- F.** Consider a motion to allow Public Works employees to respond to select emergency calls during working hours.

Bridget Kunakorn moved to allow the response. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- 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.

Bill Jones moved to temporarily suspend the Ordinance for the day of Fall Fest, September 19th, 2026. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

- H.** Consider a motion to authorize the Township Engineer to conduct a traffic study on Maple Avenue.

Bridget Kunakorn moved to authorize the traffic study. Seconded by Stephanie Shortall.

Robert Livesay, Planning Commission member, stated that it would be wise to expand the study to other side streets that may have the same issue.

All voted aye, motion carried 5-0.

I. Discussion of a public comment policy.

Bill Jones moved to approve the Public Comment Policy. Seconded by MaryBeth McCabe.

No public comment.

All voted aye, motion carried 5-0.

J. Discussion of 2027 Budget Calendar.

No public comment.

The Board agreed to daytime meeting and nighttime meetings for public and staff engagement.

7. Information Items

A. 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.

B. Board of Supervisor's Comment

- Stephanie Shortall – none at this time.
- Bill Jones – none at this time.
- MaryBeth McCabe – none at this time.
- Bridget Kunakorn – thanks to all of the first responders and EMS personnel.
- Cynthia Jones – echoed the same sentiment.

8. Public Comment

- A.** Mary Margaret Briggs, 245 Forest Park Drive, stated that she felt like the Boards decision to switch who is in the position of Chair was done illegally.

9. Announcements

Environmental Advisory Council Meeting – Wednesday, August 5 at 7 PM.

Board of Supervisors Meeting – Monday, August 17 at 7 PM.

Parks & Recreation Commission Meeting – Tuesday, August 18, at 7 PM.

Veterans Committee Meeting – Wednesday, August 19 at 6 PM.

Zoning Hearing Board Meeting – Thursday, August 27 at 7 PM.

Planning Commission Meeting –Tuesday, September 1 at 7 PM.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, August 17th, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

10. Adjournment

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

The Board unanimously adjourned the meeting at 8:56 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

Bridget Kunakorn, Vice-Chair

William B. Jones, III, Member

Stephanie Shortall, Member

MaryBeth McCabe, Esq., Member

Attest: _____

Nick Valla
Township Manager



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: August 13, 2026
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated August 13, 2026, in the amount of \$91,382.33.

Attest: _____

Date: _____

Return to Agenda

11:42 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	Exc
CYNTH035	CYNTHIA JONES											
26001114	08/18/26 DINNER BOS MEETING REIMB											
1	DINNER BOS MEETING REIMB	215.14	01-400-300		E General Administrative Expenses	R	08/18/26	08/18/26		073026		N
	Vendor Total:	215.14										
DESAI005	DE SAINT ENTIENNE											
26001107	08/18/26 ESCROW RELEASE - 231 HOLLY DR											
1	ESCROW RELEASE - 231 HOLLY DR	5,000.00	90-414-600		E Refund of Escrow	R	08/18/26	08/18/26		073026		N
	Tracking Id: 2026-128-Z 231 Holly Dr - Anthony & Sylvan Pools											
	Vendor Total:	5,000.00										
DOLIC005	DOLI CONSTRUCTION CORP											
26001158	08/18/26 SELLERSVILLE RD REPAIRS- REIMB											
1	SELLERSVILLE RD REPAIRS- REIMB	58,500.00	01-439-320		E Road Paving / Milling	R	08/18/26	08/18/26		NBT-1		N
	Vendor Total:	58,500.00										
EUREK010	EUREKA STONE QUARRY INC.											
26001110	08/18/26 PAVING											
1	PAVING	176.85	01-439-320		E Road Paving / Milling	R	08/18/26	08/18/26		727606		N
	Vendor Total:	176.85										
HABER010	H.A. BERKHEIMER INC.											
26001159	08/18/26 COMMISSION FEE JULY 2026											
1	COMMISSION FEE JULY 2026	22.64	01-403-370		E EIT/LST Tax Collection Services	R	08/18/26	08/18/26		EIT 073126		N
26001160	08/18/26 COMMISSION FEE JULY 2026											
1	COMMISSION FEE JULY 2026	3.34	04-403-370		E EIT Tax Collection Services	R	08/18/26	08/18/26		OST 073126		N
	Vendor Total:	25.98										
HOMED010	HOME DEPOT CREDIT SERVICES											
26001123	08/18/26 SUPPLIES											
1	SUPPLIES	10.98	07-454-226		E FACILITIES MAINTENANCE	R	08/18/26	08/18/26		9033909		N

11:42 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd Enc Date Date	Chk/Void Date Invoice	1099 Excl
HOMED010 HOME DEPOT CREDIT SERVICES	Continued							
26001123 08/18/26 SUPPLIES	Continued							
2 SUPPLIES	143.48	01-438-460	E General Expenses	R	08/18/26	08/18/26	2023397	N
	154.46							
Vendor Total:	154.46							
KEYST050 KEYSTONE MUNICIPAL SERVICES IN								
26001109 08/18/26 OUTSIDE INSPECTIONS								
1 OUTSIDE INSPECTIONS	7,625.00	01-413-122	E Outside Inspections	R	08/18/26	08/18/26	40900	N
Vendor Total:	7,625.00							
MARTI035 MARTIN STONE QUARRIES, INC.								
26001106 08/18/26 NORTH BRANCH INFIELD MIX								
1 NORTH BRANCH INFIELD MIX	1,544.19	07-454-226	E FACILITIES MAINTENANCE	R	08/18/26	08/18/26	1100807	N
Vendor Total:	1,544.19							
MARYB005 MaryBeth McCabe								
26001115 08/18/26 4TH OF JULY- BUNTING DECO REIM								
1 4TH OF JULY- BUNTING DECO REIM	123.86	07-454-300	E Program / Activity Supplies	R	08/18/26	08/18/26	073026	N
Vendor Total:	123.86							
MCBRO005 MCBROTHERS INC.								
26001108 08/18/26 POLICE GATE REPAIR								
1 POLICE GATE REPAIR	1,815.00	01-409-370	E Building Maintenance	R	08/18/26	08/18/26	27896	N
Vendor Total:	1,815.00							
MCDON010 MCDONALD UNIFORM COMPANY								
26001116 08/18/26 UNIFORM - S CHAMBERS								
1 UNIFORM - S CHAMBERS	46.24	01-410-241	E Uniforms/Vests	R	08/18/26	08/18/26	264096	N
26001117 08/18/26 UNIFORM - K PEFFALL								
1 UNIFORM - K PEFFALL	178.86	01-410-241	E Uniforms/Vests	R	08/18/26	08/18/26	263883-01	N

11:42 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 4

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 Exc1
MCDON010	MCDONALD UNIFORM COMPANY				Continued											
26001135	08/18/26	UNIFORM - C MALONEY														
1	UNIFORM - C MALONEY		22.25	01-410-241		E Uniforms/Vests		R	08/18/26	08/18/26		265325		N		
Vendor Total:							247.35									
NAPAA005	NAPA AUTO PARTS - LANSDALE															
26001166	08/18/26	PARTS/REPAIRS - FLEET														
1	PARTS/REPAIRS - FLEET		11.43	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		623216		N		
26001167	08/18/26	PARTS/REPAIRS - 48-10														
1	PARTS/REPAIRS - 48-10		11.58	01-410-370		E Vehicle Maintenance		R	08/18/26	08/18/26		623350		N		
26001168	08/18/26	PARTS/REPAIRS - EMS														
1	PARTS/REPAIRS - EMS		723.35	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		623663		N		
26001169	08/18/26	PARTS/REPAIRS - SHOP														
1	PARTS/REPAIRS - SHOP		79.90	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		624087		N		
2	PARTS/REPAIRS - SHOP		18.00	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		624355		N		
			61.90													
26001170	08/18/26	PARTS/REPAIRS														
1	PARTS/REPAIRS		456.12	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		624482		N		
2	PARTS/REPAIRS		54.00	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		624704		N		
3	PARTS/REPAIRS		26.34	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		624731		N		
			428.46													
26001171	08/18/26	PARTS/REPAIRS - 48-42														
1	PARTS/REPAIRS - 48-42		214.70	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		625285		N		
26001172	08/18/26	PARTS/REPAIRS - SHOP														
1	PARTS/REPAIRS - SHOP		7.18	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		625542		N		
26001173	08/18/26	PARTS/REPAIRS														
1	PARTS/REPAIRS		36.89	01-437-300		E Vehicle Repairs		R	08/18/26	08/18/26		625576		N		

Return to Agenda

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NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 5

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
NAPAA005 NAPA AUTO PARTS - LANSDALE	26001173 08/18/26 PARTS/REPAIRS	Continued								
	2 PARTS/REPAIRS	Continued	18.00-	01-437-300	E Vehicle Repairs	R	08/18/26	08/18/26	625600	N
			18.89							
	Vendor Total:		1,477.49							
PAULB010 PAUL B. MOYER & SONS INC	26001175 08/18/26 EXMARK MOWER PARTS/REPAIRS									
	1 EXMARK MOWER PARTS/REPAIRS		144.00	01-437-300	E Vehicle Repairs	R	08/18/26	08/18/26	48178	N
	Vendor Total:		144.00							
PRIMA005 PRIMARY ARMS LLC	26001164 08/18/26 SUPPLIES									
	1 SUPPLIES		39.23	01-410-240	E Munitions Supplies	R	08/13/26	08/18/26	INV-846648	N
	Vendor Total:		39.23							
RUSSE005 RUSSELL P. SACCO, LLC	26001136 08/13/26 ZONING LEGAL SERVICES									
	1 ZONING LEGAL SERVICES		2,128.00	01-414-310	E Professional Services - Legal	R	08/13/26	08/13/26	6742	N
	Vendor Total:		2,128.00							
STAPL015 STAPLES	26001118 08/18/26 OFFICE SUPPLIES									
	1 OFFICE SUPPLIES		87.98	01-400-210	E Office Supplies	R	08/18/26	08/18/26	6070089598	N
	26001119 08/18/26 OFFICE SUPPLIES									
	1 OFFICE SUPPLIES		43.99-	01-400-210	E Office Supplies	R	08/18/26	08/18/26	6070089597	N
	26001120 08/18/26 BUSINESS CARDS									
	1 BUSINESS CARDS		47.58	01-400-210	E Office Supplies	R	08/18/26	08/18/26	6070089596	N
	Vendor Total:		91.57							

Total Purchase Orders: 36 Total P.O. Line Items: 45 Total List Amount: 91,382.33 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	83,160.82	0.00	83,160.82	0.00	0.00	83,160.82
Open Space	6-04	3.34	0.00	3.34	0.00	0.00	3.34
Parks & Recreation	6-07	3,218.17	0.00	3,218.17	0.00	0.00	3,218.17
Escrow	6-90	5,000.00	0.00	5,000.00	0.00	0.00	5,000.00
Total of All Funds:		91,382.33	0.00	91,382.33	0.00	0.00	91,382.33

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	83,160.82	0.00	83,160.82	0.00	0.00	83,160.82
Open Space	04	3.34	0.00	3.34	0.00	0.00	3.34
Parks & Recreation	07	3,218.17	0.00	3,218.17	0.00	0.00	3,218.17
Escrow	90	5,000.00	0.00	5,000.00	0.00	0.00	5,000.00
Total of All Funds:		91,382.33	0.00	91,382.33	0.00	0.00	91,382.33

Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	83,160.82	0.00	0.00	0.00	83,160.82
Open Space	6-04	3.34	0.00	0.00	0.00	3.34
Parks & Recreation	6-07	3,218.17	0.00	0.00	0.00	3,218.17
Escrow	6-90	5,000.00	0.00	0.00	0.00	5,000.00
Total of All Funds:		<u>91,382.33</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>91,382.33</u>



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: August 13, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated August 5, 2026, in the amount of \$268,573.29.

Attest: _____

Date: _____

Return to Agenda

August 5, 2026
01:57 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 1

8/5/26

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All Include Non-Budgeted: Y
 Rcvd Batch Id Range: KG0806PD to KG0806PD

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				First Rcvd	Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description	Stat/Chk	Enc Date Date	Date Invoice	Exc1		
AQUAP010 AQUA PENNSYLVANIA								
26001126 08/06/26 FIRE HYDRANT RENTAL - 0416695								
1 FIRE HYDRANT RENTAL - 0416695	62.13 01-411-380	E Fire Hydrant Rentals	R	08/06/26	08/06/26	0416695 073126	N	
26001127 08/06/26 FIRE HYDRANT RENTAL - 1065967								
1 FIRE HYDRANT RENTAL - 1065967	186.39 01-411-380	E Fire Hydrant Rentals	R	08/06/26	08/06/26	1065967 073126	N	
26001128 08/06/26 FIRE HYDRANT RENTAL - 0408962								
1 FIRE HYDRANT RENTAL - 0408962	1,149.43 01-411-380	E Fire Hydrant Rentals	R	08/06/26	08/06/26	0408962 073126	N	
Vendor Total:	1,397.95							
ARMOU010 ARMOUR & SONS ELECTRIC I								
26001103 08/06/26 TRAFFIC SIGNAL MAINTENANCE								
1 TRAFFIC SIGNAL MAINTENANCE	140.00 01-433-310	E Traffic Signal Maintenance	R	08/06/26	08/06/26	910050630	N	
2 TRAFFIC SIGNAL MAINTENANCE	140.00 01-433-310	E Traffic Signal Maintenance	R	08/06/26	08/06/26	910050631	N	
	280.00							
Vendor Total:	280.00							
COMMO130 COMMONWEALTH OF PENNSYLVANIA								
26001096 08/06/26 MS4 INDIVIDUAL PERMIT								
1 MS4 INDIVIDUAL PERMIT	2,500.00 01-436-367	E NPDES Compliance	R	08/06/26	08/06/26	1466848	N	
Vendor Total:	2,500.00							
COMMO100 COMMONWEALTH OF PENNSYLVANIA								
26001105 08/06/26 REPMT ST AID O/P PN AUDIT21-25								
1 REPMT ST AID O/P PN AUDIT21-25	100,324.50 01-483-510	E MMO Pension Payment	R	08/06/26	08/06/26	073026	N	
Vendor Total:	100,324.50							

Return to Agenda

August 5, 2026
01:57 PM

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
RIGGI010 RIGGINS INC.														
26001098	08/06/26	DIESEL - PW												
1	DIESEL - PW	2,625.38	01-437-330					E Fuel & Oil Equipment	R	08/06/26	08/06/26		IN-047144	N
26001131	08/06/26	DIESEL - PARK/REC												
1	DIESEL - PARK/REC	933.44	01-437-330					E Fuel & Oil Equipment	R	08/06/26	08/06/26		IN-047586	N
Vendor Total:					3,558.82									
ROBER270 ROBERT E. LITTLE, INC.														
26001130	08/06/26	HAND TOOL PARTS												
1	HAND TOOL PARTS	104.97	01-437-300					E Vehicle Repairs	R	08/06/26	08/06/26		05-1284641	N
Vendor Total:					104.97									
RYANL005 RYAN LISCHKE														
26001094	08/06/26	2026 MEDICAL REIMBURSEMENT												
1	2026 MEDICAL REIMBURSEMENT	258.15	01-486-157					E Health & Vision Reimbursements	R	08/06/26	08/06/26		080226	N
Vendor Total:					258.15									
SUSET005 SUSETTE DUBIN														
26001101	08/06/26	FACILITY CLEANING - ADMIN												
1	FACILITY CLEANING - ADMIN	500.00	01-409-370					E Building Maintenance	R	08/06/26	08/06/26		073126	N
26001102	08/06/26	FACILITY CLEANING - POLICE												
1	FACILITY CLEANING - POLICE	640.00	01-409-370					E Building Maintenance	R	08/06/26	08/06/26		073126	N
Vendor Total:					1,140.00									
THEPE010 THE PETERBILT STORE PA LLC														
26001104	08/06/26	2027 PETERBILT DUMP TRUCK												
1	2027 PETERBILT DUMP TRUCK	153,390.02	18-438-710					E Major Equipment	R	08/06/26	08/06/26		46s1045	N
Vendor Total:					153,390.02									

August 5, 2026
01:57 PM

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	Exc
TUSTI005 TUSTIN MECHANICAL SERVICES										
26001097	08/06/26	SPLIT UNIT MAINTENANCE -POLICE								
1 SPLIT UNIT MAINTENANCE -POLICE	1,321.58	01-409-370		E Building Maintenance	R	08/06/26	08/06/26		910072851	N
Vendor Total:	1,321.58									
VERIZ010 VERIZON										
26001125	08/06/26	INTERNET								
1 INTERNET	110.99	01-430-320		E Communications	R	08/06/26	08/06/26		0001-98 072726	N
Vendor Total:	110.99									
VERIZ050 VERIZON WIRELESS										
26001129	08/06/26	POLICE WIRELESS SERVICE								
1 POLICE WIRELESS SERVICE	25.04	01-410-320		E Communications	R	08/06/26	08/06/26		00001 072326	N
Vendor Total:	25.04									
Total Purchase Orders:	22	Total P.O. Line Items:	23	Total List Amount:	268,573.29	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	115,183.27	0.00	115,183.27	0.00	0.00	115,183.27
Capital Equipment & Infrastructure	6-18	153,390.02	0.00	153,390.02	0.00	0.00	153,390.02
Total of All Funds:		268,573.29	0.00	268,573.29	0.00	0.00	268,573.29

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	115,183.27	0.00	115,183.27	0.00	0.00	115,183.27
Capital Equipment & Infrastructure	18	153,390.02	0.00	153,390.02	0.00	0.00	153,390.02
Total of All Funds:		268,573.29	0.00	268,573.29	0.00	0.00	268,573.29

August 5, 2026
01:57 PM

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

Page No: 7

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	115,183.27	0.00	0.00	0.00	115,183.27
Capital Equipment & Infrastructure	6-18	153,390.02	0.00	0.00	0.00	153,390.02
Total of All Funds:		<u>268,573.29</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>268,573.29</u>



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: August 13, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated August 13, 2026, in the amount of \$39,200.87.

