



New Britain Township Board of Supervisors

Business Meeting

Monday, December 9, 2024

7:00 PM – Business Meeting

Agenda

1. Call to Order

2. Pledge of Allegiance

3. Chair Comments

- A. The board met in Executive Session before this meeting to discuss personnel and litigation matters.

4. Presentation/ Public Hearings/ Land Development

- A. 545 W. Butler Avenue (Spotless Brands)- Spotless Car Wash – Scott Mill

5. Motion to Consider Consent Agenda

- A. Approve Minutes of November 18, 2024, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
 - Dated December 4, 2024, In the amount of \$75,241.57.
- C. Approve Prepaid Bill List as Follows:
 - Dated November 21, 2024, In the amount of \$111,537.31.
 - Dated November 25, 2024, In the amount of \$6,230.05.
 - Dated December 4, 2024, In the amount of \$96,093.47.
- D. Approve Escrow Release #3 (Final) for 25 Elaines Lane (Elaines Lane Subdivision) in the amount of \$16,442.74.
- E. Approve Escrow Release #5 (Reduce to 18-Mo Maintenance Amt) for 4371 County Line Road (Naplin One Limited Partnership) in the amount of \$56,671.95.

6. Action Items

- A. Consider a motion to approve and adopt Resolution 2024-16 – 2025 Budget
- B. Consider a motion to approve and adopt Resolution 2024-17 – Tax Levy
- C. Consider a motion to approve and adopt Resolution 2024-18 – 2024 Fund Balance Policy
- D. Consider a motion to approve and adopt Resolution 2024-19 – First Responder Recruitment- Retention
- E. Consider a motion to approve the Co-Responder Memorandum of Understanding
- F. Consider a motion to approve the revised conservation easements for Mill Ridge properties
- G. Consider a motion to approve the Tax Assessment Appeal Stipulation for Lukoil
- H. Consider a motion to approve the CP Rankin documentation
 - a. Declaration of Pedestrian Access Easement
 - b. Declaration of Conservation Easement
 - c. Deed of Dedication

7. Information Items

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

8. Public Comment

9. Announcements

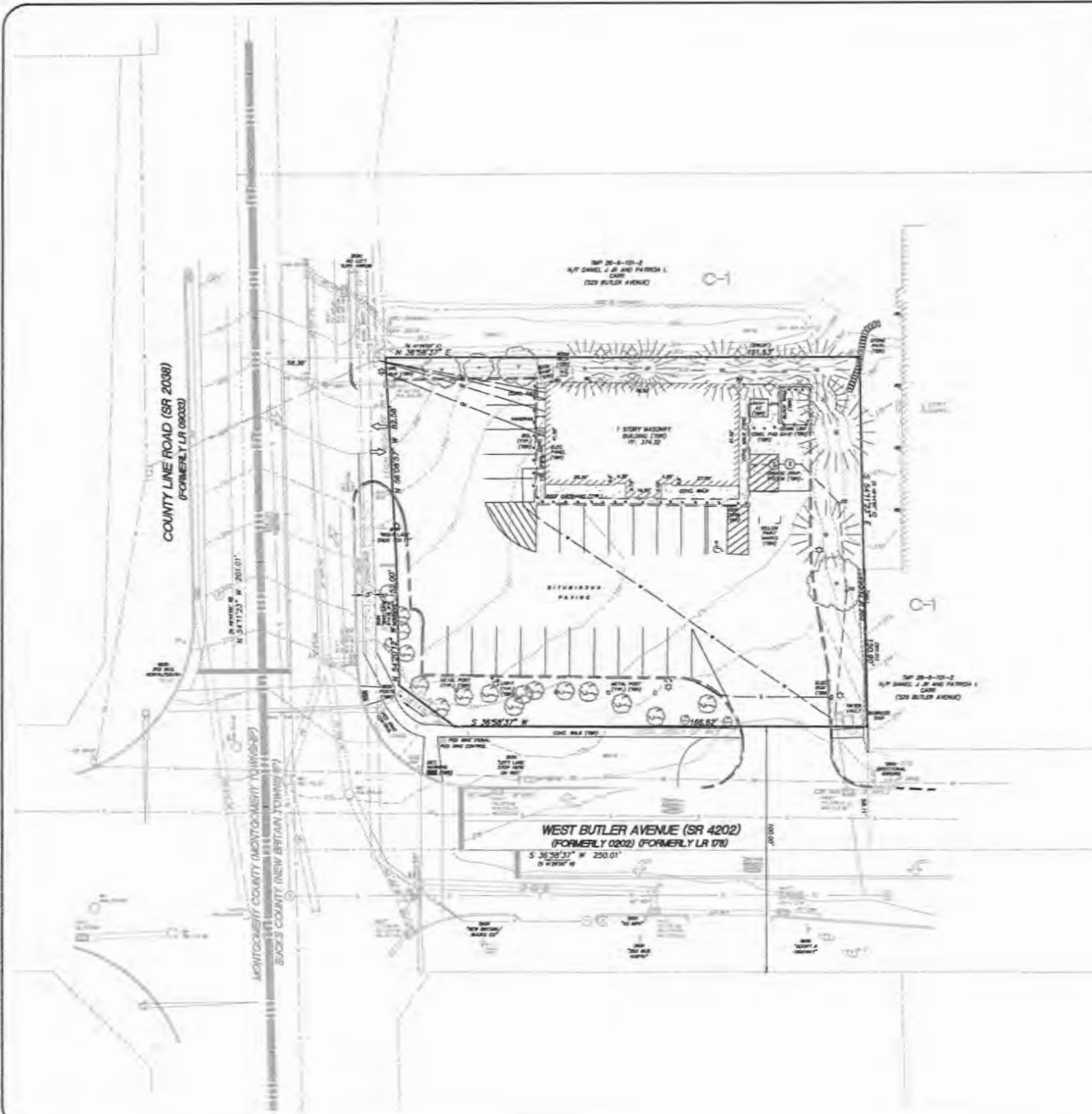
- A. Canceled - Park & Recreation Commission Meeting – Tuesday December 17th at 7pm.
- B. Canceled - Veterans Committee Meeting – Wednesday December 18th at 6pm.
- C. Canceled - Zoning Hearing Board Meeting – Thursday December 19th at 7pm.
- D. Township Building Close Early – Friday December 20th at 12pm.
- E. Township Building Closed – Tuesday December 24th and Wednesday December 25th
- F. Township Building Closed – Wednesday January 1st

10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, January 6th, 2024, 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.*







ZONING DATA:
 ZONING: C-1 - COMMERCIAL DISTRICT
 SITE IS LOCATED IN THE BUTLER AVENUE CORRIDOR OVERLAY DISTRICT

MIN. LOT AREA	REQUIRED	EXISTING
MIN. LOT WIDTH	150 FT.	150 FT.
MAX. B.L.C. COVERAGE	40%	12%
MAX. SUPPL. COVERAGE	150%	150%
MAX. HEIGHT	35 FT.	35 FT.
MAX. TAVES	40	40
FRONT	25 FT.	19 FT.
REAR	25 FT.	19 FT.
B.L.C. SETBACK FROM PARKING	50 FT.	5 FT.

