

**BOARD OF SUPERVISORS
MEETING MINUTES
October 5, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, October 5, 2026, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia Jones – Chair, Bridget Kunakorn – Vice-Chair, Bill Jones MaryBeth McCabe, and Stephanie Shortall. Also present were Nick Valla – Township Manager, Alex Nagy – Director of Finance, Scott Holbert - Township Solicitor, Craig Kennard – Township Engineer, Chief Clowser, and Kaylie Bonsall – Junior Township Supervisor.

- 1. Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
- 3. Chair Comments:** Cynthia Jones stated that the Board met in Executive Session on Friday, October 2, 2026.

4. Presentations/Public Hearings/Land Development

A. Appointment and Swearing-In of Police Officer

- Chief Clowser explained that an officer resigned in September to accept a position with another police department, creating a vacancy. Through the Department's interview process, a suitable candidate was identified, and the Chief recommended that Michael Romesburg be appointed as an entry-level police officer.
- Bill Jones moved to appoint Michael Romesburg as an entry-level police officer. Seconded by Bridget Kunakorn.
- All voted aye, motion carried 5-0.

B. Recognition of Volunteer Board and Commission Members

- Cynthia Jones explained that all Township-appointed board and commission members were invited to dinner prior to the meeting, with approximately 30 in attendance. She recognized those still present: Rob Livesay and John Diehl (Planning Commission), Angelo Barone (Veterans Committee), Kathleen Davis and Lucy Jones (Environmental Advisory Council), Scott Fischer (Zoning Hearing Board), and Nancy Jones (Parks & Recreation Board). The Board thanked all volunteers for their time, hard work, and commitment to the community.

C. Fire Prevention Week Proclamation

- Supervisor Stephanie Shortall read aloud the proclamation declaring October 4–10, 2026 as Fire Prevention Week in New Britain Township. The proclamation recognized the 2026 theme, “Charge into Fire Safety: Safe Charging is a Superpower,” and encouraged all residents to charge lithium-ion batteries safely, test their smoke alarms, and practice a home escape plan.

5. Motion to Consider Consent Agenda

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

- Approve Minutes of September 14, 2026, Board of Supervisors Meeting and September 22, 2026, Board of Supervisors Budget Workshop Meeting.

- Approve Regular Bill List September 29, 2026, and October 6, 2026, for a total amount of \$183,444.16
- Approve Prepaid Bill Lists dated September 17, 2026; September 24, 2026, and October 1, 2026, for a total amount of \$111,243.61.
- Consider a motion to approve sale of a Township vehicle via online auction.

MaryBeth McCabe stated that she would abstain from voting on the September 14, 2026, minutes, as she was not present at that meeting due to attending the EMS conference in Pittsburgh.

There were no public comments.

All voted aye, motion carried 5-0, with MaryBeth McCabe abstaining on the September 14, 2026, minutes.

6. Action Items

A. Discussion of Proposal for a New Police Department Facility.

Chief Clowser and Nick Valla presented a proposal for a new police facility, developed with Kimmel Architecture, citing the current facility's lack of space, security, and compliance with accreditation standards. New construction is estimated at \$10 to \$12 million, compared to \$13 million for renovation, on Township-owned land between the Township Building and the EMS building. In response to Cynthia Jones, Matt McQuade explained renovation would require three separate additions around the old schoolhouse foundation while the building remained occupied, making a new purpose-built facility the better option.

Design and approvals are estimated at \$700,000 in 2027, with construction targeted for 2028, funded through grants, reserves, and a possible general obligation bond.

MaryBeth McCabe suggested including a temporary kennel for lost dogs; the Chief stated one could be placed in the sallyport. No action was required; the presentation will be posted on the Township website for public feedback.

Corporal Paul Zielinski spoke in support, citing security risks to civilian staff, the loss of the training room, and outdated infrastructure.

Robert Scafidi, Cassandra Drive, suggested considering geothermal rather than solar.