Attest: _____

Date: _____

10:28 AM

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
MICHA210	MICHAEL KILROY	26001150	08/13/26	2026 MEDICAL REIMBURSEMENT										
		1	2026	MEDICAL REIMBURSEMENT	391.97	01-486-157		E Health & Vision Reimbursements	R	08/13/26	08/13/26		081026	N
				Vendor Total:	391.97									
PENNS020	PA ONE CALL SYSTEM, INC.	26001163	08/13/26	PA ONE CALLS										
		1	PA ONE CALLS		129.68	01-438-460		E General Expenses	R	08/13/26	08/13/26		1178517	N
				Vendor Total:	129.68									
READY005	PRIMO BRANDS	26001145	08/13/26	BOTTLED WATER - ADMIN										
		1	BOTTLED WATER - ADMIN		84.95	01-409-360		E Utilities	R	08/13/26	08/13/26		16H0436107759	N
		26001146	08/13/26	BOTTLED WATER - POLICE										
		1	BOTTLED WATER - POLICE		142.91	01-410-360		E Utilities	R	08/13/26	08/13/26		16H0436449664	N
		26001147	08/13/26	BOTTLED WATER - PUBLIC WORKS										
		1	BOTTLED WATER - PUBLIC WORKS		320.81	01-437-360		E Utilities	R	08/13/26	08/13/26		16H0436107767	N
				Vendor Total:	548.67									
RIGGI010	RIGGINS INC.	26001153	08/13/26	FUEL - POLICE										
		1	FUEL - POLICE		1,375.95	01-410-224		E Fuel	R	08/13/26	08/13/26		IN-047889	N
		26001154	08/13/26	FUEL - PW										
		1	FUEL - PW		2,234.73	01-437-330		E Fuel & Oil Equipment	R	08/13/26	08/13/26		IN-047890	N
				Vendor Total:	3,610.68									
SHAWN010	SHAWN MAGUIRE	26001151	08/13/26	2026 MEDICAL REIMBURSEMENT										
		1	2026	MEDICAL REIMBURSEMENT	309.00	01-486-157		E Health & Vision Reimbursements	R	08/13/26	08/13/26		081026	N

10:28 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	
SHAWN010	SHAWN MAGUIRE	Continued										
26001156	08/13/26	2026 MEDICAL REIMBURSEMENT										
1	2026 MEDICAL REIMBURSEMENT		1,501.13	01-486-157	E Health & Vision Reimbursements	R	08/13/26	08/13/26		081126		N
Vendor Total:			1,810.13									
TUSTI005	TUSTIN MECHANICAL SERVICES											
26001139	08/13/26	WATER TREATMENT MAINT AGMT-PW										
1	WATER TREATMENT MAINT AGMT-PW		300.00	01-430-370	E Building Maintenance	R	08/13/26	08/13/26		930025968		N
26001140	08/13/26	SERVICES AGMT 8/1/26-10/31/26										
1	SERVICES AGMT 8/1/26-10/31/26		1,672.75	01-409-370	E Building Maintenance	R	08/13/26	08/13/26		910073308		N
Vendor Total:			1,972.75									
Total Purchase Orders:	22	Total P.O. Line Items:	23	Total List Amount:	39,200.87	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	16,260.04	0.00	16,260.04	0.00	0.00	16,260.04
Capital Equipment & Infrastructure	6-18	22,940.83	0.00	22,940.83	0.00	0.00	22,940.83
Total Of All Funds:		39,200.87	0.00	39,200.87	0.00	0.00	39,200.87

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	16,260.04	0.00	16,260.04	0.00	0.00	16,260.04
Capital Equipment & Infrastructure	18	22,940.83	0.00	22,940.83	0.00	0.00	22,940.83
Total Of All Funds:		39,200.87	0.00	39,200.87	0.00	0.00	39,200.87

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	16,260.04	0.00	0.00	0.00	16,260.04
Capital Equipment & Infrastructure	6-18	22,940.83	0.00	0.00	0.00	22,940.83
Total of All Funds:		39,200.87	0.00	0.00	0.00	39,200.87



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 13, 2026

File No. 2400186

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

Reference: Hulton Contracting, Inc., Escrow Release 1
4645 County Line Road, TMP #26-001-004

Dear Nick:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office observed the site improvements on August 10, 2026. We have prepared Certificate of Completion 1, an Irrevocable Standby Letter of Credit reduction, in the amount of **\$8,379.00** for consideration at an upcoming public meeting.

We recommend the reduction in the letter of credit (No. 0219) as delineated on the attached breakdown and which equal Eight Thousand, Three Hundred Seventy-Nine Dollars and Zero Cents (\$8,379.00) to Hulton Contracting, Inc. This leaves \$439,279.20 remaining in the total escrow fund. The escrowed site improvements are approximately 2% completed. If approved, please provide a copy of the Irrevocable Standby Letter of Credit reduction for our files.

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

Sincerely,

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

JM/tw

Enclosures: as referenced

cc: Alexandria Mullin, Assistant Manager
Doreen Curtin, Zoning Officer
Alex Nagy, Financial Director
Scott Holbert, Esq., Flager & Associates, Inc.
Walt Hulton, Hulton Contracting, Inc., Applicant
Gary Berg, Jr., Owner/Managing Partner, Valencia Development Group, LLC
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.
Tim Wallace, P.E., Gilmore & Associates, Inc.



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Suite 100
New Britain, PA 18901-5106
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

August 11, 2026
Project No.: G&A #2400186

CERTIFICATE OF COMPLETION NO. 1
4645 COUNTY LINE ROAD, HULTON CONTRACTING, INC.
NEW BRITAIN TOWNSHIP

Original Financial Security: \$ 406,962.00 (Total Construction)
 \$ 40,696.20 (Total Contingency)
 \$ 447,658.20 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Hulton Contracting, Inc., relative to the construction and installation of certain improvements to the 4645 County Line Road land development have been completed to the extent of Eight Thousand, Three Hundred Seventy-Nine Dollars and Zero Cents (\$8,379.00). This certificate authorizes the Irrevocable Standby Letter of Credit to be reduced to the extent of **\$8,379.00** pursuant to the Site Development Agreement between the Township and Hulton Contracting, Inc.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Hulton Contracting, Inc. may have an interest. It is payable in an amount not to exceed \$8,379.00 to Hulton Contracting, Inc. or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 447,658.20
Amount of Previous Releases:	\$ 0.00
Amount of this Request:	\$ 8,379.00
Amount of Construction Available:	\$ 398,583.00
Total Escrow Remaining:	\$ 439,279.20

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 8/11/2026
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc.
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) Walt Hulton
Title CEO
Signature [Signature]

NEW BRITAIN TOWNSHIP:

Nick Valla, Township Manager

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT					
PROJECT NAME:	4645 County Line Road - Hulton Contracting, Inc.	TOTAL CONSTRUCTION:	\$ 406,962.00	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 8,379.00
PROJECT NO.:	2400186	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 40,696.20	AMOUNT OF THIS RELEASE:	\$ 8,379.00
PROJECT OWNER:	Hulton Contracting, Inc.	TOTAL CONSTRUCTION ESCROW POSTED:	\$ 447,658.20		
MUNICIPALITY:	New Britain Township	ADMIN/ENG/INSP/LEGAL CASH ESCROW (10%):	\$ 25,000.00	TOTAL ESCROW RELEASED TO DATE:	\$ 8,379.00
ESCROW AGENT:	Advest Reit Fund LLC			TOTAL ESCROW REMAINING:	\$ 439,279.20
TYPE OF SECURITY:	Irrevocable Stand-by Letter of Credit	RELEASE NO.:	1	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$ 40,696.20
AGREEMENT DATE:	7/1/2025	RELEASE DATE:	August 11, 2026	TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ 398,583.00

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #2
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A. EROSION & SEDIMENT CONTROLS											
1. Construction Entrance	EA	1	\$ 1,800.00	\$ 1,800.00	1	\$1,800.00	1	\$1,800.00		\$ -	
2. 18" Compost Filter Sock	LF	850	\$ 5.50	\$ 4,675.00	850	\$4,675.00	850	\$4,675.00		\$ -	
3. 24" Compost Filter Sock	LF	135	\$ 8.00	\$ 1,080.00	135	\$1,080.00	135	\$1,080.00		\$ -	
4. Erosion Blanket	SY	1400	\$ 1.00	\$ 1,400.00					1400	\$ 1,400.00	
5. Basin Spillway Erosion Blanket	SY	160	\$ 10.00	\$ 1,600.00					160	\$ 1,600.00	
6. Concrete Washout	EA	1	\$ 200.00	\$ 200.00					1	\$ 200.00	
7. Inlet Filter	EA	16	\$ 150.00	\$ 2,400.00					16	\$ 2,400.00	
8. Pumped Water Filter Bag	EA	1	\$ 100.00	\$ 100.00					1	\$ 100.00	
9. Soil Stockpile incl. Compost Filter Sock	LS	1	\$ 1,000.00	\$ 1,000.00					1	\$ 1,000.00	
10. R-4 Rock Lining incl. Fabric	CY	60	\$ 120.00	\$ 7,200.00					60	\$ 7,200.00	
11. Rake, Seed, Permanent Stabilization	SF	71000	\$ 0.15	\$ 10,650.00					71000	\$ 10,650.00	
12. Tree Protection Fence	LF	412	\$ 2.00	\$ 824.00	412	\$824.00	412	\$824.00		\$ -	
13. Maintenance & Removal	LS	1	\$ 2,500.00	\$ 2,500.00					1	\$ 2,500.00	
B. EARTHWORK											
1. Cut/Fill Earthwork	LS	1	\$ 20,000.00	\$ 20,000.00					1	\$ 20,000.00	
2. Respread Topsoil (6")	CY	1300	\$ 8.00	\$ 10,400.00					1300	\$ 10,400.00	
C. STORMWATER MANAGEMENT											
1. 6" PVC Roof Leader System	LF	160	\$ 15.00	\$ 2,400.00					160	\$ 2,400.00	
2. 10" PVC Roof Leader System	LF	324	\$ 15.00	\$ 4,860.00					324	\$ 4,860.00	
3. 15" HDPE Pipe	LF	291	\$ 45.00	\$ 13,095.00					291	\$ 13,095.00	
4. 18" HDPE Pipe	LF	33	\$ 55.00	\$ 1,815.00					33	\$ 1,815.00	
5. 18" RCP (O-Ring)	LF	68	\$ 90.00	\$ 6,120.00					68	\$ 6,120.00	
6. 25" RCP (O-Ring)	LF	12	\$ 110.00	\$ 1,320.00					12	\$ 1,320.00	
7. Std. Type M Inlet	EA	8	\$ 2,200.00	\$ 17,600.00					8	\$ 17,600.00	
8. Std. Type M Inlet w/ Snout	EA	2	\$ 3,300.00	\$ 6,600.00					2	\$ 6,600.00	
9. Rate Control Basin Outlet Structure	EA	1	\$ 3,500.00	\$ 3,500.00					1	\$ 3,500.00	
10. MRC Basin Outlet Controls & U-Drain	EA	3	\$ 5,000.00	\$ 15,000.00					3	\$ 15,000.00	
11. MRC A Amended Soil	CY	205	\$ 20.00	\$ 4,100.00					205	\$ 4,100.00	
12. MRC B Amended Soil	CY	155	\$ 20.00	\$ 3,100.00					155	\$ 3,100.00	
13. MRC C Amended Soil	CY	70	\$ 20.00	\$ 1,400.00					70	\$ 1,400.00	
14. 8" Precast Trench Drain	LF	28	\$ 90.00	\$ 2,520.00					28	\$ 2,520.00	
15. Underground Basin (Incl. Storm Tank)	LS	1	\$ 35,000.00	\$ 35,000.00					1	\$ 35,000.00	
16. Turf Reinf. Matting (incl. Stone Sub.)	SF	950	\$ 6.00	\$ 5,700.00					950	\$ 5,700.00	
17. Site Soil Amendment	CY	1785	\$ 5.00	\$ 8,925.00					1785	\$ 8,925.00	
18. Tie Into Existing Inlet	EA	2	\$ 750.00	\$ 1,500.00					2	\$ 1,500.00	
19. Precast Trench Drain	LS	1	\$ 2,500.00	\$ 2,500.00					1	\$ 2,500.00	
20. Rain Garden Shrubs	LS	1	\$ 10,000.00	\$ 10,000.00					1	\$ 10,000.00	

ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT							
PROJECT NAME:	4645 County Line Road - Hulton Contracting, Inc.	TOTAL CONSTRUCTION:	\$	406,962.00	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$	8,379.00
PROJECT NO.:	2400186	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$	40,696.20	AMOUNT OF THIS RELEASE:	\$	8,379.00
PROJECT OWNER:	Hulton Contracting, Inc.	TOTAL CONSTRUCTION ESCROW POSTED:	\$	447,658.20			
MUNICIPALITY:	New Britain Township	ADMIN/ENG/INSP/LEGAL CASH ESCROW (10%):	\$	25,000.00	TOTAL ESCROW RELEASED TO DATE:	\$	8,379.00
ESCROW AGENT:	Advest Reit Fund LLC				TOTAL ESCROW REMAINING:	\$	439,279.20
TYPE OF SECURITY:	Irrevocable Stand-by Letter of Credit	RELEASE NO.:		1	TOTAL CONSTRUCTION CONTINGENCY (10%):	\$	40,696.20
AGREEMENT DATE:	7/1/2025	RELEASE DATE:		August 11, 2026	TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$	398,583.00