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

MIN. BUILD SETBACK FROM STREETS	REQUIRED	EXISTING
MIN. PARKING AND DRIVEWAY <td>25 FT.</td> <td>25 FT.</td>	25 FT.	25 FT.
SETRBACK FROM BUTLER AVE <td>25 FT.</td> <td>25 FT.</td>	25 FT.	25 FT.
MIN. PARKING AND DRIVEWAY <td>10 FT.</td> <td>10 FT.</td>	10 FT.	10 FT.
SETRBACK FROM COUNTY LINE RD	10 FT.	10 FT.
MAX. B.L.C. COVERAGE	40%	12%
MAX. SUPPL. COVERAGE	150%	150%

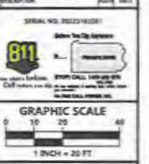
BUILDING COVERAGE CALCULATIONS:
 PERMITTED: 17%
 0.68 AC / 0.40 = 1.70 AC
 EXISTING: 0.08 AC
 0.08 AC / 0.40 AC = 20%

SITE IMPERVIOUS SURFACE CALCULATIONS:
 PERMITTED: 0.82 AC
 0.68 AC / 0.73 = 0.93 AC
 EXISTING: 0.08 AC
 BALDING: 0.02 AC
 SOCCLES/CLUBS: 0.02 AC
 DRIVEWAY: 0.02 AC
 TOTAL: 0.14 AC
 0.48 AC / 0.63 AC = 76%

EXISTING NON-CONFORMITY

GENERAL NOTES:

- THIS MAP REPRESENTS A SURVEYOR'S PLAN COMPLETED BY ME IN DECEMBER 2022. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON THE FIELD PLANS, COORDINATE SYSTEM DATA AND THE COORDINATES AND DISTANCES SHOWN IN PARAGRAPHS 2 AND 3 OF THESE NOTES.
- THE SURVEYING SURVEY WAS PERFORMED BY ME IN DECEMBER 2022. THE HORIZONTAL DATUM IS BASED ON THE COORDINATE SYSTEM THROUGH THE NATIONAL GRID AND THE NATIONAL GRID DATUM IS BASED ON THE NATIONAL GRID DATUM, FUTURE DATE OF JANUARY 18, 2011.
- THE SURVEY DATA AND COORDINATE DATA ARE BASED ON THE DATUM, ALL INFORMATION REGARDING ELEVATIONS AND OTHER INFORMATION THAT MAY AFFECT THE QUALITY OF THIS PLAN FOR THE SUBJECT PROPERTY WAS OBTAINED FROM OTHER SURVEYING DATA, ALL INFORMATION REGARDING ELEVATIONS AND OTHER INFORMATION WAS OBTAINED FROM THE NATIONAL GRID DATUM, FUTURE DATE OF JANUARY 18, 2011.
- THIS SITE IS SITUATED IN PLANNED ZONE 6, BEING DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN ON THE FLOOD INSURANCE RATE MAP, MAP STATE PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NUMBER 2206003A, DATED AN SPECIFIC DATE OF MARCH 21, 2011.
- DATA TAKEN FROM THE NATIONAL GRID DATUM, FUTURE DATE OF JANUARY 18, 2011.
- PURSUANT TO NATIONAL METRIC SURVEYING ACTING, THIS SITE DOES NOT CONTAIN METERS. ALSO, PURSUANT TO THE METRIC SURVEYING ACT, THIS SITE DOES NOT CONTAIN FEET/METER DATA.



EXISTING FEATURES PLAN
FOR
SPOTLESS BRANDS

DATE:	DECEMBER 28, 2022
SCALE:	AS SHOWN
DESIGNED BY:	1328
DRAWN BY:	1328
CHECKED BY:	1328
CIVIL NUMBER:	24-01-002
TMP: 25-006-01-001	
NEW BRITAIN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA	



4 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



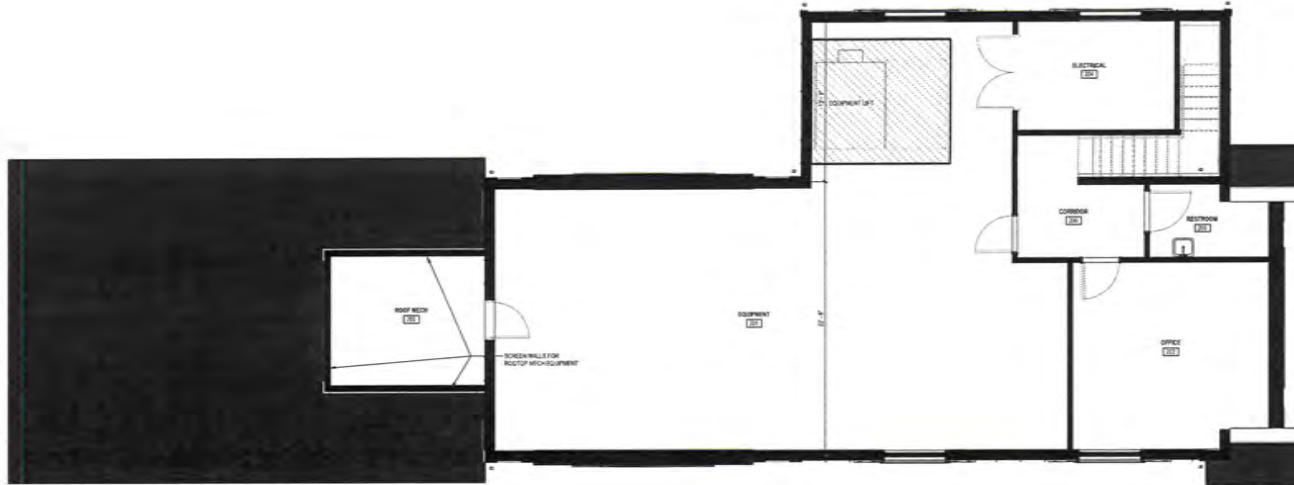
3 PROPOSED WEST ELEVATION
3/16" = 1'-0"