Scott Fischer, 671 New Galena Road, asked about a K-9-unit, reuse of the existing police space, and a Citizens Police Academy. The Chief stated a K-9 unit is not planned at this time, and a new facility would support a Citizens Police Academy; Nick Valla stated there are no current plans for the existing space.

Jim Lynch, 110 Cornwall Drive, expressed concern about cost overruns and asked about funding and a public vote. Nick Valla stated the final cost will be known after bidding, grants are being pursued, and any bond would be repaid through the debt service tax, which does not require a public vote in Pennsylvania.

Rob Livesay, 314 Dorothy Lane, asked for a review of the approval timeline. Nick Valla reviewed the steps, including budget decisions, design, plan approval, bidding, and possible bond issuance, all of which would occur at public meetings.

- B.** Consider a motion to approve a Memorandum of Agreement outlining terms of a new Collective Bargaining Agreement between New Britain Township and the New Britain Township Police Benevolent Association.

Nick Valla reported that a tentative agreement was reached with the New Britain Township Police Benevolent Association for a new five-year contract, effective January 1, 2027, through December 31, 2031, replacing the current agreement expiring at the end of 2026. The agreement provides a 5% wage increase in 2027 and 4% annually thereafter, establishing a 2027 top base pay for a Patrol Officer First Class of \$127,653.30. Significant changes include new rank differentials for supervisory positions, higher starting compensation for officers hired with prior police experience, a transition to a high-deductible health plan with a health savings account, officer contributions toward health insurance premiums, and an incentive for officers who opt out of Township health coverage. The total additional cost of the agreement is estimated at approximately \$2.25 million over five years. He thanked Corporal Zielinski and Corporal McGuire for their work on behalf of the PBA.

Bridget Kunakorn moved to authorize execution of a Memorandum of Agreement between New Britain Township and the New Britain Township Police Benevolent Association. Seconded by MaryBeth McCabe.

No public comment.

All voted aye, motion carried 5-0.

- C.** Consider a motion to authorize purchase of a replacement police vehicle from Chapman Ford of Horsham, PA.

Bill Jones moved to approve the purchase. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- D.** Consider a motion to enact Ordinance #2026-04 adopting the current Uniform Construction Code (UCC) code series.

MaryBeth McCabe moved to enact Ordinance #2026-04 adopting the 2021 code series of the Pennsylvania Uniform Construction Code with amendments. Seconded by Stephanie Shortall

No public comment.

All voted aye, motion carried 5-0.

- E.** Discussion of a Data Center Ordinance.

Nick Valla explained that Pennsylvania requires municipalities to provide for every use, and that the Township has begun the process of adopting data center regulations. This process does not indicate support for or opposition to data centers. The Board identified as priorities that data centers be permitted only in the I-Industrial zoning district and only

by conditional use approval from the Board of Supervisors, with strong regulation of noise and vibration and adequate setbacks and buffers from neighboring properties. The Board and staff discussed the proposed location, noise, setbacks, utilities, and approval requirements. The draft ordinance will be reviewed by the Planning Commission and the EAC before returning to the Board for consideration.

Kathleen Davis, 32 Clearview, asked whether the Township could address rising electricity costs. Craig Kennard and Scott Holbert stated applicants must submit a utility-verified analysis of grid and ratepayer impacts, while rate regulation falls under the state and utility providers.

No action was taken.

- F. Consider a motion to authorize application to the Pennsylvania Horticultural Society Trees for Watersheds Grant Program.

MaryBeth McCabe moved to authorize the application. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 5-0.

- G. Discussion of the 5 New Galena Road Zoning Hearing Board Application.
Scott Holbert explained that the applicant proposes converting the former sign factory on New Galena Road into six apartments with 12 parking spaces, where 14 are required, and is seeking dimensional relief. The Board agreed the applicant should reduce the number of units to meet parking requirements and clearly delineate property lines.