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ #2
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
D. CONCRETE & PAVING											
1. Depressed Concrete Curb (18")	LF	109	\$ 40.00	\$ 4,360.00					109	\$ 4,360.00	
2. 18" Conc. Curb (8" Reveal)	LF	817	\$ 30.00	\$ 24,510.00					817	\$ 24,510.00	
3. Concrete Walkway	SF	60	\$ 15.00	\$ 900.00					60	\$ 900.00	
4. Handicapped Accessible Ramp	EA	1	\$ 2,500.00	\$ 2,500.00					1	\$ 2,500.00	
5. Trash Enclosure Pad	LS	1	\$ 4,500.00	\$ 4,500.00					1	\$ 4,500.00	
6. Fine Grade & Compact Subgrade	SY	2990	\$ 1.00	\$ 2,990.00					2990	\$ 2,990.00	
7. 6" 3A Modified Stone Subbase	SY	2990	\$ 8.00	\$ 23,920.00					2990	\$ 23,920.00	
8. 4.5" Superpave Base Course (25mm)	SY	2990	\$ 8.00	\$ 23,920.00					2990	\$ 23,920.00	
9. 1.5" Superpave Wearing Course (9.5mm)	SY	2990	\$ 8.00	\$ 23,920.00					2990	\$ 23,920.00	
10. Sweep and Tack Coat	SY	2990	\$ 1.00	\$ 2,990.00					2990	\$ 2,990.00	
11. Curb and Joint Seal	LF	1000	\$ 1.00	\$ 1,000.00					1000	\$ 1,000.00	
E. LANDSCAPING & LIGHTING											
1. Deciduous Tree (2.5" Min. Cal.)	EA	28	\$ 500.00	\$ 14,000.00					28	\$ 14,000.00	
2. Flowering Tree (15"-18" Tall)	EA	28	\$ 250.00	\$ 7,000.00					28	\$ 7,000.00	
3. Shrub-18" to 24"	EA	28	\$ 35.00	\$ 980.00					28	\$ 980.00	
4. Evergreen Tree	EA	89	\$ 200.00	\$ 17,800.00					89	\$ 17,800.00	
5. Red Maple (6' Height)	EA	7	\$ 100.00	\$ 700.00					7	\$ 700.00	
6. Raingarden-ERNST Seed Mix	SF	5680	\$ 0.35	\$ 1,988.00					5680	\$ 1,988.00	
7. Free Standing Pole Mounted Light	EA	8	\$ 2,000.00	\$ 16,000.00					8	\$ 16,000.00	
8. Building Light Packs	EA	10	\$ 500.00	\$ 5,000.00					10	\$ 5,000.00	
F. MISCELLANEOUS											
1. Concrete Monuments	EA	2	\$ 250.00	\$ 500.00					2	\$ 500.00	
2. Stop Sign and Stop Bar	EA	1	\$ 400.00	\$ 400.00					1	\$ 400.00	
3. Parking Lot Pavement Striping	LS	1	\$ 3,500.00	\$ 3,500.00					1	\$ 3,500.00	
4. Handicapped Accessible Striping/Signage	LS	1	\$ 1,500.00	\$ 1,500.00					1	\$ 1,500.00	
5. Trash Enclosure	EA	1	\$ 2,000.00	\$ 2,000.00					1	\$ 2,000.00	
6. Bollards	LS	11	\$ 200.00	\$ 2,200.00					11	\$ 2,200.00	
7. Construction As-Built Plans	LS	1	\$ 5,000.00	\$ 5,000.00					1	\$ 5,000.00	



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: 2026 Road Program No Cost Change Order 1

FROM: Janene Marchand, P.E., Gilmore & Associates, Inc.

TO: Board of Supervisors

DATE: August 11, 2026

BACKGROUND

The contractor, James D. Morrissey, Inc., has requested an adjusted start date and an extension of the Road Program contract duration due to the concrete subcontractor availability. The Change Order will allow a start date of September 8, 2026, and extend the duration of the contract from 30 days to 52 days with a completion date of Friday, October 30, 2026 which amends Article 4.02.A of the executed Agreement.

BUDGET IMPACT

N/A

RECOMMENDED MOTION

If the Board concurs, the motion would be: **“I move to approve Change Order #1 to adjust the start date to September 8th, 2026 and extend the Contract Time to 52 Days”.**



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

August 10, 2026

File No.: 2600107

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

Reference: NBT 2026 Road Program
Change Order #1

Dear Nick:

Enclosed please find Change Order No. 1 for the above referenced project. The purpose of the Change Order is to amend Article 4.02.A of the executed Agreement (Document 00 52 00) and extend the contract time by 22 days. As a result, the revised contract time for substantial completion would be extended to Friday, October 30, 2026.

This extension is based on the project schedule that was discussed and mutually agreed upon by all parties during the pre-construction meeting. This schedule is intended to accommodate the concrete subcontractor's availability.

If approved, please sign and return an electronic copy of the enclosed change order to our office for distribution. As always, please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,

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

JM/tw

Enclosure: As referenced

cc: Alexandria Mullin, Assistant Manager
Ryan Cressman, Public Works Superintendent
Alex Nagy, Township Finance Director
Christopher Blount, James D. Morrissey, Inc.
Scott Holbert, Esquire, Flager & Associates, PC, Township Solicitor
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Brian Dusault, Construction Manager, Gilmore & Associates, Inc.

G GILMORE & ASSOCIATES, INC.
&A CHANGE ORDER #1 - CONTRACT ADJUSTMENT

CLIENT:
New Britain Township
PROJECT NAME:
2026 ROAD PROGRAM
PROJECT NUMBER:
2600107

CONTRACTOR: James D. Morrissey, Inc.
9119 Frankford Avenue
Philadelphia, PA 19114

DATE: 8/5/2026

CONTRACT SUMMARY

Reason for Change:
To extend the contract time and allow for a later start date beyond the required Notice To Proceed Date of August 7, 2026.

Notice to Proceed Date
September 8, 2026

Original Contract End Date
30 days from Notice to Proceed

Requested Time Extension Date
October 31, 2026

Approved Time Extension Date
October 30, 2026

Net Change in Contract Time
23 Days

Accepted:

By: Chris Belmont
Contractor

Date: 8/6/2026

Recommended:

By: James Marchand
Engineer

Date: 8/5/26

Approved:

By: _____
Owner

Date: _____



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

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

SUBJECT: Ordinance #2026-03 Appointing the Bucks County Tax Claim Bureau as the Collector of Delinquent Real Estate Taxes

FROM: Alex Nagy, Finance Director

TO: Board of Supervisors

DATE: August 13, 2026

BACKGROUND

At its July 13, 2026 meeting, the Board voted to advertise an ordinance establishing a penalty, interest, and fee schedule for the collection of delinquent real estate taxes by the Bucks County Tax Claim Bureau (TCB). The ordinance has since been advertised in accordance with the Second-Class Township Code, and the Board may now act to adopt it.

This ordinance enables the TCB's "hybrid method" under the Municipal Claims and Tax Liens Act, shifting collection costs to the delinquent property owner rather than deducting them from what the Township receives - resulting in 100% remittance of delinquent taxes to the Township, up from 95%.

WHAT DOES THIS ORDINANCE DO?

The ordinance establishes the following fee schedule, charged to delinquent property owners - not to the Township:

- Interest at 9% per annum on unpaid delinquent taxes;
- Collection fees at 5%; and attorney's fees at 1% of the total delinquent amount.

BUDGET IMPACT

Adoption is required by September 30, 2026 for the new structure to take effect in 2027. Based on 2025 collections of approximately \$43,500, adoption would have yielded roughly \$2,300 in additional revenue at no cost to the Township.

RECOMMENDED MOTION

If the Board concurs, the motion would be to adopt the ordinance. A copy is included in the packet.

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026-03**

AN ORDINANCE AMENDING THE CODE OF NEW BRITAIN TOWNSHIP AT CHAPTER ONE (1), PART FIVE (5), BY REPEALING ARTICLE C. "MUNICIPAL CLAIMS," AND REPLACING IT WITH ARTICLE C. "COLLECTION OF DELINQUENT REAL ESTATE TAXES," TO CREATE A PENALTY, INTEREST, AND FEE SCHEDULE FOR COLLECTION OF DELINQUENT REAL ESTATE TAXES

WHEREAS, The Board of Supervisors of the Township of New Britain is duly empowered by the Pennsylvania Second Class Township Code §607, *et seq.*, to enact certain regulations relating to the public health, safety, and welfare of the residents of the Township of New Britain; and

WHEREAS, it is necessary and prudent for the Township of New Britain to recover its levied and unpaid delinquent real estate taxes promptly, and if necessary, to accomplish such recovery through legal proceedings; and

WHEREAS, the Municipal Claims and Tax Liens Act, 53 P.S. §7101, *et seq.* (the "MCTLA"), authorizes the addition of interest, costs, charges, expenses, and fees, including reasonable attorney fees, to the total payable with respect to unpaid taxes; and

WHEREAS, the Board of Supervisors of the Township of New Britain has determined that it is in the best interest of all taxpayers and residents to enforce the payment of delinquent real estate taxes; and

WHEREAS, the Board of Supervisors of the Township of New Britain has determined that the addition of interest, costs, charges, expenses, and fees to the total payable with respect to unpaid taxes is reasonable and just;

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the Board of Supervisors of New Britain Township that the New Britain Township Code is amended as follows:

SECTION 1. **Amendment to Chapter One (1), to amend Part Five (5), by repealing Article C. "Municipal Claims" and replacing it with Article C. "Collection of Delinquent Real Estate Taxes."**

The Code of New Britain Township, Chapter 1, "Administration and Government," to amend by repealing Part 5, "POLICY STATEMENTS," Article C., "Municipal Claims," and replacing it with Article C., "Collection of Delinquent Real Estate Taxes," as follows:

Chapter 1 Administration and Government

Part 5 POLICY STATEMENTS

Article C. Collection of Delinquent Real Estate Taxes.

§1-521 Alternative Collector.

In addition to the authorization for the collection of taxes pursuant to the Real Estate Tax Sales Law ("RETSL"), 72 P.S. §5860.201 *et seq.*, the Buck County Tax Claim Bureau is appointed as alternative collector and is authorized and directed to file liens for existing delinquent real estate taxes with the Prothonotary of Bucks County in accordance with the provisions of the Municipal Claims and Tax Liens Act, 53 P.S. §7101, *et seq.*

§1-522 Interest Charged.

In accordance with MCTLA and RETSL, interest shall be charged on taxes so returned from and after but not before the first day of the month following the return. Interest shall be charged at the rate of nine per centum (9%) annum.

§1-523 Reasonable Charges, Expenses and Fees.

Pursuant to Section 7106 of the MCTLA, it is hereby established that the reasonable charges, expenses, and fees incurred in the collection of any delinquent account under the MCTLA are hereby fixed at five percent (5%) of the total amount of the delinquent taxes (including interest and penalties), and that additional reasonable attorney's fees incurred in the collection of any delinquent taxes shall be fixed at one percent (1%) of the total amount of the delinquent taxes (including interest and penalties), and that said charges for attorney's fees and for all charges, expenses and fees set forth herein, shall be paid to the County of Bucks through the Bucks County Tax Claim Bureau in lieu of payment of commission pursuant to Section 207 of RETSL;

§1-524 Enabling.

The proper officials of New Britain Township are hereby authorized and empowered to take such additional action as they may deem necessary or appropriate to implement this Ordinance.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed. Any other terms and provisions of the New Britain Township Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect, and for this reason, the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

This Ordinance shall become effective immediately after enactment.

ORDAINED AND ENACTED this _____ day of _____, 2026, by the Board of Supervisors of New Britain Township.

ATTEST:

NEW BRITAIN TOWNSHIP

Nick Valla, Township Manager

Cynthia M. Jones, Chair

Bridget Kunakorn, Vice-Chair

William B. Jones, III

Stephanie Shortall

MaryBeth McCabe, Esq.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: Keller Rd. Bridge

FROM: Ryan Cressman, Public Works Superintendent

TO: Board of Supervisors

DATE: August 14, 2026

BACKGROUND:

New Britain Township closed the Keller Rd. Bridge on May 29th, 2026, after an interim inspection of the bridge was completed on May 28th, 2026 and found failed sections of open steel grate decking, presenting a safety hazard to the public. There was also conversation at this time regarding changes to the load rating because of the deteriorating super structure. We had already contacted ADM Welding prior to the closure regarding necessary repairs to the Keller Rd. Bridge decking. The work was scheduled for mid-May but was delayed due to weather and scheduling. ADM Welding completed the originally scheduled repairs on June 17th, 2026, however at that time we discovered more decking that needed to be repaired. ADM Welding returned on June 30th, 2026, and made additional repairs to the decking and advised we had used all available decking from them and if any other repairs needed to be done, we would need to find additional decking from another source. There is still one section of decking that flexes under load and creates a minor “banging” noise when transversed.

New Britain Township completed the required repairs that were presented in the interim inspection dated May 28th, 2026. Those repairs included the steel grate decking and signage pertaining to the load rating change. A follow up inspection was conducted on August 7, 2026, and found the repairs to be in good condition and stated that the bridge can be reopened; however, there are still concerns over the overall structure (see attached documents).

BUDGET IMPACT

RECOMMENDED MOTION:

If the Board concurs, the motion would be to keep the Keller Rd. Bridge closed indefinitely, until a decision can be made on whether to replace the deteriorating super structure and decking with a new bridge/ structure.



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: Consider a motion to authorize the Township Manager to execute an agreement with Keystone Municipal Services

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 17, 2026

BACKGROUND

Earlier this year, the Board of Supervisors appointed Keystone Municipal Services (Keystone) to provide inspection and plan review services upon the retirement of the previous Fire Marshal/Building Inspector. Keystone has been on-site and in the community consistently for several months under this new relationship. A formal contract was not previously executed.

Additionally, the need for enforcement of the Property Maintenance Code emerged as an area that was not previously addressed during the transition with Keystone. The contract before the Board of Supervisors tonight includes all services already in place, as well as enforcement of the Property Maintenance Code. Enforcement will remain on an as-needed basis as complaints from the community arise. The advantage of using a third-party service like Keystone for this service is that the Township is only paying for the hours of service it utilizes, as one full-time or part-time employee is not necessary to serve in this capacity.

BUDGET IMPACT

The contract memorializes the existing relationship with Keystone. The expansion of Property Maintenance Code enforcement services is expected to have minimal budget impact in 2026 and beyond as this is an as-needed service.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **“I move to authorize the Township Manager to execute an agreement with Keystone Municipal Services for inspection, plan review, and code enforcement services.”**

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made August 11, 2026, between Keystone Municipal Services, Inc. (hereinafter "Keystone") whose principal business address is 801 Yale Avenue, Suite 622, Swarthmore, PA 19081 and New Britain Township (hereinafter "Municipality") whose principal business address is 207 Park Avenue, Chalfont, PA 18914.

WHEREAS, the Municipality wishes to retain Keystone as a consultant to perform the services referenced herein, furthermore, if identified, Keystone shall serve as the appointed Building Code Official for applications submitted to the municipality in accordance with, and pursuant to, the Pennsylvania Uniform Construction Code for the full term of this Agreement and;

WHEREAS, the Municipality has taken such action at a public meeting to appoint Keystone to engage in the services outlined in this Agreement and has further granted Keystone the authority to act as an Agent of the Municipality; and;

NOW THEREFORE, the parties referenced above hereto agree as follows:

1. Services Provided

Keystone agrees to serve as the representative and Agent of the Municipality and will provide the following services in accordance with the terms and conditions of this Agreement (hereinafter referred to as "Services").

- | | | |
|----|-------------------------------------|---|
| a. | ☒ | Building Code Official. |
| b. | ☒ | Building Construction Inspection Services. |
| c. | ☒ | Building Plan Review Services. |
| d. | ☒ | Code Enforcement Services. |
| e. | ☐ | Electrical Inspection Services. |
| f. | ☒ | Accessibility Plan Reviews/Inspections. |
| g. | ☐ | Zoning Administration Services. |
| h. | ☒ | Code Legislation Support (as requested) |
| i. | ☒ | Expert Testimony (as requested) |
| j. | ☒ | Fire Marshal Services. |
| k. | ☒ | Fire, Life Safety Plan Review and Inspections |
| l. | ☐ | Administrative Support |

2. Cost of Services

The cost of Services will be charged in accordance with the rate schedule attached. Keystone reserves the right to amend this rate schedule with sixty (60) days notice.