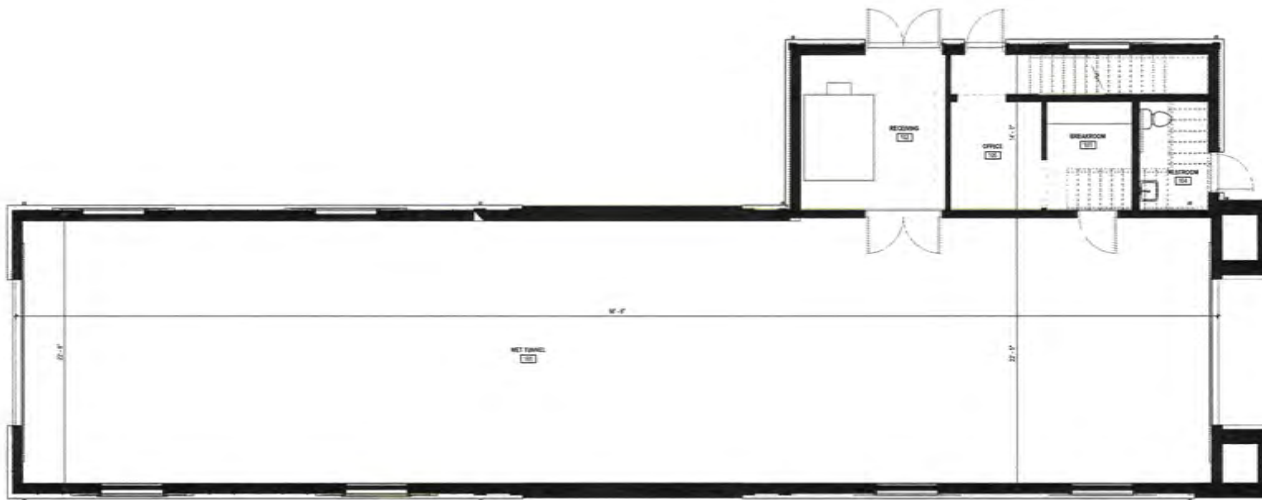
2 PROPOSED EAST ELEVATION
3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION
3/16" = 1'-0"

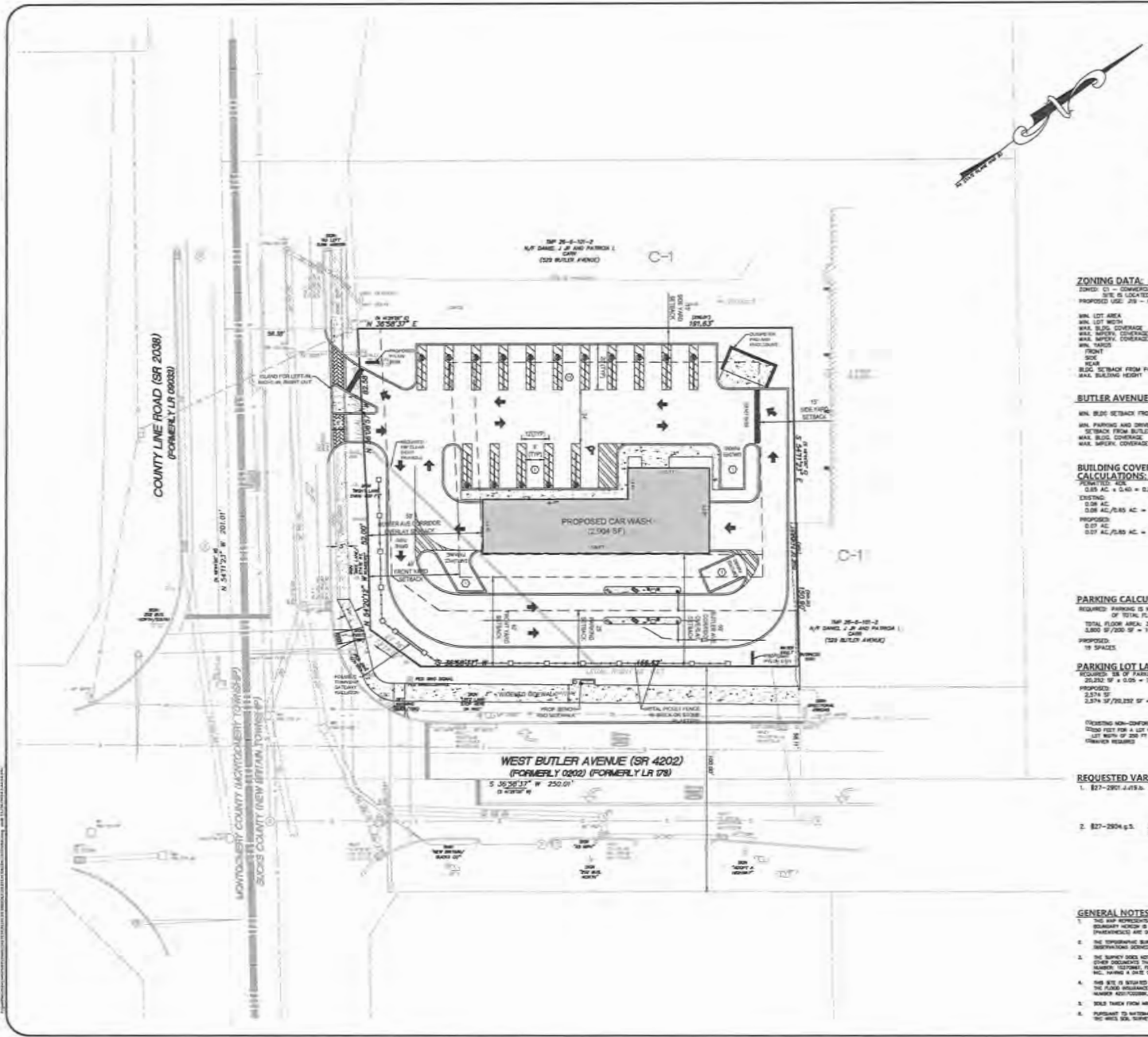


2 OVERALL SECOND FLOOR PLAN
1/8" = 1'-0"



1 GROUND FLOOR PLAN
3/8" = 1'-0"





ZONING DATA:

LOT 31 - CONVECTIONAL DISTRICT
LOT 29 - CAR WASH OVERLAY (COW)

REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	1,100 SQ. FT.	2,500 SQ. FT.
MIN. LOT WIDTH	100 FT.	100 FT.
MAX. B.L.G. COVERAGE	40%	50%
MAX. B.L.G. COVERAGE (OVER)	40%	50%
MIN. YARDS	40 FT.	50 FT.
FRONT	40 FT.	50 FT.
SIDE	40 FT.	50 FT.
REAR	40 FT.	50 FT.
B.L.G. SETBACK FROM PARKING	50 FT.	50 FT.
B.L.G. SETBACK FROM STREET	50 FT.	50 FT.

BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS:

REQUIRED	EXISTING	PROPOSED
MIN. B.L.G. SETBACK FROM STREETS	50 FT.	50 FT. ALSO BUTLER AVE. 25 FT. SIDE COURTYARD A/C.
MIN. PARKING AND DRIVEWAY	25 FT.	30 FT.
SETBACK FROM BUTLER AVE.	25 FT.	30 FT.
MAX. B.L.G. COVERAGE	40%	50%
MAX. IMPERV. COVERAGE	40%	50%

BUILDING COVERAGE CALCULATIONS:

PERMITTED:

0.65 AC x 0.40 = 0.26 AC
EXISTING: 0.00 AC
0.00 AC / 0.65 AC = 0%
PROPOSED: 0.07 AC
0.07 AC / 0.65 AC = 1%

SITE IMPERVIOUS SURFACE CALCULATIONS:

PERMITTED:

0.65 AC x 0.40 = 0.26 AC
EXISTING: 0.00 AC
0.00 AC / 0.65 AC = 0%
PROPOSED: 0.07 AC
0.07 AC / 0.65 AC = 1%

PARKING CALCULATIONS:

REQUIRED PARKING IS NOT REQUIRED FOR A CAR WASH OR 1 SPACE FOR 200 SF OF TOTAL FLOOR AREA.

TOTAL FLOOR AREA: 2,900 SF MAX (FIRST FLOOR: 2,904 SF + SECOND FLOOR: 996 SF)

PROPOSED: 2,900 SF OF 18 SPACES

PARKING LOT LANDSCAPE CALCULATIONS:

REQUIRED 18% OF PARKING LOTS MUST BE LANDSCAPE AREA

PROPOSED: 1.62 AC

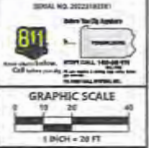
REQUIRED: 1.62 AC

- REQUESTED VARIANCES:**
- 227-290.2.2.2.1. POTENTIALLY REDUCING PARKING FOR A CAR WASH. AN INTERPRETATION REGARDING PARKING REQUIREMENTS FOR A CAR WASH IS REQUESTED. SHOULD BE DETERMINED THAT PARKING IS REQUIRED FOR A CAR WASH, THEN APPROXIMATE (18) PARKING SPACES WOULD BE REQUIRED AND PROVIDED. HOWEVER, SPACES OUT OF THESE SPACES WOULD ALSO BE USED AS STALLS FOR INCLUDING OUT VEHICLES.
 - 227-290.4.1. REDUCING PARKED AREAS TO BE SET BACK THIRTY FEET FROM COMMERCIAL BUILDINGS. REDUCING PARKED AREAS TO BE SET BACK THIRTY FEET FROM COMMERCIAL BUILDINGS IS APPROXIMATELY 2.4 FEET FROM THE EXISTING PARKING LOT. THE PROPOSED PARKED AREAS IN THE VICINITY OF THE DRIVEWAY IS 0 FEET FROM THE PROPOSED BUILDING.

- GENERAL NOTES:**
- THE MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY MEA IN OCTOBER 2022. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON THE DATA PLUS COORDINATE SYSTEM (DATA SET) THE BOUNDARY HAS BOUNDARY POINTS IN PARALLELISM ARE DERIVED FROM THE DATA SET.
 - THE CONVECTIONAL DISTRICT AND BUTLER AVENUE CORRIDOR OVERLAY REQUIREMENTS ARE BASED ON THE DATA SET.
 - THE SURVEY DOES NOT CONSTITUTE A TITLE GUARANTEE BY THE SURVEYOR. ALL INFORMATION REGARDING ENCUMBRANCES AND OTHER INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE FOR THE SUBJECT PROPERTY WAS OBTAINED FROM PUBLIC RECORDS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATA SET PROVIDED BY THE CLIENT AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATA SET PROVIDED BY THE CLIENT.
 - THE SITE IS SITUATED IN ZONE C-1, BEING DEFINED AS AREAS RETURNED TO BE OUTSIDE AND/OR FLOORPLAN ON THE PLANS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATA SET PROVIDED BY THE CLIENT AND THE SURVEYOR'S LIABILITY IS LIMITED TO THE DATA SET PROVIDED BY THE CLIENT.
 - SETBACKS FROM NEIGHBORS: FOR THIS SURVEY, THE DRIVE SIDE IS CONSIDERED AS DRIVE SIDE.
 - PURSUANT TO NATIONAL NEIGHBORHOOD PARKING, THIS SITE DOES NOT CONTAIN NEIGHBORS. ALSO, PURSUANT TO THE NEIGHBORHOOD PARKING, THE SITE DOES NOT CONTAIN NEIGHBORS.



1	REVISION		
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		



PLAN RELATION

ONLY THOSE PLAN AREAS WHICH CONTAIN A PROPOSED IMPROVEMENT OR DEVELOPMENT SHALL BE SHOWN ON THIS PLAN. THE PLAN AREA NOT SHOWN ON THIS PLAN IS UNDEVELOPED. THE BOUNDARY BETWEEN THE UNDEVELOPED AREA AND THE DEVELOPED AREA SHALL BE SHOWN BY A DOTTED LINE. THE PLAN AREA NOT SHOWN ON THIS PLAN IS UNDEVELOPED. THE BOUNDARY BETWEEN THE UNDEVELOPED AREA AND THE DEVELOPED AREA SHALL BE SHOWN BY A DOTTED LINE. THE PLAN AREA NOT SHOWN ON THIS PLAN IS UNDEVELOPED. THE BOUNDARY BETWEEN THE UNDEVELOPED AREA AND THE DEVELOPED AREA SHALL BE SHOWN BY A DOTTED LINE.