MaryBeth McCabe moved to direct Scott Holbert to attend the October 15, 2026, Zoning Hearing Board meeting with the Board's comments regarding parking and property line delineation. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

7. Information Items

- Board of Supervisor's Comment
 - MaryBeth McCabe commented on the successful Fall Festival, was glad the Township held a volunteer appreciation event and looked forward to moving ahead with the police facility.
 - Bridget Kunakorn thanked staff and volunteers for a busy fall of well-attended Township events and expressed excitement about continuing to improve the Township.
 - Bill Jones commented on the successful Movie Night at North Branch Park, with approximately 300 attendees, and thanked all involved, especially Sue Gelb, Event Coordinator.
 - Stephanie Shortall echoed the comments on Movie Night, thanked Sue Gelb and noted another is planned for next year, and thanked Nick Valla and the PBA representatives for negotiating the police contract.

- Cynthia Jones thanked the Police Department for its work on the negotiations and the facility proposal and asked that a comment link be added to the website when the presentation is posted. Nick Valla stated this would be addressed. She also noted that the Supervisors attended the Bucks County Association of Township Officials event and the Central Bucks municipal officials gathering, which included a presentation on Right-to-Know laws.

8. Public Comment on Non-Agenda Items

- Mary Rose Kennedy, Blossom Hill Lane, asked that road signs be removed now that paving is complete. Nick Valla stated the Township would follow up with the contractor.
- Jim and Maryann Lynch, 110 Cornwall Drive, raised concerns about the ongoing Benner property development, including stormwater basin and vegetation maintenance, the shared driveway, the absence of an HOA, the unfinished Dolly Lane extension, and the developer's lack of cooperation.
 - Craig Kennard explained that the basin is being converted to a rain garden under Bucks County Conservation District oversight, and that recorded maintenance agreements, rather than an HOA, govern the basin and shared driveway. He encouraged residents to submit property maintenance requests to the Township.

9. Announcements

Environmental Advisory Council Meeting – Wednesday, October 7 at 7 PM.

Planning Commission Meeting – Tuesday, October 13 at 7 PM.

Fall Yard Waste – Tuesday, October 13 through October 16, 7:30 AM – 2:30 PM and October 17 8:00am – 12:00 PM.

Zoning Hearing Board Meeting – Thursday, October 15, at 7 PM.

Board of Supervisors Budget Workshop Meeting – Monday, October 19, at 7 PM.

Parks & Recreation Commission Meeting – Tuesday, October 20, at 7 PM.

Veterans Committee Meeting – Wednesday, October 21, at 6 PM.

Planning Commission Meeting – Tuesday, October 27, at 7 PM.

Board of Supervisors Meeting – Monday, November 2, at 7 PM.

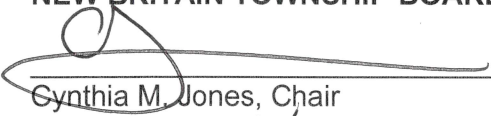
The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, October 19th, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

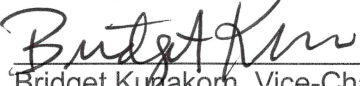
10. Adjournment

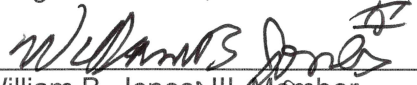
Stephanie Shortall moved, seconded by MaryBeth McCabe, to adjourn the meeting.

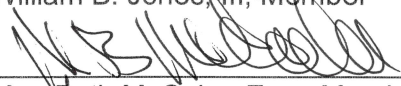
The Board unanimously adjourned the meeting at 8:50 pm.

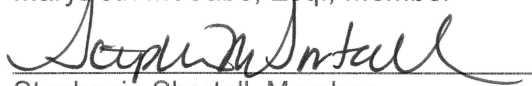
NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS


Cynthia M. Jones, Chair


Bridget Kurlakorn, Vice-Chair


William B. Jones, III, Member


Mary Beth McCabe, Esq., Member


Stephanie Shortall, Member

Attest:


Nick Valla, Township Manager