3. Service Standards

Keystone shall provide the Services outlined herein to the best of its ability and in accordance with generally accepted practices in the industry. During such time, Keystone shall perform the Services outlined herein from either an office provided by the Municipality or from its corporate offices. Keystone shall, nevertheless, be on-call twenty-four hours a day, seven days a week, to respond to emergencies on behalf of the Municipality.

4. Payment

Invoices shall be paid upon receipt. Payments shall be mailed to Keystone Municipal Services, Inc., 801 Yale Avenue, Suite 622, Swarthmore, PA 19081. An invoice shall not be considered delinquent for purposes of this Agreement until it is thirty (30) days past due.

5. Termination

Either party may terminate this Agreement by providing the other with sixty (60) days written notice of their intent to terminate this Agreement. This Agreement shall terminate and be of no force and effect on the sixtieth (60th) day from which the Notice of Termination was delivered to the other party.

6. Notices

Any notices required to be given under this Agreement shall be mailed by First Class Mail, Return Receipt Requested, or by overnight courier to the following address:

As to Keystone:

Keystone Municipal Services, Inc.
801 Yale Avenue, Suite 622
Swarthmore, PA 19081

As to Municipality:

New Britain Township
207 Park Avenue
Chalfont, PA 18914

7. Dispute Resolution

In the event there is a perceived breach of this Agreement or there is a dispute or other controversy arising out of or relating to the provision of Services in accordance with this Agreement, the parties hereto agree to exercise their best efforts to resolve the dispute or controversy as soon as possible. If the dispute or controversy can not be resolved to the satisfaction of both parties, either party may terminate the agreement in accordance with Section 5 of this Agreement.

8. Agency and Insurance

The Municipality shall take such action, as is necessary, at a public meeting of the governing body, to appoint Keystone as the Municipalities Representative for the services indicated within this Agreement. Upon appointment of Keystone by the Municipality, Keystone shall become an Agent of the Municipality and shall be entitled to perform its Services as outlined in this Agreement with the full authority of the Municipality and may act on behalf of and bind the Municipality to any decisions made during the performance of the Services outlined herein. In particular, Keystone shall be authorized to issue any and all determinations, permits, certifications, or other documents required or necessary to carry out its duties or appointment. Keystone agrees to perform the Services in accordance with all applicable provisions of the Commonwealth of Pennsylvania Uniform Construction Code and any other State or Federal Law applicable to the Municipality.

Keystone agrees to maintain Insurance in the type and amount dictated within the Commonwealth of Pennsylvania Uniform Construction Code for a Third-Party Agency serving as a Construction Code Official and Building Code Official.

9. Indemnification

- (a) Keystone shall defend, indemnify and hold harmless the Municipality, its officers, agents and employees from any and all claims and costs of any nature whether for personal injury, property damage or any other liability arising out of or in any way connected with the Code Inspector's negligent acts or omissions under this Agreement.
- (b) The Municipality agrees to indemnify and hold Keystone, its principals, its officers, employees, agents, affiliates, subcontractors and representatives harmless from and against any liability incurred in connection with any proceeding in which Keystone may be involved as a party arising out of services rendered under this Agreement, including, without limitation, liabilities resulting from any actual or alleged breach of neglect of duty, error, negligence, or misstatement, except to the extent covered by insurance or paid by other indemnity, and except:
 - 1. Where such indemnification is expressly prohibited by applicable law;
 - 2. Where the liability arises from conduct of Keystone which has been finally determined by a court of law to constitute willful misconduct or recklessness;
 - 3. Where the liability is based upon or attributable to the receipt by Keystone of a personal benefit to which it is not legally entitled.

For purposes of this paragraph, liability means any damage, (exclusive of punitive damages), judgment, fine, penalty, cost, expense of any nature, and without limitation, attorney fees.

- (c) Keystone shall not be responsible for any plan review, permit issuance or field inspection relating to any permit that was approved, issued, and/or performed by other parties.
- (d) The Municipality shall further defend, indemnify and hold Keystone harmless from any claims or causes of action which may arise as a result from the plan approval, permit issuance, and/or field inspection performed by other parties.

The parties hereto agree and acknowledge that nothing contained herein shall be construed as or constitute a waiver of any immunity afforded the Municipality or Keystone under the Pennsylvania Tort Claims Act, 42 Pa.C.S. § 8501, et seq., its successor statute or any other Federal or State Law.

10. Employee Retention

Keystone and Municipality recognize and agree on the importance of employee retention and recognize that Keystone has invested monies in the certification, training and retention of its employees. Due to this undisputable fact, the Municipality shall not make an offer for employment to any employee of Keystone, or anyone who has been an employee of Keystone within 120 days, within one (1) year of the date that this Agreement is terminated. If the Municipality wishes to make an offer of employment to any employee of Keystone, or anyone who has been an employee of Keystone within 120 days, within one (1) year of the date that this Agreement is terminated the Municipality shall pay Keystone a Referral/Finder's Fee in the amount of five thousand dollars (\$5000.00) payable on the first day of employment of the individual.

11. Entire Agreement

This Agreement contains the entire Agreement of the parties and there are no other promises or conditions in any other Agreement, whether oral or written. This Agreement supercedes any prior written or oral Agreements between the parties.

12. Amendment

This Agreement may be modified, amended or extended if the amendments are made in writing is signed by both parties, unless otherwise provided in this Agreement.

13. Severability

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If the Court finds that any provision of this Agreement is invalid or unenforceable, but that by limited such provisions it would become valid and enforceable, then such provisions shall be deemed to be written, construed and enforced as so limited.

14. Effective Date

This Agreement shall be effective the date upon which the Municipality, at a regularly scheduled public meeting, adopts the terms and provisions of this Agreement and appoints Keystone to act on its behalf in the capacity indicated.

15. Waiver of Contractual Right

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that parties right to subsequently enforce or compel strict compliance with every provision of this Agreement.

16. Applicable Law

The laws of the Commonwealth of Pennsylvania shall govern this Agreement and their relationship between the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year indicated below.

R.T. O'Brien

8/11/26

Richard T. O'Brien
Keystone Municipal Services, Inc.

Date _____

New Britain Township

Date _____

KEYSTONE

Municipal Services, Inc.

801 Yale Avenue, Suite 622, Swarthmore, PA

Phone: (610) 328-4830 | Fax: (610) 328-4836 | Email: keystonems@comcast.net

August 11, 2026

Mr. Nick Valla
c/o New Britain Township
207 Park Avenue
Chalfont, PA 18914

Re: Residential Resale Use & Occupancy Program

Nick:

Pursuant to your request, attached please find a Professional Services Agreement (PSA) addressing the services we previously discussed. At present, Keystone Municipal Services, Inc. (KMS) serves as the appointed Building Inspector/BCO for the community enforcing the PA UCC as well as performing field inspections related to the Township Code, Chapter 4 – Buildings, §103 thru §107 for the Residential Resale and Tenant Change Use and Occupancy Program.

The attached PSA identifies the previous services and the administration and enforcement of the Township Code, Chapter 10 – Health and Safety, which addresses common Code Enforcement issues, Chapter 11 – Housing, which addresses the Real Estate Registry and the associated Disclosure Requirements and Chapter 4 – Buildings, §108 relating to the yearly Fire Inspection Program.

All services associated with the attached PSA will be performed from the township building with the township staff providing assistance in scheduling and issuing all enforcement notices and/or Use and Occupancy Certificates. Hourly costs will be in accordance with the attached Rate Schedule.

Thank you for allowing Keystone Municipal Services, Inc. an opportunity to provide this information to you and if, after reviewing this information, you have any questions or require any additional information please contact our office at (610) 328-4830 or you may contact me directly at 267-718-3465.

R.T. O'Brien

Richard T. O'Brien, CBI, BCO
President
Keystone Municipal Services, Inc.

cc: File



2026 Cost of Services

<u>Zoning Administration</u>	\$85.00 per hour
<u>UCC Building Inspection/Plan Review</u>	\$75.00 per hour
<u>Code Department Administrative Support</u>	\$75.00 per hour
<u>Code Enforcement Services</u> (Miscellaneous Ordinance Enforcement)	\$75.00 per hour
<u>Fire Marshal Services</u>	
Fire Marshal Administration	\$85.00 per hour
Fire Inspections	\$85.00 per hour
<u>Property Maintenance/Resale and Apartment Inspections</u>	\$75.00 per hour
<u>Code Legislation Support Services</u>	\$120.00 per hour
<u>Court Time/Expert Testimony</u> (Other than at a Zoning Hearing Board Hearing where Keystone Municipal Services, Inc. served as the appointed Zoning Officer/Administrator)	\$120.00 per hour
<u>Attendance at Municipal Meetings</u> Attendance at all Municipal Meetings shall be invoiced at \$250.00 per meeting.	



New Britain Township

Public Works

Departmental Report

Month: July

Year: 2026

Equipment Maintenance: 136 Hrs.

- All vehicles and equipment were detailed (washed/ waxed) prior to July 4th Parade.
- Oil changes and preps for inspections were performed.

Drainage: 420 Hrs.

- Checked all storm sewer systems after heavy rainfalls.
- Finished replacing storm sewer inlet tops throughout the Blackburn Development in preparation for 2026 Road Program.
- Repaired storm sewer inlets in Tower Hill Woods Development and Skyline Development.

Road Maintenance: 121 Hrs.

- Patched storm sewer inlet tops; Tower Hill Wood, Blackburn, Skyline Development
- Hot patched potholes throughout Township, various roadways.

Township Property Maintenance: 82 Hrs.

- General maintenance to parks, trails, and Township owned properties.
- Cleaned shop
- All catch basins and open spaces were mowed and will continue monthly throughout the summer.
- Tree cleanup on various roadways/ developments after rounds of heavy storms.

Street Signs: 32 Hrs.

- Repaired/ replaced signs as needed.
- Trimmed signs, guardrails and intersections for visibility.

Other: 112 Hrs.

- Waste tire removal, dirt and debris removal from deteriorated storm sewers.
- Assisted with the annual 4th of July Parade; setup/ breakdown, road closures, etc.
- 4 employees renewed flagger/ work zone training.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2026

MONTH: July

Township Property Maintenance:

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

The Parks and Recreation Department is performing the full weekly schedule for mowing and weed whacking maintenance at all parks ,along with all the open space areas and the Islands on New Britain Blvd, Hunter Way, and Manor Drive.

Mulch beds were weeded, and mulch was added around all park name signs at West Branch, Veteran's, and North Branch Park. Pictures below are of completed work. This includes the cleaning up around the Administration Building which is not pictured or mulched.



North Branch`



West Branch



Veterans

Note: Highlands Park was completed and displayed in the 2026 April monthly report.



New Britain Township

Parks & Recreation

The parks and Recreation Department cleaned up and removed several fallen trees from the creek bed in the open space area in the Brittany Farms Development.

Special Projects / Other:

The Parks and Recreation Foreman is categorizing all administrative duties as other, which includes all meetings, reports, minutes, and the gathering of information needed for certain projects.

The Parks and Recreation Department set up and worked the 4th of July parade.

Ballfield Maintenance:

All baseball and softball fields are groomed on a daily as needed basis. Water is being removed and dispersed as needed.

Parks and Recreation Daily Hours:

Township Property Maintenance:	421	Hrs.
Ballfield Maintenance:	24	Hrs.
Other/ Special Projects:	18	Hrs.



MEMO

TO: Nick Valla
FROM: Doreen Curtin
DATE: August 12, 2026
SUBJECT: May – July Monthly Report

Permits Issued in May				
Permit No.	Address	Project	Zoning	UCC
2026-37-Z	231 Holly	Inground pool – withdrawn	X	X
2026-46-Z	114 Larkspur Ct	Deck – approved	X	
2026-97-Z	109 Harrison Forge	Deck	X	X
2026-96-Z	125 Brianna	Deck	X	X
2026-	29 Woodside	Pool Fence	X	X
2026-98-Z	247 Creek Rd	Fence	X	
2026-99-Z	80 Queen Cr	Deck – denied		
2026-100-Z	654 Ferry	2Day event Polish Living History		
2026-101-Z	4683 County Line	Firework tent	X	
2026-102-Z	9 Sellersville	Accessory Structure	X	
2026-103-Z	1100 Manor Rd	Auto Show event	X	
2026-	1100 Manor Rd	Event	X	
2026-104-Z	15 Sellersville	Patio	X	
2026-105-Z	237 Township Line	Roof-mounted Solar Array	X	X
2026-106-Z	114 Hampshire	Deck	X	
2026-107-Z	108 Cedar Hill	Deck revisions	X	X
2026-108-	216 Holly Dr	Fence	X	X
2026-83-Z	280 King	Fence	X	
2026-87-Z	233 Hampshire	Driveway Ext – revised	X	
2026-110-Z	127 Brianna	Deck	X	X
2026-109-Z	335 W Butler	Interior Remodel	X	X
2026-111-Z	116 Cornwall	Fence	X	
2026-112-Z	77 W Peace Valley	Fence	X	
2026-71-Z	122 S Limekiln	Driveway – revised	X	
2026-115-Z	85 Peace Valley	Shed on pad	X	
2026-113-Z	127 Richard Dr	Interior remodel	X	X
2026-53-Z	219 W Butler - TS	Propane Tank Canopy	X	X
2026-114-Z				
2026-116-Z	59 Blue Jay	Roof-mounted Solar Array	X	X
2026-90-Z	100 Sheffield	Fence – revised	X	
	10 Patricia Ln	Site plan for existing fence	X	
2026-117-Z	115 Cornwall	Shed	X	
	1456 Ferry STE 604	Change of use	X	X
	335 W Butler	Interior alteration	X	X
	127 Richard	Interior remodel	X	X
Permits Issued in June				
2025-244-Z	377 Township Line	Ground-mounted Solar Array	REVISED	
2026-99-Z	80 Queen Cr	Deck – revised/approved	X	
2026-129-Z	104 Sheffield	Shed	X	



MEMO

2026-125-Z	204 Fairwood	Deck with Roof	X	X
2026-123-Z	213 Cassandra	Roof-mounted Solar Array	X	X
2026-117-Z	115 Cornwall	Shed	X	
2026-121-Z	117 Glen	Residential fence	X	
2026-122-Z	109 Harrison Forge	Deck	X	X
2026-128-Z	231 Holly Dr	Inground pool – went to ZHB	X	X
2026-127-Z	226 W Fairwood	Driveway extension	X	
2026-155-Z	654 Ferry – Shrine	Interior remodel	X	X
2026-46-Z	114 Larkspur	Deck – revised/approved	X	
2026-124-Z	5 Farber	Demo and NSFD	X	X
2026-119-Z	113 Heath	Replace Patio with Deck	X	
2026-130-Z	25 Edinboro	Fence	X	
2026-131-Z	565 Ashley Dr	Fence	X	
2026-132-Z	659 New Galena	Residential Railing on ex. Deck	X	X
2026-133-Z	32 Hickory Ln	Generator pad	X	
	Property on Tower Hill	RFS–overgrown vegetation	X	
2026-138-Z	4 Brookdale	Residential Fence	X	
2026-140-Z	30 Skyline	Residential Fence	X	
2026-144-Z	314 Dorothy	Pergola	X	X
2026-143-Z	58 Schoolhouse	No-Impact Home-Based Business	X	
2026-153-Z	257 Callowhill Rd	Pool Fencing	X	X
2026-147-Z	140 Brianna	Residential Deck	X	X
2025-244-Z	377 Township Line	Revised GRD-MTD Solar Array	X	X
2025-182-Z	2 Brook Ln	Pole Barn – many revisions	X	X
2026-148-Z	142 Brianna	Residential Deck	X	X
2026-149-Z	144 Brianna	Residential Deck	X	X
2026-150-Z	146 Brianna	Residential Deck	X	X
2026-151-Z	148 Brianna	Residential Deck	X	X