SKETCH PLAN

SPOTLESS BRANDS

DATE: OCTOBER 15, 2024
SCALE: 1" = 20'
DRAWN BY: JLS
CHECKED BY: JLS
DATE REVISION: 10/15/2024

**BOARD OF SUPERVISORS
MEETING MINUTES
November 18, 2024**

The Board of Supervisors Meeting of New Britain Township was held on Monday, November 18, 2024, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia M. Jones - Chair, MaryBeth McCabe – Vice-Chair, Bill Jones, Stephanie Shortall, and Bridget Kunakorn. Also present were Dan Fox- Township Manager, Craig Kennard - Township Engineer, Scott Holbert - Township Solicitor, Chief Richard Clowser, Ryan Cressman – Public Works Superintendent, Kristin Carpenter – Director of Finance, and Alexandria Mullin – Assistant to the Township Manager.

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, prior to this meeting, to discuss personnel matters and litigation items.
4. **Presentation/ Public Hearings/ Land Development**
 - A. North Penn Water Authority – Mike Filatrault

Mike Filatrault gave the Board an update on the current processes and events happening with the North Penn Water Authority including a letter that recently went out to residents asking for information regarding the type of piping used for their homes. He also announced the retirement of Anthony Bellitto in 2025, and his replacement is Keith Hass. Leadership is exploring expanding the Forest Park treatment plant

- B. Proposal for EAC Demonstration Pollinator Garden at North Branch Park

The EAC presented plans for a Pollinator Garden to be planted at North Branch Park. They feel this will create educational opportunities for the community as well as enhance Township property.

Marybeth McCabe motioned to approve the garden. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

C. Barry Road 4-Lot Subdivision – Sketch Plan

Justin Strahorn from WB Homes presented the sketch plans for the 4-lot subdivision on Barry Road. He explained the layout of the property and plot plan. A discussion ensued regarding road width, needs and rules for parking, safety, and what would be appropriate for this subdivision and the Township.

D. Plumstead Christian School, Modular Units – Waiver of Land Development Request

Rob Cunningham from Cunningham Engineering presented plans for the addition of modular units for Plumstead Christian School. He explained development, placement, timing and construction of the modular units. Then he described the plans for development once the modular units are in place.

5. Motion to Consider Consent Agenda

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

- A. Approve Minutes of November 4, 2024, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
 - Dated November 13, 2024, In the amount of \$103,205.91
- C. Approve Prepaid Bill List as Follows:
 - Dated November 6, 2024, In the amount of \$23,058.34.
 - Dated November 13, 2024, In the amount of \$150,931.54.
- D. Approve Contractor's Application for Final Payment of Brittany Farms Streambank Stabilization Project in the amount of \$20,931.75.

There were no public comments.

All voted aye, motion carried 5-0.

6. Action Items

- A.** Consider a motion to approve the NBT Administration and Police Station Mold Remediation and Restoration Vendor Recommendation.

Bridget Kunakorn motioned to approve the vendor. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

- B.** 2025 Budget Review

Dan Fox re-presented the 2025 Budget to the Board based on the adjustments made during previous discussions. Dan stated that he would like the Board to focus on the Capital Plan items and decide which items would need to be kept and/or removed from the 2025 purchase list from each department.

Mary Margaret Briggs – commented on finding opportunities for the Township to receive large grants to be able to pay for larger projects.

There was no motion.

7. Information Items

- A.** Departmental Reports

Chief Clowser updated the Board on all current initiatives and processes going on within the Police Department.

Ryan Cressman updated the Board with the projects that the Public Works department and the Parks and Recreation department had been working on throughout the previous month including road maintenance, street signage, and park maintenance.

- B.** Engineer's Report

Craig Kennard provided updates to the Board regarding Spotless Brands Car Wash and the developments with their case to move forward. He also mentioned that there will not be a need for a Planning Commission meeting.

C. Board of Supervisor's Comment

Bridget Kunakorn stated that there will not be a Veterans Committee Meeting in November or December.

MaryBeth McCabe remarked at how nice the Veterans Memorial Day Ceremony was and how it was nicely attended.

Cynthia Jones stated that there will be a tree planting on Wednesday November 20th.

All Board members wished the residents a very Happy Thanksgiving holiday.

8. Public Comment

9. Announcements

Fall Yard Waste Event Nov. 19th through Nov. 23rd.

Park & Recreation Commission Meeting – Tuesday Nov. 19th at 7pm.

Veterans Committee Meeting – Wednesday Nov. 20th at 6pm.

Neshaminy Greenway Trail Ribbon Cutting Event – Thursday Nov. 21st at 3pm.

Canceled Zoning Hearing Board Meeting – Thursday Nov. 21st at 7pm.

Canceled Planning Commission Meeting – Tuesday Nov. 26th at 7pm.

Township Building Closing Early – Nov. 27th at 1pm.

Township Offices Closed – Thursday Nov. 28th & Friday Nov. 29th.

Environmental Advisory Council Meeting – Wednesday Dec. 4th at 7pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, December 9, 2024, 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 8:53 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Attest: _____
Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

MEMO



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 4, 2024
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated December 4, 2024, in the amount of \$75,241.57.