Permits Issued in July

2026-158-Z	308 Stonyhill	Driveway Replacement	X	
2026-146-Z	220 Cornwall	Roof Reconstruction – structural	X	X
2026-161-Z	332 Butler	Deck	X	X
2026-137-Z	303 Mill Ridge	Deck with Roof	X	X
2026-159-Z	226 Callowhill Rd	Roof-mounted Solar Array	X	X
2026-73-Z	77 Blue Jay	Inground Pool	X	X
2026-136-Z	41 N Chapman	Garage	X	x
2026-163-Z	222 Pueblo	Driveway Replacement	X	
2026-135-Z	300 Mill Ridge	Driveway ext.	X	
2026-86-Z	126 Cornwall	Shed – withdrew	X	
2026-171-Z	113 Glen	Interior remodel	X	X
2026-154-Z	543 Meadow	Driveway Replacement	X	
2026-142-Z	561 New Galena	Roof-mounted Solar Array	X	X
2026-157-Z	102 Cedar Hill	Residential Deck	X	
2026-134-Z	22 Brookdale	Inground Pool	X	X
2026-165-Z	153 Brianna	Residential Deck	X	X
2026-166-Z	151 Brianna	Residential Deck	X	X
2026-167-Z	149 Brianna	Residential Deck	X	X
2026 07 22	109 Hampshire	Closed out zoning request	X	
2026-168-Z	147 Brianna	Deck	X	X
2026-169-Z	145 Brianna	Deck	X	X



MEMO

2026-170-Z	143 Brianna	Deck	X	X
2026-173-Z	318 Old Limekiln	Deck	X	
2026-242-Z	242 Willow Wood	Fence	X	
2026-175-Z	102 Railroad Ave	Real Estate Signs	X	
2026-176-Z	138 Brittany	Driveway Extension	X	
	Property on Cornwall	RFS – Property Maintenance	X	
2026-145-Z	241 Forest Park	Residential Inground Pool	X	X
2026-141-Z	1600 Manor	Zoning Determination – Use	X	
2026-139-Z	301 Old Limekiln	NSFD	X	X
2026-164-Z	8 New Galena	Porch Replacement	X	X
Permits with Engineering Plans Under Review				
2025-222-Z	241 W Butler	Zoning Permit issued	X	X
2026-88-Z	545 W Butler	Sign permit Issued	X	X
2025-272-Z	654 Ferry (Shrine)	Zoning permit issued	X	X
Zoning Hearing Board Applications				
ZHB-2025 -4 <i>update</i>	56 Walnut	6-30-26 – Substantive Validity Challenge on for August 27, 2026		
ZHB-2026 -3	201 Lauren Ln	Variance for impervious cover and setback encroachment	Granted	
ZHB-2026-5	301 Old Limekiln	Accessory Dwelling – does not meet minimum lot size requirement	For 08-27-26	
ZHB 231-6	231 Holly	Variance for impervious cover	For 08-27-26	
Subdivision and Land Development Applications				
2025-LD-07	115 Curley Mill	Tossona Property 4 Lot subdivision Tentatively scheduled for Jan 2026	10/27/25	Waiting on Appl.
2026-PA-1	5 New Galena	Adaptive reuse of structure for apartments		Waiting on Appl.
2026-LD-3	454 New Galena	2-lot subdivision - Revised	PC 060926	
2026-LD-1	184 Curley Mill	2-lot subdivision		Waiting on Appl.
2026-LD-5	104 S Limekiln	3-lot subdivision		Waiting on Appl.

Other duties:

1. Routine fielding of phone calls, typically 10 or more per day. Zoning questions, permit application assistance, review of pending applications, review of issues with applications, assistance with ZHB application information, etc. Routine interactions with contractors regarding projects. Routine interactions with resident's engineers and architects in the preparation of adequate site plans and permit applications.
2. Coordinated information regarding 56 Walnut SALDO application.
3. Ongoing coordination with engineers regarding SALDO applications.
4. Responded to all phone calls received and all emails received. Phone calls going to the zoning office are also delivered as emails.
5. Updated property files with incoming documents from Gilmore (Foxhedge, Reagans and Foxtail)

MEMO

TOWNSHIP OF NEW BRITAIN



6. Met with Applicants for ZHB hearings prior to submission: 301 Old Limekiln and 231 Holly.
7. Finished and issued zoning permit for Spotless Carwash building signs.
8. Site meeting with Spotless Carwash team regarding progress and the gateway sign.
9. Discussed minor modifications regarding loading area door.
10. Site visit to Tractor Supply in response to Dan Jenkins site visit and concerns.
11. Discussions with Dan Jenkins and Craig Kennard regarding 1510 Swamp Road and fire. Discussions on requiring land development plans for non-permitted additions and the rebuilding of the structure.
12. Submitted Zoning determination for denial of 104 S Limekiln regarding the SALDO submission. Plans do not match the plans approved prior by the ZHB.
13. Multiple emails and conversations regarding pool installations.
14. Reviewed and issued letters regarding property maintenance complaints.
15. Posted 301 Old Limekiln, 231 Holly and 56 Walnut for ZHB, and other administrative duties.
16. Reviewed 56 Walnut SALDO resubmission for completeness and issued status letter.
17. Zoning Determination Letter – 1600 Manor – commercial property.
18. Zoning Determination Letter – Bucks County Park System regarding 510 Creek Rd.
19. Filing of updated documents and inspection photographs.
20. Several commercial use conversations for different business applicants.
21. Reviewing signage applications – working with applicants for required information.
22. Site visit to the Shrine regarding updated work. Shrine collaborating with architect.
23. Multiple conversations regarding bamboo complaints, Little Farms and the Highlands.
24. Multiple conversations regarding chickens, both having them and fielding complaints.
25. Worked with Hulton Contracting to obtain necessary documentation to release the zoning permit and coordinate the pre-construction meeting. Assisted with documents and information regarding recording of documents.
26. Collaborated with several residents regarding SW concerns.

Much of the day-to-day interactions in the Zoning Office revolve around providing information on permits, the permit process and zoning. Because the Township has many older properties, there are numerous nonconformity issues to resolve. Meet with residents on a regular basis regarding permit applications, ZHB applications, SALDO information and complaints.



New Britain Township Police Department



Monthly Report

July 2026

Current Goals and Objectives:

Objective 1: 10 % decrease in accidents as compared to 2025

Objective 2: Increase interdepartmental participation at events

Objective 3: Plan for building transition

Objective 4: Improve overall camaraderie and esprit de corps

Result of Goals and Objectives:

Objective 1: Four way stop at New Galena and Sellersville Roads effective 3/20/2026

Objective 2: Develop a departmental brand

Objective 3: Work with township leadership on plan

Objective 4: Instituted Develop & Elevate Skills Time

Significant Events:

Completed:

- 346 Calls For Service/797 Directed Patrols/137 Vehicle Stops
- Replacement Vehicles
- Christmas in July Campaign benefitted 30 area youth with back to school supplies
- Battle of Badges Blood Drive - 43 pints of blood Fire Department recruited 27 versus PD recruited 18
-

Upcoming:

- National Night Out - August 4th 4-8 pm @ Central Park, Doylestown
- Calvary Chapel Classic Car Show - August 8th 9am - 1pm
- Polish Festival - September 5, 6, 7, 12 & 13
- Fall Festival - September 19 10am - 3pm
- AbbeyFest - September 19 12-11pm at Shrine



New Britain Township Police Department



Monthly Report

July 2026

Performance Statistics:

Part 1 Crimes	28 Day		
	2026	2025	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Theft	6	5	20.00%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	6	5	20.00%

Part 2 Crimes	28 Day		
	2026	2025	% of Change
Assault (Non-Aggravated) / Harassment	4	2	100.00%
Fraud	1	0	#DIV/0!
Vandalism / Criminal Mischief	0	0	N/A
Disorderly Conduct	0	0	N/A
Drug Violations	1	0	#DIV/0!
Driving Under the Influence	1	2	-50.00%
Public Drunkenness	0	0	N/A
Weapons Offenses	2	0	#DIV/0!
All Other Offenses (Except Traffic Related)	2	0	#DIV/0!
Totals	11	4	175.00%

Motor Vehicle Accidents	28 Day		
	2026	2025	% of Change
Non-Reportable	9	10	-10.00%
Reportable	5	8	-37.50%
Fatal	0	0	N/A
Totals	14	18	-22.22%



New Britain Township Police Department



Monthly Report

July 2026

Performance Statistics:

Part 1 Crimes	Year to Date		
	2026	2025	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	1	-100.00%
Aggravated Assault	0	0	N/A
Burglary	5	3	66.67%
Theft	30	22	36.36%
Auto Theft	1	0	#DIV/0!
Arson	0	0	N/A
Totals	36	26	38.46%

Part 2 Crimes	Year to Date		
	2026	2025	% of Change
Assault (Non-Aggravated) / Harassment	26	19	36.84%
Fraud	5	3	66.67%
Vandalism / Criminal Mischief	2	3	-33.33%
Disorderly Conduct	0	1	-100.00%
Drug Violations	1	2	-50.00%
Driving Under the Influence	6	10	-40.00%
Public Drunkenness	1	2	-50.00%
Weapons Offenses	8	2	300.00%
All Other Offenses (Except Traffic Related)	7	4	75.00%
Totals	56	46	21.74%

Motor Vehicle Accidents	Year to Date		
	2026	2025	% of Change
Non-Reportable	83	63	31.75%
Reportable	44	53	-16.98%
Fatal	0	0	N/A
Totals	127	116	9.48%



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: Report for August 2026 Board of Supervisors Meeting

FROM: Alex Nagy, Finance Director

TO: Board of Supervisors

DATE: August 12, 2026

FINANCIAL STATEMENT HIGHLIGHTS *(June 2026)*

Township finances continue to track on target. General Fund expenditures stand at 52% of budget, comfortably below the expected 58% at this point in the year. On the revenue side, real estate tax collections have come in at 97% - approximately \$2.8 million across all funds.

ACCOUNT CONSOLIDATIONS

Since the last report, the Finance Department has successfully closed 19 accounts, significantly reducing our monthly reconciliation workload. Eight certificates of deposit have matured and been returned to their respective funds. Following a cash flow study presented at the last Finance Committee meeting, we established a single 6-month CD at 4% interest with Penn Community Bank for \$5.5 million, allocated as follows:

- Open Space Fund - \$3.1 million
- General Reserve Fund - \$1.0 million
- Stormwater Management / Capital Fund - \$1.0 million
- Liquid Fuels Fund - \$200,000
- Street Light Fund - \$100,000
- Highway Equipment Fund - \$100,000

Additionally, Univest now exclusively holds Open Space funds, and our Pennsylvania Local Government Investment Trust (PLGIT) account, which manages Township credit cards, has been consolidated from five accounts down to one.

We have also partially completed an internal audit of the Parks & Recreation fund. Of the approximately \$1.5 million in that fund, \$1.23 million is allocated to capital, \$225,000 to operations, and \$115,000 to Veterans. While these do not sit in separate bank accounts, all three balances are isolated and tracked individually on the Township's books.

OTHER FINANCE PRIORITIES

Beyond consolidations, the department's primary focus remains preparation of the 2027 budget. We are also continuing to evaluate credit card processing vendors, review ongoing finance policies, manage escrow administration, and plan a deeper review of fees in lieu collected from prior years.

BANK ACCOUNT BALANCE *(as of July 31, 2026)*

Fund	Description	Account Balance	CD Balance
01	General	\$1,182,470.76	\$0.00
02	Street Light	\$96,446.82	\$100,096.70
03	Fire/EMS	\$167,502.14	\$0.00
04	Open Space	\$3,578,014.60	\$3,102,997.67
07	Parks & Rec	\$1,573,183.63	\$0.00
15	General Reserve	\$1,209,722.68	\$1,000,966.99
18	Capital Equipment & Improvement	\$951,707.15	\$1,000,966.99
20	Debt Service	\$700,442.71	\$0.00
30	Highway Equipment	\$231,598.27	\$100,096.70
35	Liquid Fuels	\$936,985.00	\$200,193.40
90	Escrow	\$1,005,442.74	\$0.00
		<u>\$11,633,516.50</u>	<u>\$5,505,318.45</u>
TOTAL MONEY IN BANK		\$17,138,834.95	

NEW BRITAIN TOWNSHIP
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Revenue Account Range: First to ZZ-ZZZ-ZZZ

Expend Account Range: First to ZZ-ZZZ-ZZZ

Print Zero YTD Activity: No

Include Non-Anticipated: Yes

Include Non-Budget: No

Year To Date As Of: 07/31/26

Current Period: 07/01/26 to 07/31/26

Prior Year: Thru 07/31/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
01-301-100	RE Taxes - Current Year	1,445,605.56	1,497,226.00	65,747.37	1,453,365.77	43,860.23-	97
01-301-200	RE Taxes - Prior Year	100.86	4,000.00	34.85	17,184.59-	21,184.59-	430-
01-301-400	RE Taxes - Delinquent	14,999.11	20,000.00	3,668.68	8,729.45	11,270.55-	44
01-301-600	RE Taxes - Interim	6,468.33	12,000.00	1,936.33	7,856.21	4,143.79-	65
	301 Real Estate Property Taxes	1,467,173.86	1,533,226.00	71,387.23	1,452,766.84	80,459.16-	94
01-310-100	RE Transfer Taxes - New Construction	125,526.29	115,000.00	25,388.47	139,447.64	24,447.64	121
01-310-101	RE Transfer Taxes - Resales	276,226.31	485,000.00	40,575.00	220,111.02	264,888.98-	45
01-310-210	Earned Income Taxes	1,969,189.70	3,634,490.00	100,227.54	1,974,156.03	1,660,333.97-	54
01-310-220	Local Services Taxes	69,619.04	130,000.00	4,578.53	38,442.01	91,557.99-	30
	310 Act 511 Taxes	2,440,561.34	4,364,490.00	170,769.54	2,372,156.70	1,992,333.30-	54
01-321-800	Cable TV Franchise Fees	110,317.45	230,000.00	0.00	100,824.86	129,175.14-	44
	321 Business Licenses & Permits	110,317.45	230,000.00	0.00	100,824.86	129,175.14-	43
01-322-800	Road Opening Permits	5,205.00	7,500.00	390.00	4,880.00	2,620.00-	65
	322 Non-Business Licenses & Permits	5,205.00	7,500.00	390.00	4,880.00	2,620.00-	65
01-331-100	District Court Fines	8,432.78	15,000.00	3,076.84	9,425.10	5,574.90-	63
01-331-110	Vehicle Code Violations	3,772.62	8,000.00	1,068.61	4,111.41	3,888.59-	51
01-331-130	State Police Fines	2,356.01	5,000.00	0.00	2,644.89	2,355.11-	53
	331 Fines	14,561.41	28,000.00	4,145.45	16,181.40	11,818.60-	57
01-341-000	Interest Earnings	5,173.16	10,000.00	3,582.19	23,471.24	13,471.24	235

NEW BRITAIN TOWNSHIP
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	341 Interest Earnings	5,173.16	10,000.00	3,582.19	23,471.24	13,471.24	234
01-342-100	Farmland Leases	2,943.50	1,500.00	0.00	2,943.50	1,443.50	196
01-342-200	Building Rentals & WB Cell Tower	600.00	600.00	0.00	600.00	0.00	100
01-342-201	NB Cell Tower	40,139.91	31,514.00	2,704.92	18,748.24	12,765.76-	59
	342 Rents & Royalties	43,683.41	33,614.00	2,704.92	22,291.74	11,322.26-	66
01-351-001	Safety Equipment Grants	39,831.71	0.00	0.00	4,044.37	4,044.37	0
	351 Federal Capital & Operating Grants	39,831.71	0.00	0.00	4,044.37	4,044.37	0
01-354-000	Recycling Grant	35,468.96	26,000.00	0.00	25,178.00	822.00-	97
01-354-160	E-Waste Grants	0.00	0.00	3,763.54-	0.00	0.00	0
	354 State Capital & Operating Grants	35,468.96	26,000.00	3,763.54-	25,178.00	822.00-	96
01-355-010	Public Utility Realty Taxes	0.00	4,500.00	0.00	0.00	4,500.00-	0
01-355-080	Alcoholic Beverage Licenses	1,500.00	1,500.00	0.00	1,500.00	0.00	100
01-355-120	Pension System State Aid	0.00	117,470.00	0.00	0.00	117,470.00-	0
01-355-130	Foreign Fire Insurance Premiums	0.00	108,368.00	0.00	0.00	108,368.00-	0
01-355-141	Overtime Reimbursables	9,986.77	45,000.00	1,878.73	6,607.42	38,392.58-	15
	355 State Shared Revenue	11,486.77	276,838.00	1,878.73	8,107.42	268,730.58-	2
01-361-001	Over Counter Sales	1,350.75	0.00	191.00	1,038.25	1,038.25	0
01-361-300	Zoning/Subdivision/LD Filing Fees	2,600.00	10,000.00	0.00	4,200.00	5,800.00-	42
01-361-330	Zoning Permits	13,300.00	20,000.00	1,100.00	8,900.00	11,100.00-	44
01-361-340	Zoning Hearing Board Fees	4,400.00	10,000.00	2,800.00	5,300.00	4,700.00-	53
	361 Charges for Services	21,650.75	40,000.00	4,091.00	19,438.25	20,561.75-	48
01-362-100	Special Police Services	0.00	0.00	3,527.00	3,627.00	3,627.00	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
01-362-140	Police & Accident Report Fees	8,138.75	13,000.00	2,452.00-	7,740.00	5,260.00-	60
01-362-410	Building Permits	134,240.85	165,000.00	5,457.50	139,226.10	25,773.90-	84
01-362-420	Electrical Permits	43,944.50	62,500.00	1,470.00	43,050.00	19,450.00-	69
01-362-430	Plumbing & Mechanical Permits	69,924.00	82,500.00	850.00	73,685.00	8,815.00-	89
01-362-450	Occupancy Permits - New Construction	8,358.25	10,000.00	1,500.00	7,325.00	2,675.00-	73
01-362-451	Occupancy Permits - Resales	9,415.00	20,000.00	1,725.00	13,360.00	6,640.00-	67
01-362-452	Fire Safety Inspections	16,804.50	15,000.00	858.00	16,793.00	1,793.00	112
01-362-460	Well Permits	1,900.00	500.00	200.00	300.00	200.00-	60
01-362-462	State Permits (PA UCC Fees)	1,080.00	2,000.00	139.50	1,391.50	608.50-	70
	362 Public Safety	293,805.85	370,500.00	13,275.00	306,497.60	64,002.40-	82
01-380-000	Miscellaneous Revenue	10,057.28	0.00	10,507.86	10,949.96	10,949.96	0
01-380-050	Escrow Administration Fees	22,105.37	50,000.00	0.00	20,100.53	29,899.47-	40
	380 Miscellaneous Revenue	32,162.65	50,000.00	10,507.86	31,050.49	18,949.51-	62
01-387-001	Miscellaneous Donations	4,003.85	0.00	0.00	0.00	0.00	0
	387 Contributions & Donations	4,003.85	0.00	0.00	0.00	0.00	0
01-391-100	Sale of Assets	0.00	0.00	0.00	25.00	25.00	0
	391 Proceeds from Sale of Assets	0.00	0.00	0.00	25.00	25.00	0
01-393-990	Estimated Beginning Cash Balance	0.00	175,066.00	0.00	0.00	175,066.00-	0
	393 Fund Balance	0.00	175,066.00	0.00	0.00	175,066.00-	0
	General Revenue Totals	4,525,086.17	7,145,234.00	278,968.38	4,386,913.91	2,758,320.09-	61

NEW BRITAIN TOWNSHIP
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58 PERCENT THROUGH THE YEAR

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-400-110	Salaries & Wages - Elected Officials	9,479.05	16,250.00	1,354.15	8,396.05	7,853.95	52
01-400-150	Health & Life Insurance	76,977.86	145,119.44	12,692.38	66,197.85	78,921.59	46
01-400-161	SS/Medicare	12,544.14	22,453.69	2,318.54	18,080.57	4,373.12	81
01-400-210	Office Supplies	6,755.67	8,250.00	2,208.93	4,784.82	3,465.18	58
01-400-300	General Administrative Expenses	11,417.78	21,214.00	6,584.39	18,653.98	2,560.02	88
01-400-302	IT Services	23,305.25	21,600.00	521.40	22,350.00	750.00	103
01-400-319	Training & Meetings	11,044.17	12,905.00	542.28	8,687.88	4,217.12	67
01-400-320	Communications	3,321.70	6,278.00	724.31	3,442.73	2,835.27	55
01-400-330	Transportation	1,482.88	1,600.00	100.05	898.82	701.18	56
01-400-340	Advertising & Printing	10,633.32	19,576.00	2,942.80	8,536.65	11,039.35	44
01-400-350	Bonding	830.00	830.00	0.00	830.00	0.00	100
01-400-352	Property & Liability Insurance	39,740.54	50,845.00	0.00	25,423.16	25,421.84	50
01-400-354	Workers' Compensation Insurance	258.72	381.00	0.00	184.12	196.88	48
01-400-740	Major Equipment Purchase/Lease	2,328.60	4,110.00	256.14	2,329.18	1,780.82	57
01-400-741	IT Hardware/Software/Licenses	24,818.91	81,909.00	658.21	46,414.00	35,495.00	57
	400 General Government	234,938.59	413,321.13	24,126.50	235,209.81	178,111.32	57
01-401-120	Salaries & Wages - Executive	153,767.54	277,254.00	28,953.60	218,467.25	58,786.75	79
	401 Executive	153,767.54	277,254.00	28,953.60	218,467.25	58,786.75	79
01-402-130	Salaries & Wages - Finance	106,688.19	195,644.00	14,584.21	94,895.22	100,748.78	48
01-402-131	Salaries & Wages - General Admin	17,515.45	50,000.00	2,835.76	15,984.69	34,015.31	32
01-402-150	Health & Life Insurance	25,447.89	49,914.72	5,473.04	36,178.53	13,736.19	72
01-402-161	SS/Medicare	8,161.66	14,968.00	1,115.71	7,664.23	7,303.77	51
01-402-300	Finance Software & Payroll Services	7,702.50	12,000.00	522.00	7,044.00	4,956.00	59
01-402-310	Auditing Services	25,500.00	28,000.00	0.00	25,000.00	3,000.00	89
01-402-350	Bonding	830.00	830.00	0.00	830.00	0.00	100

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
	402 Financial Administration	191,845.69	351,356.72	24,530.72	187,596.67	163,760.05	53
01-403-110	Salaries & Wages - Elected Tax Collector	13,125.00	22,500.00	1,875.00	11,625.00	10,875.00	52
01-403-161	SS/Medicare	1,004.08	1,721.00	143.44	1,004.08	716.92	58
01-403-319	Reimbursable Expenses	1,908.98	2,400.00	0.00	3,322.21	922.21-	138
01-403-370	EIT/LST Tax Collection Services	36,969.68	51,600.00	1,339.81	11,652.02	39,947.98	23
	403 Tax Collection	53,007.74	78,221.00	3,358.25	27,603.31	50,617.69	35
01-404-101	Special Legal Services - Labor	10,174.00	15,000.00	1,817.00	10,074.00	4,926.00	67
01-404-310	General Legal Services	19,302.50	40,000.00	0.00	32,707.00	7,293.00	82
	404 Solicitor/Legal Services	29,476.50	55,000.00	1,817.00	42,781.00	12,219.00	78
01-406-310	Professional Services	0.00	0.00	0.00	16,179.55	16,179.55-	0
	406 General Administration	0.00	0.00	0.00	16,179.55	16,179.55-	0
01-408-100	General Engineering	61,741.55	80,000.00	10,946.25	61,567.53	18,432.47	77
	408 Engineering Services	61,741.55	80,000.00	10,946.25	61,567.53	18,432.47	77
01-409-360	Utilities	14,904.52	27,360.00	657.40	16,477.53	10,882.47	60
01-409-370	Building Maintenance	23,966.74	26,484.00	2,700.44	24,491.89	1,992.11	92
	409 Buildings & Grounds	38,871.26	53,844.00	3,357.84	40,969.42	12,874.58	76
01-410-120	Salaries & Wages - Management	81,504.00	149,750.00	13,076.80	92,845.00	56,905.00	62
01-410-130	Salaries & Wages - Bargaining Unit	960,618.62	1,720,528.00	130,450.44	893,956.78	826,571.22	52
01-410-131	Overtime	103,365.29	175,000.00	23,584.62	85,976.17	89,023.83	49
01-410-132	Accrued Time Payouts	29,990.65	215,000.00	1,209.60	64,961.29	150,038.71	30
01-410-133	Education Incentive Pay	51,208.42	76,818.00	0.00	58,605.62	18,212.38	76

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-140	Salaries & Wages - Civilians	38,220.00	68,567.00	5,428.80	38,544.00	30,023.00	56
01-410-151	Health & Life Insurance	340,503.12	703,417.95	47,563.89	338,926.38	364,491.57	48
01-410-160	Salaries & Wages - Crossing Guards	4,871.13	21,916.00	0.00	5,153.31	16,762.69	24
01-410-161	SS/Medicare	97,978.13	186,361.00	13,291.89	100,967.73	85,393.27	54
01-410-181	Training & Meetings	12,063.95	19,042.00	0.00	8,940.88	10,101.12	47
01-410-200	Office Supplies	644.06	2,500.00	194.92	667.01	1,832.99	27
01-410-223	Traffic Mgmt Supplies	10,134.40	13,200.00	434.00	10,763.50	2,436.50	82
01-410-224	Fuel	17,223.29	30,000.00	4,944.75	21,227.49	8,772.51	71
01-410-226	Copier Lease	2,933.95	3,000.00	280.99	3,006.67	6.67-	100
01-410-240	Munitions Supplies	2,696.36	12,000.00	430.00	8,603.76	3,396.24	72
01-410-241	Uniforms/Vests	16,133.32	23,000.00	1,786.99	7,272.19	15,727.81	32
01-410-250	General Police Expenses	2,692.66	5,000.00	1,295.98	3,478.75	1,521.25	70
01-410-260	Minor Equipment	2,265.64	3,000.00	0.00	2,265.22	734.78	76
01-410-310	Professional Services	13,135.00	22,500.00	0.00	30,239.00	7,739.00-	134
01-410-319	Equipment Supplies	1,800.00	6,000.00	266.13	3,826.35	2,173.65	64
01-410-320	Communications	12,442.10	20,440.00	3,033.08	11,520.02	8,919.98	56
01-410-340	Advertising & Printing	597.14	1,000.00	0.00	799.68	200.32	80
01-410-351	Vehicle Insurance	11,147.55	14,263.00	0.00	7,131.40	7,131.60	50
01-410-352	Law Enforcement Liability Insurance	43,236.66	55,319.00	0.00	27,659.74	27,659.26	50
01-410-354	Workers' Compensation Insurance	43,011.72	60,790.00	0.00	30,610.62	30,179.38	50
01-410-360	Utilities	20,827.35	32,932.00	1,948.00	18,806.16	14,125.84	57
01-410-370	Vehicle Maintenance	8,735.16	19,500.00	1,092.97	7,267.09	12,232.91	37
01-410-390	CERT Expenses	3,300.00	5,000.00	0.00	3,736.57	1,263.43	75
01-410-420	Dues, Subscriptions & Memberships	3,109.16	3,000.00	400.00	2,894.30	105.70	96
01-410-440	Uniform Cleaning Services	12,800.00	12,800.00	0.00	12,800.00	0.00	100
01-410-741	IT Hardware/Software/Licenses	0.00	64,804.00	0.00	35,319.66	29,484.34	54
01-410-750	Equipment Purchases	40,168.23	35,000.00	2,654.55	18,146.99	16,853.01	52

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-761	DNA Consortium Expenses	0.00	3,500.00	0.00	3,000.00	500.00	86
	410 Police Services	1,989,357.06	3,784,947.95	253,368.40	1,959,919.33	1,825,028.62	52
01-411-224	Fuel - Fire	4,202.99	7,500.00	1,329.14	7,424.60	75.40	99
01-411-230	Recruitment / Retention Incentive	1,000.00	15,000.00	0.00	1,000.00	14,000.00	7
01-411-354	Volunteer Workers' Compensation Ins	0.00	20,224.00	0.00	0.00	20,224.00	0
01-411-380	Fire Hydrant Rentals	26,994.54	34,717.00	1,397.95	26,217.70	8,499.30	76
	411 Fire	32,197.53	77,441.00	2,727.09	34,642.30	42,798.70	45
01-412-100	Workers' Compensation Insurance	0.00	647.00	0.00	230.14	416.86	36
01-412-225	Fuel - EMS	7,570.66	15,000.00	1,859.02	10,503.87	4,496.13	70
01-412-235	Capital Contribution	0.00	15,000.00	0.00	0.00	15,000.00	0
	412 EMS	7,570.66	30,647.00	1,859.02	10,734.01	19,912.99	35
01-413-121	Salaries & Wages - Code	139,529.68	176,248.00	5,271.36	84,840.90	91,407.10	48
01-413-122	Outside Inspections	21,331.00	86,000.00	8,675.00	32,950.00	53,050.00	38
01-413-151	Health & Life Insurance	50,725.37	61,133.20	1,934.18	30,864.84	30,268.36	50
01-413-161	SS/Medicare	14,149.99	13,509.00	403.25	8,227.51	5,281.49	61
01-413-351	Vehicle Insurance	669.78	857.00	0.00	428.48	428.52	50
01-413-352	Liability Insurance	567.99	727.00	0.00	363.36	363.64	50
01-413-354	Workers' Compensation Insurance	517.41	762.00	0.00	368.26	393.74	48
01-413-752	State Pass-Thru Fees	1,179.00	2,000.00	0.00	630.00	1,370.00	32
	413 UCC & Code Enforcement	228,670.22	341,236.20	16,283.79	158,673.35	182,562.85	46
01-414-140	Salaries & Wages	28,683.97	96,252.00	7,563.20	53,716.64	42,535.36	56
01-414-141	Zoning Hearing Board Expenses	2,460.00	2,400.00	280.00	1,845.50	554.50	77
01-414-151	Health & Life Insurance	4,021.84	16,239.77	1,313.25	9,226.79	7,012.98	57

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-414-161	SS/Medicare	2,194.29	7,363.00	578.58	4,346.13	3,016.87	59
01-414-310	Professional Services - Legal	30,596.57	36,000.00	0.00	23,329.80	12,670.20	65
01-414-313	Professional Services - Engineering	23,651.50	35,000.00	3,737.50	43,978.58	8,978.58-	126
01-414-317	Codification Updates	27,693.75	4,000.00	0.00	5,500.00	1,500.00-	138
01-414-319	IT Hardware/Software/Licenses	13,077.75	13,200.00	1,100.00	4,630.00	8,570.00	35
01-414-352	Liability Insurance	339.15	434.00	0.00	216.98	217.02	50
	414 Planning & Zoning	132,718.82	210,888.77	14,572.53	146,790.42	64,098.35	70
01-415-100	Professional Services	3,500.00	6,000.00	500.00	3,000.00	3,000.00	50
	415 Emergency Mgmt & Communication	3,500.00	6,000.00	500.00	3,000.00	3,000.00	50
01-427-010	Professional Services	5,000.00	5,000.00	0.00	2,500.00	2,500.00	50
	427 Solid Waste	5,000.00	5,000.00	0.00	2,500.00	2,500.00	50
01-430-120	Salaries & Wages - Management	62,640.00	121,173.00	9,075.36	61,799.16	59,373.84	51
01-430-131	Overtime	10,617.27	29,233.81	1,059.12	5,783.97	23,449.84	20
01-430-140	Salaries & Wages - Crew	221,190.75	488,742.00	36,008.72	225,718.18	263,023.82	46
01-430-151	Health & Life Insurance	61,418.44	144,240.68	13,224.60	92,676.16	51,564.52	64
01-430-161	SS/Medicare	23,726.09	48,277.00	3,504.72	24,066.69	24,210.31	50
01-430-241	Uniforms	10,417.98	9,400.00	0.00	1,013.63	8,386.37	11
01-430-319	Training & Meetings	0.00	0.00	0.00	5,669.50	5,669.50-	0
01-430-320	Communications	7,280.07	16,500.00	1,837.41	7,699.21	8,800.79	47
01-430-321	Radio Equipment Maint	0.00	1,000.00	0.00	0.00	1,000.00	0
01-430-351	Vehicle Insurance	15,632.92	20,002.00	0.00	10,000.82	10,001.18	50
01-430-352	Property & Liability Insurance	3,295.56	4,217.00	0.00	2,108.26	2,108.74	50
01-430-354	Workers' Compensation Insurance	20,568.00	30,281.00	0.00	14,637.86	15,643.14	48
01-430-370	Building Maintenance	8,489.56	13,100.00	700.00	16,815.46	3,715.46-	128