Attest: _____

Date: _____



P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All Include Non-Budgeted: Y
 Rcvd Batch Id Range: KG1118RG to KG1118RG

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	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ASSOC010 ASSOCIATED TRUCK PARTS											
	24001636	11/19/24	VEHICLE PARTS WINTER SERVICE								
	1		VEHICLE PARTS WINTER SERVICE	1,077.51	01-437-300	R	11/19/24	11/19/24		06P15912	N
	24001663	11/20/24	VEHICLE PARTS - PW								
	1		VEHICLE PARTS - PW	146.96	01-437-300	R	11/20/24	11/20/24		06P15963	N
	Vendor Total:			1,224.47							
AUTOZ005 AutoZone, Inc.											
	24001634	11/15/24	PARTS - EMS								
	1		PARTS - EMS	381.98	01-437-300	R	11/15/24	11/15/24		06203613748	N
	24001635	11/01/24	PARTS - 48-06								
	1		PARTS - 48-06	10.66	01-410-370	R	11/01/24	11/01/24		06203609039	N
	24001694	11/26/24	PARTS								
	1		PARTS	48.45	01-437-300	R	11/26/24	11/26/24		06203617581	N
	Vendor Total:			441.09							
BRSCH010 B.R. SCHOLL SALES & SERVICE IN											
	24001658	11/08/24	VEHICLE REPAIR - 48-26								
	1		VEHICLE REPAIR - 48-26	625.42	01-437-300	R	11/08/24	11/08/24		117668	N
	Vendor Total:			625.42							
BARCO010 BARCO PRODUCTS COMPANY											
	24001661	11/05/24	COMMERCIAL PICNIC TABLE								
	1		COMMERCIAL PICNIC TABLE	7,912.39	07-454-226	R	11/05/24	11/05/24		INVR030325	N
	Vendor Total:			7,912.39							

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
BEEBERG Bee Bergvall & Co									
	24001644 11/18/24 ACCOUNTING SERVICES								
	1 ACCOUNTING SERVICES		700.00 01-402-300	E PAYROLL SERVICES & ACCOUNTING	R	11/18/24	11/18/24	42304	N
	Vendor Total:		700.00						
BILLM010 BILL MITCHELL'S AUTO SERVICE I									
	24001633 11/18/24 EMISSION INSPECTION OLD 48-06								
	1 EMISSION INSPECTION OLD 48-06		820.46 01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	11/18/24	11/18/24	A046201	N
	Vendor Total:		820.46						
BKSCT050 BKS CTY PLANNING COMMISSION									
	24001665 11/19/24 OPEN SPACE PLAN UPDATE								
	1 OPEN SPACE PLAN UPDATE		4,055.00 04-414-150	E CONSULTANT/LAND PRESERVATION	R	11/19/24	11/19/24	CC26-10-24	N
	Vendor Total:		4,055.00						
BRIAN045 BRIAN WATSON									
	24001662 11/26/24 RETURN OF ESCROW								
	1 RETURN OF ESCROW		3,936.59 90-414-600	E REFUND OF ESCROW	R	11/26/24	11/26/24	112624	N
	Tracking Id: 2023-13345 5 PATRICIA CIRCLE - BRIAN&KELLY WATSON - POOL								
	Vendor Total:		3,936.59						
CENTR020 CENTRAL BUCKS AMBULANCE									
	24001707 12/04/24 LST DISTRIBUTION OCT/NOV 2024								
	1 LST DISTRIBUTION OCT/NOV 2024		879.83 03-411-501	E LST CONTRIBUTION FIRE	R	12/04/24	12/04/24	120424	N
	Vendor Total:		879.83						
CHAL-030 CHAL-BRIT REGIONAL EMS									
	24001706 12/04/24 LST DISTRIBUTION OCT/NOV 2024								
	1 LST DISTRIBUTION OCT/NOV 2024		13,783.96 03-411-501	E LST CONTRIBUTION FIRE	R	12/04/24	12/04/24	120424	N
	Vendor Total:		13,783.96						

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
		Item Description	Amount	Charge Account	Acct Type Description							
CHALF080 CHALFONT FIRE COMPANY												
24001702		12/04/24	LST DISTRIBUTION	OCT/NOV 2024								
		1	LST DISTRIBUTION	OCT/NOV 2024	12,904.13	03-411-501	R	12/04/24	12/04/24		120424	N
		Vendor Total:			12,904.13							
CHUCK CHUCK COXHEAD												
24001608		11/19/24	ZONING HEARING BOARD	2/15/24								
		1	ZONING HEARING BOARD	2/15/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N
24001609		11/19/24	ZONING HEARING BOARD	5/16/24								
		1	ZONING HEARING BOARD	5/16/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N
24001610		11/19/24	ZONING HEARING BOARD	7/2/24								
		1	ZONING HEARING BOARD	7/2/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N
24001611		11/19/24	ZONING HEARING BOARD	10/17/24								
		1	ZONING HEARING BOARD	10/17/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N
		Vendor Total:			120.00							
CONSE005 CONSERVATION RESOURCES LLC												
24001600		11/13/24	QUICK GREEN - NGT COLEMAN									
		1	QUICK GREEN - NGT COLEMAN		261.00	07-454-320	R	11/13/24	11/13/24		43318	N
		Vendor Total:			261.00							
DAWNF010 DAWN FARVER												
24001639		11/19/24	ZONING HEARING BOARD	2/15/24								
		1	ZONING HEARING BOARD	2/15/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N
24001640		11/19/24	ZONING HEARING BOARD	4/18/24								
		1	ZONING HEARING BOARD	4/18/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N
24001641		11/19/24	ZONING HEARING BOARD	5/16/24								
		1	ZONING HEARING BOARD	5/16/24	30.00	01-414-141	R	11/19/24	11/19/24		111924	N