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
	430 Public Works	445,276.64	926,166.49	65,409.93	467,988.90	458,177.59	51
01-432-220	Contracted Services - Snow Removal	3,500.00	10,000.00	0.00	17,582.00	7,582.00-	176
	432 Winter Maintenance	3,500.00	10,000.00	0.00	17,582.00	7,582.00-	176
01-433-200	Street Signs	6,558.27	13,000.00	9,034.39	10,233.89	2,766.11	79
01-433-210	Line Painting	0.00	29,000.00	0.00	0.00	29,000.00	0
01-433-310	Traffic Signal Maintenance	30,090.80	32,010.00	521.30	6,803.87	25,206.13	21
01-433-361	Traffic Signal Electricity	2,860.69	5,092.00	466.22	4,175.92	916.08	82
	433 Traffic Control	39,509.76	79,102.00	10,021.91	21,213.68	57,888.32	27
01-434-300	Street Light Electricity	8,172.50	10,032.00	211.53	7,471.62	2,560.38	74
	434 Street Lighting	8,172.50	10,032.00	211.53	7,471.62	2,560.38	74
01-436-300	Repair Materials	1,135.51	30,000.00	1,219.08	16,146.99	13,853.01	54
01-436-367	NPDES Compliance	0.00	20,000.00	0.00	0.00	20,000.00	0
01-436-400	Dirt & Debris Removal	4,076.60	9,000.00	850.00	850.00	8,150.00	9
	436 Storm Sewers & Drains	5,212.11	59,000.00	2,069.08	16,996.99	42,003.01	29
01-437-300	Vehicle Repairs	38,840.50	51,500.00	4,369.49	36,909.99	14,590.01	72
01-437-330	Fuel & Oil Equipment	19,265.99	33,000.00	3,180.31	44,067.90	11,067.90-	134
01-437-360	Utilities	33,097.03	41,200.00	1,826.98	20,614.02	20,585.98	50
	437 Repairs of Tools & Machinery	91,203.52	125,700.00	9,376.78	101,591.91	24,108.09	81
01-438-260	Minor Equipment	0.00	5,000.00	0.00	38.98	4,961.02	1
01-438-460	General Expenses	6,767.00	9,000.00	527.83	8,991.50	8.50	100
01-438-800	Equipment Rentals	0.00	5,000.00	0.00	244.95	4,755.05	5

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-438-820	Patching/Core Supplies	1,155.24	6,000.00	0.00	8,016.81	2,016.81-	134
	438 Road & Bridge Maintenance	7,922.24	25,000.00	527.83	17,292.24	7,707.76	69
01-439-320	Road Paving / Milling	0.00	50,000.00	388.48	1,504.99	48,495.01	3
01-439-330	DART Transportation Contribution	5,000.00	5,000.00	0.00	0.00	5,000.00	0
	439 Highway Construction	5,000.00	55,000.00	388.48	1,504.99	53,495.01	3
01-481-319	RE Property Taxes	6,057.08	3,000.00	0.00	1,455.29	1,544.71	49
	481 Withholding Items	6,057.08	3,000.00	0.00	1,455.29	1,544.71	49
01-483-510	MMO Pension Payment	0.00	117,470.00	0.00	0.00	117,470.00	0
	483 Pension Contributions	0.00	117,470.00	0.00	0.00	117,470.00	0
01-486-157	Health & Vision Reimbursements	41,674.47	55,000.00	4,215.69	33,825.40	21,174.60	62
01-486-158	Fitness Reimbursement	1,218.90	2,000.00	0.00	0.00	2,000.00	0
	486 Insurance	42,893.37	57,000.00	4,215.69	33,825.40	23,174.60	59
01-487-162	Accrued Time Payouts (Non-Uniform)	31,201.60	50,000.00	0.00	19,824.27	30,175.73	40
01-487-192	Orthodontia Reimbursement	0.00	6,000.00	0.00	7,931.00	1,931.00-	132
01-487-502	457 Match	15,650.00	33,000.00	7,150.00	16,550.00	16,450.00	50
	487 Health Insurance Benefits	46,851.60	89,000.00	7,150.00	44,305.27	44,694.73	50
01-488-540	Fireman's Relief Distribution	0.00	108,370.00	0.00	0.00	108,370.00	0
	488 Fiduciary Funds	0.00	108,370.00	0.00	0.00	108,370.00	0
	General Expenditure Totals	3,864,261.98	7,429,998.26	485,772.22	3,877,862.24	3,552,136.02	52

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01 General	Prior	Current	YTD
Revenues:	4,525,086.17	278,968.38	4,386,913.91
Expenditures:	3,864,261.98	485,772.22	3,877,862.24
Net Income:	660,824.19	206,803.84-	509,051.67

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
02-341-000	Interest Earnings	3,965.81	5,000.00	556.55	3,890.29	1,109.71-	78
	341 Interest Earnings	3,965.81	5,000.00	556.55	3,890.29	1,109.71-	77
02-383-000	Street Light Assessments	37,225.00	37,665.00	1,740.00	36,495.00	1,170.00-	97
	383 Special Assessments	37,225.00	37,665.00	1,740.00	36,495.00	1,170.00-	96
02-393-990	Estimated Beginning Cash Balance	0.00	161,037.00	0.00	0.00	161,037.00-	0
	393 Fund Balance	0.00	161,037.00	0.00	0.00	161,037.00-	0
	Street Lights Revenue Totals	41,190.81	203,702.00	2,296.55	40,385.29	163,316.71-	19

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
02-403-110	Salaries & Wages - Tax Collector	0.00	2,500.00	0.00	0.00	2,500.00	0
02-403-161	SS/Medicare	0.00	191.00	0.00	0.00	191.00	0
	403 Tax Collection	0.00	2,691.00	0.00	0.00	2,691.00	0
02-434-360	Utilities	7,508.50	12,000.00	1,204.13	8,276.86	3,723.14	69
	434 Street Lighting	7,508.50	12,000.00	1,204.13	8,276.86	3,723.14	69
	Street Lights Expenditure Totals	7,508.50	14,691.00	1,204.13	8,276.86	6,414.14	56

02 Street Lights	Prior	Current	YTD
Revenues:	41,190.81	2,296.55	40,385.29
Expenditures:	7,508.50	1,204.13	8,276.86
Net Income:	33,682.31	1,092.42	32,108.43

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
03-301-100	RE Taxes - Current Year - Fire	219,227.43	226,853.00	9,961.72	222,093.23	4,759.77-	98
03-301-101	RE Taxes - Current Year - EMS	87,690.96	90,741.00	3,984.69	88,837.32	1,903.68-	98
03-301-200	RE Taxes - Prior Year - Fire	45.28	500.00	5.28	301.00	199.00-	60
03-301-201	RE Taxes - Prior Year - EMS	18.11	250.00	2.11	120.80	129.20-	48
03-301-400	RE Taxes - Delinquent - Fire	2,272.76	100.00	555.86	1,322.64	1,222.64	***
03-301-401	RE Taxes - Delinquent - EMS	909.10	100.00	222.34	529.05	429.05	529
03-301-600	RE Taxes - Interim - Fire	1,561.96	100.00	293.38	1,190.34	1,090.34	***
03-301-601	RE Taxes - Interim - EMS	624.80	100.00	117.35	476.14	376.14	476
	301 Real Estate Property Taxes	312,350.40	318,744.00	15,142.73	314,870.52	3,873.48-	98
03-310-220	Local Services Taxes - Fire	34,809.54	65,000.00	2,289.26	19,220.50	45,779.50-	30
03-310-221	Local Services Taxes - EMS	34,809.54	65,000.00	2,289.26	19,221.50	45,778.50-	30
	310 Act 511 Taxes	69,619.08	130,000.00	4,578.52	38,442.00	91,558.00-	29
03-341-000	Interest Earnings - Fire	3,771.40	1,000.00	488.41	2,941.00	1,941.00	294
03-341-001	Interest Earnings - EMS	567.82	1,000.00	117.56	746.07	253.93-	75
	341 Interest Earnings	4,339.22	2,000.00	605.97	3,687.07	1,687.07	184
03-393-990	Estimated Beginning Cash Balance - Fire	0.00	128,211.00	0.00	0.00	128,211.00-	0
03-393-991	Estimated Beginning Cash Balance - EMS	0.00	26,700.00	0.00	0.00	26,700.00-	0
	393 Fund Balance	0.00	154,911.00	0.00	0.00	154,911.00-	0
	Fire/EMS Revenue Totals	366,308.70	605,655.00	20,327.22	356,999.59	248,655.41-	58
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
03-403-370	RE/LST Tax Collection Services - Fire	675.43	1,477.00	0.00	1.08	1,475.92	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
03-403-371	RE/LST Tax Collection Services - EMS	607.25	1,277.00	0.00	1.08	1,275.92	0
	403 Tax Collection	1,282.68	2,754.00	0.00	2.16	2,751.84	0
03-411-500	RE Contributions - Fire	218,339.03	226,153.00	23,659.52	216,776.97	9,376.03	96
03-411-501	LST Contributions - Fire	33,286.54	64,923.00	13,920.98	32,040.24	32,882.76	49
	411 Fire	251,625.57	291,076.00	37,580.50	248,817.21	42,258.79	85
03-412-500	RE Contributions - EMS	86,833.50	89,991.00	9,463.81	86,710.17	3,280.83	96
03-412-501	LST Contributions - EMS	33,286.56	64,923.00	13,920.98	32,040.21	32,882.79	49
	412 EMS	120,120.06	154,914.00	23,384.79	118,750.38	36,163.62	77
	Fire/EMS Expenditure Totals	373,028.31	448,744.00	60,965.29	367,569.75	81,174.25	82

03 Fire/EMS	Prior	Current	YTD
Revenues:	386,308.70	20,327.22	356,999.59
Expenditures:	373,028.31	60,965.29	367,569.75
Net Income:	13,280.39	40,638.07 -	10,570.16 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
04-310-210	Earned Income Taxes	470,970.88	829,255.00	24,444.00	469,693.11	359,561.89-	57
	310 Act 511 Taxes	470,970.88	829,255.00	24,444.00	469,693.11	359,561.89-	56
04-341-000	Interest Earnings	141,578.81	220,000.00	21,772.74	142,796.67	77,203.33-	65
	341 Interest Earnings	141,578.81	220,000.00	21,772.74	142,796.67	77,203.33-	64
04-393-990	Estimated Beginning Cash Balance	0.00	5,213,813.00	0.00	0.00	5,213,813.00-	0
	393 Fund Balance	0.00	5,213,813.00	0.00	0.00	5,213,813.00-	0
	Open Space Revenue Totals	612,549.69	6,263,068.00	46,216.74	612,489.78	5,650,578.22-	9

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
04-403-370	EIT Tax Collection Services	6,461.30	13,000.00	5.13	721.88	12,278.12	6
	403 Tax Collection	6,461.30	13,000.00	5.13	721.88	12,278.12	6
04-414-150	Planning Consultant Services	10,477.50	0.00	0.00	1,780.00	1,780.00-	0
04-414-310	Professional Services - Engineering	495.00	30,000.00	0.00	2,925.00	27,075.00	10
04-414-451	Appraisals	0.00	5,000.00	0.00	1,500.00	3,500.00	30
	414 Planning & Zoning	10,972.50	35,000.00	0.00	6,205.00	28,795.00	18
04-470-200	Utilities	309.14	41,000.00	62.35	436.50	40,563.50	1
	470 Maintenance	309.14	41,000.00	62.35	436.50	40,563.50	1
	Open Space Expenditure Totals	17,742.94	89,000.00	67.48	7,363.38	81,636.62	8

04 Open Space

Prior

Current

YTD

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Revenues:	612,549.69	46,216.74	612,489.78
Expenditures:	17,742.94	67.48	7,363.38
Net Income:	594,806.75	46,149.26	605,126.40

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
07-301-100	RE Taxes - Current Year	394,609.29	408,334.00	17,931.09	399,767.83	8,566.17-	98
07-301-200	RE Taxes - Prior Year	81.51	500.00	9.50	542.57	42.57	109
07-301-400	RE Taxes - Delinquent	3,886.36	100.00	1,000.55	2,380.77	2,280.77	***
07-301-600	RE Taxes - Interim	2,811.57	100.00	528.09	2,142.60	2,042.60	***
	301 Real Estate Property Taxes	401,388.73	409,034.00	19,469.23	404,833.77	4,200.23-	98
07-341-000	Interest Earnings	12,065.21	10,000.00	1,851.36	5,713.33	4,286.67-	57
07-341-001	Interest Earnings - P&R Capital	21,776.94	30,000.00	2,589.80	28,676.36	1,323.64-	96
	341 Interest Earnings	33,842.15	40,000.00	4,441.16	34,389.69	5,610.31-	85
07-342-200	Building Rentals & WB Cell Tower	11,233.04	20,000.00	11,652.86	21,570.02	1,570.02	108
	342 Rents & Royalties	11,233.04	20,000.00	11,652.86	21,570.02	1,570.02	107
07-354-011	DCED GTRP Grant	0.00	250,000.00	0.00	0.00	250,000.00-	0
	354 State Capital & Operating Grants	0.00	250,000.00	0.00	0.00	250,000.00-	0
07-367-001	Event Revenue	14,504.99	0.00	2,000.00	24,147.72	24,147.72	0
07-367-003	User / Field Use Fees	5,740.00	0.00	1,050.00	6,465.00	6,465.00	0
07-367-400	Miscellaneous Grant Revenue	0.00	7,000.00	0.00	558.00	6,442.00-	8
	367 Recreation	20,244.99	7,000.00	3,050.00	31,170.72	24,170.72	445
07-387-017	P&R Contributions	132,000.00	0.00	8,000.00	36,047.00	36,047.00	0
	387 Contributions & Donations	132,000.00	0.00	8,000.00	36,047.00	36,047.00	0
07-393-990	Estimated Beginning Cash Balance	0.00	417,261.00	0.00	0.00	417,261.00-	0
07-393-991	Estimated Beginning Cash Balance - Cap	0.00	695,624.00	0.00	0.00	695,624.00-	0
	393 Fund Balance	0.00	1,112,885.00	0.00	0.00	1,112,885.00-	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	Parks & Recreation Revenue Totals	598,708.91	1,838,919.00	46,613.25	528,011.20	1,310,907.80 -	28
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
07-454-141	Salaries & Wages	140,929.79	152,966.00	23,398.02	169,739.83	16,773.83 -	111
07-454-151	Health & Life Insurance	46,073.17	86,468.00	7,809.85	54,918.66	31,549.34	64
07-454-161	SS/Medicare	11,216.77	17,878.00	1,815.20	14,313.09	3,564.91	80
07-454-300	Program / Activity Supplies	7,430.11	14,000.00	405.03	9,815.65	4,184.35	70
07-454-301	EAC Expenses	0.00	14,000.00	0.00	952.31	13,047.69	7
07-454-310	Parks - Engineering Services	2,426.50	15,000.00	1,088.75	8,549.25	6,450.75	57
07-454-311	Park - West Branch	1,500.00	15,250.00	8.26	1,008.26	14,241.74	7
07-454-312	Park - North Branch	6,066.39	19,750.00	416.00	5,201.50	14,548.50	26
07-454-317	Park - Veterans	500.00	15,250.00	0.00	802.61	14,447.39	5
07-454-318	Veterans Expenses	105.00	1,250.00	0.00	50.00	1,200.00	4
07-454-319	General Expenses / Supplies	1,586.84	2,500.00	25.99	2,012.94	487.06	81
07-454-320	Trail - Neshaminy Greenway	1,567.50	7,100.00	0.00	0.00	7,100.00	0
07-454-352	Property & Liability Insurance	727.35	931.00	0.00	465.30	465.70	50
07-454-360	Utilities	8,256.37	15,124.00	2,197.36	9,625.58	5,498.42	64
07-454-401	Park - Highland	2,190.00	15,250.00	0.00	961.50	14,288.50	6
	454 Parks	230,575.79	392,717.00	37,164.46	278,416.48	114,300.52	71
07-455-301	Tree Maintenance	0.00	15,000.00	0.00	0.00	15,000.00	0
	455 Shade Trees	0.00	15,000.00	0.00	0.00	15,000.00	0
07-492-010	Transfers to Other Funds	101,645.39	656,800.00	0.00	328,400.00	328,400.00	50
	492 Interfund Transfers	101,645.39	656,800.00	0.00	328,400.00	328,400.00	50
	Parks & Recreation Expenditure Totals	332,221.18	1,064,517.00	37,164.46	606,816.48	457,700.52	57