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
DAWNF010	DAWN FARVER			Continued										
24001642	11/19/24	ZONING HEARING BOARD	7/2/24											
	1	ZONING HEARING BOARD	7/2/24	30.00	01-414-141		E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N	
24001643	11/19/24	ZONING HEARING BOARD	10/17/24											
	1	ZONING HEARING BOARD	10/17/24	30.00	01-414-141		E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N	
	Vendor Total:			150.00										
DOYLE060	DOYLESTOWN FIRE COMPANY													
24001705	12/04/24	LST DISTRIBUTION	OCT/NOV 2024											
	1	LST DISTRIBUTION	OCT/NOV 2024	293.28	03-411-501		E LST CONTRIBUTION FIRE	R	12/04/24	12/04/24		120424	N	
	Vendor Total:			293.28										
DUBLI010	DUBLIN FIRE COMPANY													
24001704	12/04/24	LST DISTRIBUTION	OCT/NOV 2024											
	1	LST DISTRIBUTION	OCT/NOV 2024	586.55	03-411-501		E LST CONTRIBUTION FIRE	R	12/04/24	12/04/24		120424	N	
	Vendor Total:			586.55										
FLAGE005	FLAGER & ASSOCIATES, P.C.													
24001656	11/22/24	LEGAL EXPENSES												
	1	LEGAL EXPENSES		5,840.00	01-404-310		E SOLICITOR/GENERAL SERVICES	R	11/22/24	11/22/24		6494	N	
24001657	11/22/24	LEGAL EXPENSES												
	1	LEGAL EXPENSES		1,896.00	90-414-451		E LEGAL BILLED	R	11/22/24	11/22/24		6496	N	
	Tracking Id: 18-0100-02 123 CREEK RD - LABROZZI													
	2	LEGAL EXPENSES		118.50	90-414-451		E LEGAL BILLED	R	11/22/24	11/22/24		6497	N	
	Tracking Id: 15-1600-00 324 SCHOOLHOUSE RD - HOLLY PROP CLAUSER TREE SERV													
	3	LEGAL EXPENSES		355.50	90-414-451		E LEGAL BILLED	R	11/22/24	11/22/24		6498	N	
	Tracking Id: 16-0300-00 4373 COUNTY LINE NAPLIN SUBDIV&LAND DEVELOP													
	4	LEGAL EXPENSES		1,185.00	90-414-451		E LEGAL BILLED	R	11/22/24	11/22/24		6499	N	
	Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS													
	5	LEGAL EXPENSES		474.00	90-414-451		E LEGAL BILLED	R	11/22/24	11/22/24		6500	N	
	Tracking Id: 2024-13573 753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN													
	6	LEGAL EXPENSES		316.00	90-414-451		E LEGAL BILLED	R	11/22/24	11/22/24		6501	N	
	Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK													

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
	Item Description	Amount Charge Account Acct Type Description						Exc1
NYCOC010 NYCO CORPORATION								
24001597	11/12/24 BACKHOE PARTS							
	1 BACKHOE PARTS	130.56 01-437-300		E VEHICLE REPAIRS	R	11/12/24 11/12/24	B2405678	N
	Vendor Total:	130.56						
PAMUN005 PA MUNICIPAL LEAGUE								
24001607	11/07/24 PML L3P MEMBER FEES							
	1 PML L3P MEMBER FEES	65.00 01-400-300		E GENERAL ADMIN EXPENSE	R	11/07/24 11/07/24	INV02800Q2S3H8	N
	Vendor Total:	65.00						
RICHT010 RICHTER DRAFTING & OFFICE SUPP								
24001638	11/15/24 OFFICE SUPPLIES							
	1 OFFICE SUPPLIES	130.72 01-410-200		E OFFICE SUPPLIES	R	11/15/24 11/15/24	1945319-0	N
	Vendor Total:	130.72						
ROBER280 ROBERT BYRNE								
24001622	11/19/24 ZONING HEARING BOARD 5/16/24							
	1 ZONING HEARING BOARD 5/16/24	30.00 01-414-141		E ZONING HEARING BOARD	R	11/19/24 11/19/24	111924	N
24001623	11/19/24 ZONING HEARING BOARD 7/2/24							
	1 ZONING HEARING BOARD 7/2/24	30.00 01-414-141		E ZONING HEARING BOARD	R	11/19/24 11/19/24	111924	N
24001624	11/19/24 ZONING HEARING BOARD 10/17/24							
	1 ZONING HEARING BOARD 10/17/24	30.00 01-414-141		E ZONING HEARING BOARD	R	11/19/24 11/19/24	111924	N
	Vendor Total:	90.00						
RYANW005 RYAN WANTZ								
24001617	11/19/24 ZONING HEARING BOARD 2/15/24							
	1 ZONING HEARING BOARD 2/15/24	30.00 01-414-141		E ZONING HEARING BOARD	R	11/19/24 11/19/24	111924	N
24001618	11/19/24 ZONING HEARING BOARD 4/18/24							
	1 ZONING HEARING BOARD 4/18/24	30.00 01-414-141		E ZONING HEARING BOARD	R	11/19/24 11/19/24	111924	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Exc1
	Item Description	Amount Charge Account Acct Type Description						
RYANW005 RYAN WANTZ								
Continued								
24001619	11/19/24 ZONING HEARING BOARD 5/16/24							
1	ZONING HEARING BOARD 5/16/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
24001620	11/19/24 ZONING HEARING BOARD 7/2/24							
1	ZONING HEARING BOARD 7/2/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
24001621	11/19/24 ZONING HEARING BOARD 10/17/24							
1	ZONING HEARING BOARD 10/17/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
Vendor Total:		150.00						
SCOTT070 SCOTT FISCHER								
24001612	11/19/24 ZONING HEARING BOARD 2/15/24							
1	ZONING HEARING BOARD 2/15/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
24001613	11/19/24 ZONING HEARING BOARD 4/18/24							
1	ZONING HEARING BOARD 4/18/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
24001614	11/19/24 ZONING HEARING BOARD 5/16/24							
1	ZONING HEARING BOARD 5/16/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
24001615	11/19/24 ZONING HEARING BOARD 7/2/24							
1	ZONING HEARING BOARD 7/2/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
24001616	11/19/24 ZONING HEARING BOARD 10/17/24							
1	ZONING HEARING BOARD 10/17/24	30.00 01-414-141 E ZONING HEARING BOARD	R	11/19/24	11/19/24		111924	N
Vendor Total:		150.00						
SERVI010 SERVICE TIRE TRUCK CENTERS								
24001696	11/26/24 TIRES PW 48-27							
1	TIRES PW 48-27	990.00 01-437-300 E VEHICLE REPAIRS	R	11/26/24	11/26/24		24-0712380-011	N
24001697	11/26/24 TIRES PW 48-27							
1	TIRES PW 48-27	2,417.52 01-437-300 E VEHICLE REPAIRS	R	11/26/24	11/26/24		24-0724215-011	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SERVI010 SERVICE TIRE TRUCK CENTERS Continued								
24001698	11/26/24 TIRES PW 48-22							
	1 TIRES PW 48-22	1,098.80 01-437-300	R	11/26/24	11/26/24		24-0732020-011	N
24001699	11/26/24 TIRES PD 48-15							
	1 TIRES PD 48-15	567.84 01-410-370	R	11/26/24	11/26/24		24-0735100-011	N
	Vendor Total:	5,074.16						
STAPL015 STAPLES								
24001700	11/30/24 OFFICE SUPPLIES							
	1 OFFICE SUPPLIES	40.94 01-400-210	R	11/30/24	11/30/24		6018219949	N
	2 OFFICE SUPPLIES	<u>165.46</u> 01-400-210	R	11/30/24	11/30/24		6018219948	N
		206.40						
	Vendor Total:	206.40						
STEPH045 STEPHENSON EQUIPMENT, INC.								
24001599	10/30/24 ROAD BANK MOWER REPAIRS							
	1 ROAD BANK MOWER REPAIRS	365.36 01-437-300	R	10/30/24	10/30/24		80061828	N
	2 ROAD BANK MOWER REPAIRS	<u>352.62</u> 01-437-300	R	10/30/24	10/30/24		80061847	N
		717.98						
	Vendor Total:	717.98						
THOMA090 THOMAS J. WALSH III, ESQ.								
24001605	11/16/24 ZONING LEGAL SERVICES							
	1 ZONING LEGAL SERVICES	3,152.00 01-414-310	R	11/16/24	11/16/24		591	N
	Vendor Total:	3,152.00						
UNITE010 UNITED INSPECTION AGENCY INC.								
24001601	11/06/24 OUTSIDE INSPECTIONS							
	1 OUTSIDE INSPECTIONS	100.00 01-413-122	R	11/06/24	11/06/24		159087	N
24001625	11/13/24 OUTSIDE INSPECTIONS							
	1 OUTSIDE INSPECTIONS	900.00 01-413-122	R	11/13/24	11/13/24		159288	N