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07 Parks & Recreation	Prior	Current	YTD
Revenues:	598,708.91	46,613.25	528,011.20
Expenditures:	332,221.18	37,164.46	606,816.48
Net Income:	266,487.73	9,448.79	78,805.28 -

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
15-301-990	Estimated Beginning Cash Balance	0.00	2,172,066.00	0.00	0.00	2,172,066.00-	0
	301 Real Estate Property Taxes	0.00	2,172,066.00	0.00	0.00	2,172,066.00-	0
15-341-000	Interest Earnings	56,735.31	1,000.00	5,658.47	39,535.19	38,535.19	***
	341 Interest Earnings	56,735.31	1,000.00	5,658.47	39,535.19	38,535.19	***
	General Reserve Revenue Totals	56,735.31	2,173,066.00	5,658.47	39,535.19	2,133,530.81-	1

15 General Reserve	Prior	Current	YTD
Revenues:	56,735.31	5,658.47	39,535.19
Expenditures:	0.00	0.00	0.00
Net Income:	56,735.31	5,658.47	39,535.19

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
18-301-100	RE Taxes - Current Year	350,763.84	362,964.00	15,938.75	355,349.17	7,614.83-	98
18-301-200	RE Taxes - Prior Year	72.45	500.00	8.45	486.18	13.82-	97
18-301-400	RE Taxes - Delinquent	3,454.58	100.00	889.38	2,116.24	2,016.24	***
18-301-600	RE Taxes - Interim	2,499.18	100.00	469.41	1,904.53	1,804.53	***
	301 Real Estate Property Taxes	356,790.05	363,664.00	17,305.99	359,856.12	3,807.88-	98
18-341-000	Interest Earnings	44,348.42	2,000.00	5,217.73	38,139.64	36,139.64	***
	341 Interest Earnings	44,348.42	2,000.00	5,217.73	38,139.64	36,139.64	***
18-362-461	Stormwater Maintenance Fees	22,265.77	0.00	9,210.25	10,185.25	10,185.25	0
	362 Stormwater	22,265.77	0.00	9,210.25	10,185.25	10,185.25	0
18-387-000	Developer Contributions	4,009.50	0.00	19,817.36	19,817.36	19,817.36	0
	387 Contributions & Donations	4,009.50	0.00	19,817.36	19,817.36	19,817.36	0
18-391-100	Sale of Assets	18,625.00	30,000.00	35.65	6,759.65	23,240.35-	23
	391 Proceeds from Sale of Assets	18,625.00	30,000.00	35.65	6,759.65	23,240.35-	22
18-392-010	Transfers from Other Funds	126,488.55	894,800.00	0.00	447,400.00	447,400.00-	50
	392 Interfund Transfers	126,488.55	894,800.00	0.00	447,400.00	447,400.00-	50
18-393-990	Estimated Beginning Cash Balance	0.00	1,764,670.00	0.00	0.00	1,764,670.00-	0
	393 Fund Balance	0.00	1,764,670.00	0.00	0.00	1,764,670.00-	0
	Capital Equipment & Infrastructure Revenue T	572,527.29	3,055,134.00	51,586.98	882,158.02	2,172,975.98-	28

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
18-400-731	IT Infrastructure Upgrades	7,248.45	71,000.00	20,561.91	74,662.26	3,662.26-	105
	400 General Government	7,248.45	71,000.00	20,561.91	74,662.26	3,662.26-	105
18-409-370	Municipal Building Repairs	66,138.04	90,000.00	0.00	0.00	90,000.00	0
	409 Buildings & Grounds	66,138.04	90,000.00	0.00	0.00	90,000.00	0
18-410-750	Major Equipment	47,030.99	15,000.00	0.00	11,990.00	3,010.00	80
18-410-751	Police Vehicles	60,933.00	255,000.00	3,098.40	182,285.24	72,714.76	71
	410 Police Services	107,963.99	270,000.00	3,098.40	194,275.24	75,724.76	72
18-436-367	NPDES Compliance	29,848.14	100,000.00	841.00	31,272.77	68,727.23	31
	436 Storm Sewers & Drains	29,848.14	100,000.00	841.00	31,272.77	68,727.23	31
18-438-710	Major Equipment	24,843.16	300,000.00	0.00	0.00	300,000.00	0
	438 Road & Bridge Maintenance	24,843.16	300,000.00	0.00	0.00	300,000.00	0
18-439-320	Road Paving / Milling	0.00	300,000.00	0.00	0.00	300,000.00	0
	439 Highway Construction	0.00	300,000.00	0.00	0.00	300,000.00	0
18-454-700	Major Equipment	49,276.52	93,000.00	0.00	87,374.47	5,625.53	94
18-454-710	Park Infrastructure Improvements	52,368.87	563,800.00	118,230.88	279,963.95	283,836.05	50
	454 Parks	101,645.39	656,800.00	118,230.88	367,338.42	289,461.58	56
	Capital Equipment & Inf Expenditure Tot	337,687.17	1,787,800.00	142,732.19	667,548.69	1,120,251.31	37
18 Capital Equipment & Infrastructure		Prior	Current	YTD			
Revenues:		572,527.29	51,586.98	882,158.02			

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Expenditures:	<u>337,687.17</u>	<u>142,732.19</u>	<u>667,548.69</u>
Net Income:	234,840.12	91,145.21 -	214,609.33

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
20-301-102	RE Taxes - Current Year - Debt PW	219,227.43	226,853.00	9,961.72	222,093.23	4,759.77-	98
20-301-200	RE Taxes - Prior Year - Debt Cap	0.00	0.00	0.00	1,349.00-	1,349.00-	0
20-301-202	RE Taxes - Prior Year - Debt PW	45.28	500.00	5.28	1,647.00	1,147.00	329
20-301-402	RE Taxes - Delinquent - Debt PW	2,159.13	100.00	555.86	1,322.64	1,222.64	***
20-301-601	RE Taxes - Interim - Debt PW	1,561.96	100.00	293.38	1,190.34	1,090.34	***
	301 Real Estate Property Taxes	222,993.80	227,553.00	10,816.24	224,904.21	2,648.79-	98
20-341-000	Interest Earnings - Debt Cap	15,039.28	0.00	910.12	8,941.81	8,941.81	0
20-341-102	Interest Earnings - Debt PW	201.98	1,000.00	1,064.70	3,023.14	2,023.14	302
	341 Interest Earnings	15,241.26	1,000.00	1,974.82	11,964.95	10,964.95	***
20-393-990	Est Beginning Cash Balance - Debt Cap	0.00	459,651.00	0.00	0.00	459,651.00-	0
20-393-992	Est Beginning Cash Balance - Debt Pw	0.00	350,900.00	0.00	0.00	350,900.00-	0
	393 Fund Balance	0.00	810,551.00	0.00	0.00	810,551.00-	0
	Debt Service Revenue Totals	238,235.06	1,039,104.00	12,791.06	236,869.16	802,234.84-	22
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
20-401-050	Principal - 2020 Note	332,000.00	335,000.00	0.00	335,000.00	0.00	100
20-401-100	Interest - 2020 Note	32,425.80	32,425.00	0.00	15,183.80	17,241.20	47
	401 Executive	364,425.80	367,425.00	0.00	350,183.80	17,241.20	95
	Debt Service Expenditure Totals	364,425.80	367,425.00	0.00	350,183.80	17,241.20	95

20 Debt Service	Prior	Current	YTD
Revenues:	238,235.06	12,791.06	236,869.16

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Expenditures:	<u>364,425.80</u>	<u>0.00</u>	<u>350,183.80</u>
Net Income:	126,190.74-	12,791.06	113,314.64-

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
30-301-100	RE Taxes - Current Year	87,690.96	90,741.00	3,984.69	88,837.32	1,903.68-	98
30-301-200	RE Taxes - Prior Year	18.11	250.00	2.11	120.80	129.20-	48
30-301-400	RE Taxes - Delinquent	863.65	100.00	222.34	529.05	429.05	529
30-301-600	RE Taxes - Interim	624.80	100.00	117.35	476.14	376.14	476
	301 Real Estate Property Taxes	89,197.52	91,191.00	4,326.49	89,963.31	1,227.69-	98
30-341-000	Interest Earnings	5,505.84	0.00	927.66	7,479.94	7,479.94	0
	341 Interest Earnings	5,505.84	0.00	927.66	7,479.94	7,479.94	0
30-387-000	Developer Contributions - Traffic	132,000.00	0.00	0.00	0.00	0.00	0
	387 Contributions & Donations	132,000.00	0.00	0.00	0.00	0.00	0
30-393-990	Estimated Beginning Cash Balance	0.00	329,477.84	0.00	0.00	329,477.84-	0
	393 Fund Balance	0.00	329,477.84	0.00	0.00	329,477.84-	0
	Highway Equipment Revenue Totals	226,703.36	420,668.84	5,254.15	97,443.25	323,225.59-	23

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
30-492-000	Transfer to Other Funds	24,843.16	238,000.00	0.00	119,000.00	119,000.00	50
	492 Interfund Transfers	24,843.16	238,000.00	0.00	119,000.00	119,000.00	50
	Highway Equipment Expenditure Totals	24,843.16	238,000.00	0.00	119,000.00	119,000.00	50

30 Highway Equipment	Prior	Current	YTD
Revenues:	226,703.36	5,254.15	97,443.25
Expenditures:	24,843.16	0.00	119,000.00

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Net Income:	201,860.20	5,254.15	21,556.75-
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
35-341-000	Interest Earnings	22,047.44	1,000.00	3,203.07	21,773.49	20,773.49	***
	341 Interest Earnings	22,047.44	1,000.00	3,203.07	21,773.49	20,773.49	***
35-355-050	Motor Vehicle Fuel Taxes	410,998.48	396,787.98	0.00	406,582.84	9,794.86	102
	355 State Shared Revenue	410,998.48	396,787.98	0.00	406,582.84	9,794.86	102
35-393-990	Estimated Beginning Cash Balance	0.00	461,435.00	0.00	0.00	461,435.00-	0
	393 Fund Balance	0.00	461,435.00	0.00	0.00	461,435.00-	0
	Liquid Fuels Revenue Totals	433,045.92	859,222.98	3,203.07	428,356.33	430,866.65-	49
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
35-432-221	Bulk Salt	92,473.38	100,000.00	0.00	59,715.91	40,284.09	60
	432 Winter Maintenance	92,473.38	100,000.00	0.00	59,715.91	40,284.09	60
35-439-320	Roadway Construction	0.00	550,000.00	0.00	0.00	550,000.00	0
	439 Highway Construction	0.00	550,000.00	0.00	0.00	550,000.00	0
	Liquid Fuels Expenditure Totals	92,473.38	650,000.00	0.00	59,715.91	590,284.09	9

35 Liquid Fuels	Prior	Current	YTD
Revenues:	433,045.92	3,203.07	428,356.33
Expenditures:	92,473.38	0.00	59,715.91
Net Income:	340,572.54	3,203.07	368,640.42

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
90-341-000	Interest Earnings	7,059.98	0.00	899.97	6,255.35	6,255.35	0
	341 Interest Earnings	7,059.98	0.00	899.97	6,255.35	6,255.35	0
90-342-000	Deposits Received	805,551.02	0.00	87,166.51	236,952.07	236,952.07	0
	342 Escrow Deposits	805,551.02	0.00	87,166.51	236,952.07	236,952.07	0
	Escrow Revenue Totals	812,611.00	0.00	88,066.48	243,207.42	243,207.42	0

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
90-414-311	Engineering Billed	195,297.13	0.00	37,524.45	220,676.85	220,676.85-	0
90-414-451	Legal Billed	26,350.00	0.00	0.00	23,332.50	23,332.50-	0
90-414-500	Administration Fee	22,164.87	0.00	0.00	20,100.53	20,100.53-	0
90-414-600	Refund of Escrow	131,079.57	0.00	31,228.48	408,425.35	408,425.35-	0
	414 Planning & Zoning	374,891.57	0.00	68,752.93	672,535.23	672,535.23-	0
	Escrow Expenditure Totals	374,891.57	0.00	68,752.93	672,535.23	672,535.23-	0

90 Escrow	Prior	Current	YTD
Revenues:	812,611.00	88,066.48	243,207.42
Expenditures:	374,891.57	68,752.93	672,535.23
Net Income:	437,719.43	19,313.55	429,327.81-

Grand Totals	Prior	Current	YTD
Revenues:	8,503,702.22	560,982.35	7,852,369.14

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Expenditures:	<u>5,789,083.99</u>	<u>796,658.70</u>	<u>6,736,872.34</u>
Net Income:	2,714,618.23	235,676.35-	1,115,496.80



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

SUBJECT: August 2026 Township Manager Report to the Board of Supervisors

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: August 17, 2026

GETTING CONNECTED

Over the past several weeks, several officials from numerous organizations have met with me for introductions and to share more about their operations. This includes individuals from local fire companies, our internal and external service providers, and Representatives Brian Munroe and Shelby Labs.

MAKING PROCESS IMPROVEMENTS

Earlier this month, staff met with leaders from Solebury Township to learn more about how they have implemented TRAISR, the permitting software also in use by New Britain Township. The goal of this collaboration was to learn of ways to adapt this existing resource in ways that will be more efficient and effective internally, making for a better experience for our residents, businesses, and contractors. Additionally, staff met to discuss the processes in place for Subdivision and Land Development applications—identifying all of the steps a project goes through from the moment an inquiry is made, through the approval and permitting process, all the way until it is completed and closed out. The goal of this effort was to train newer staff on how the process works, and identify deficiencies in current practices that can be addressed.

EMERGENCY MEDICAL SERVICES (EMS)

As discussed at the August 3 Board of Supervisors meeting, the team has been actively engaged in learning more about the current state of Chal-Brit Regional EMS. There has been a steady dialogue in recent weeks with officials from both organizations. The Township has requested budgetary and planning efforts from Chal-Brit Regional EMS.

COLLECTIVE BARGAINING

The collective bargaining agreement between the Township and the Police Benevolent Association (PBA) expires at the end of 2026. A new agreement is actively being negotiated.

STAFF PICNIC

In late July, the Board hosted a picnic lunch for the staff in appreciation for their efforts. Staff from all departments took a few moments to enjoy good food and camaraderie.