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl	
UNITE010 UNITED INSPECTION AGENCY INC. Continued								
	24001660 11/20/24 OUTSIDE INSPECTIONS							
	1 OUTSIDE INSPECTIONS	150.00 01-413-122		E OUTSIDE INSPECTIONS	R	11/20/24 11/20/24	159482 N	
	Vendor Total:	1,150.00						
WBMAS010 W.B. MASON CO. INC.								
	24001695 11/22/24 ADMIN OFFICE SUPPLIES							
	1 ADMIN OFFICE SUPPLIES	273.00 01-400-210		E MATERIALS/SUPPLIES	R	11/22/24 11/22/24	250670938 N	
	Vendor Total:	273.00						
WITME010 WITMER PUBLIC SAFETY GROUP, INC								
	24001598 11/05/24 UNIFORM							
	1 UNIFORM	46.40 01-410-241		E UNIFORMS/VESTS	R	11/05/24 11/05/24	INV567426 N	
	Vendor Total:	46.40						
<hr/>								
Total Purchase Orders:	60	Total P.O. Line Items:	70	Total List Amount:	75,241.57	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 FUND:	4-01	24,693.01	0.00	24,693.01	0.00	0.00	24,693.01
FIRE/AMBULANCE TAX FUND:	4-03	29,327.58	0.00	29,327.58	0.00	0.00	29,327.58
LAND PRESERVATION FUND:	4-04	4,055.00	0.00	4,055.00	0.00	0.00	4,055.00
PARKS & RECREATION FUND:	4-07	8,173.39	0.00	8,173.39	0.00	0.00	8,173.39
ESCROW:	4-90	8,992.59	0.00	8,992.59	0.00	0.00	8,992.59
Total of All Funds:		<u>75,241.57</u>	<u>0.00</u>	<u>75,241.57</u>	<u>0.00</u>	<u>0.00</u>	<u>75,241.57</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	24,693.01	0.00	24,693.01	0.00	0.00	24,693.01
FIRE/AMBULANCE TAX FUND:	03	29,327.58	0.00	29,327.58	0.00	0.00	29,327.58
LAND PRESERVATION FUND:	04	4,055.00	0.00	4,055.00	0.00	0.00	4,055.00
PARKS & RECREATION FUND:	07	8,173.39	0.00	8,173.39	0.00	0.00	8,173.39
ESCROW:	90	8,992.59	0.00	8,992.59	0.00	0.00	8,992.59
Total of All Funds:		<u>75,241.57</u>	<u>0.00</u>	<u>75,241.57</u>	<u>0.00</u>	<u>0.00</u>	<u>75,241.57</u>

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

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	24,693.01	0.00	0.00	0.00	24,693.01
FIRE/AMBULANCE TAX FUND:	4-03	29,327.58	0.00	0.00	0.00	29,327.58
LAND PRESERVATION FUND:	4-04	4,055.00	0.00	0.00	0.00	4,055.00
PARKS & RECREATION FUND:	4-07	8,173.39	0.00	0.00	0.00	8,173.39
ESCROW:	4-90	8,992.59	0.00	0.00	0.00	8,992.59
Total of All Funds:		<u>75,241.57</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>75,241.57</u>

MEMO



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 4, 2024
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated November 21, 2024, in the amount of \$111,537.31.

Attest: _____

Date: _____

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

Rcvd Batch Id Range: KG1118PD to KG1118PD

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
ARMOU010 ARMOUR & SONS ELECTRIC I														
	24001630	11/13/24	TRAFFIC SIGNAL MAINTENANCE											
	1		TRAFFIC SIGNAL MAINTENANCE	01-433-310	E	270.26		TRAFFIC SIGNAL MAINTENANCE	A	11/13/24	11/13/24		910041539	N
	Vendor Total:					270.26								
CRICH010 C. RICHARD MICHIE II														
	24001596	11/18/24	2024 MEDICAL REIMBURSEMENT											
	1		2024 MEDICAL REIMBURSEMENT	01-486-157	E	350.00		HEALTH & VISION REIMBURSEMENTS	A	11/18/24	11/18/24		111824	N
	Vendor Total:					350.00								
DELAW040 DELAWARE VALLEY WORKERS' COMP														
	24001595	10/04/24	WORKERS COMP INSURANCE											
	1		WORKERS COMP INSURANCE	01-400-354	E	18.57		WORKER'S COMPENSATION/ADMIN	A	10/04/24	10/04/24		AUDIT23-NBRITT	N
	2		WORKERS COMP INSURANCE	01-410-354	E	2,283.59		WORKERS COMPENSATION	A	10/04/24	10/04/24		AUDIT23-NBRITT	N
	3		WORKERS COMP INSURANCE	01-411-100	E	21.47		EMS WORKERS COMP	A	10/04/24	10/04/24		AUDIT23-NBRITT	N
	4		WORKERS COMP INSURANCE	01-414-354	E	13.95		WORKERS COMPENSATION	A	10/04/24	10/04/24		AUDIT23-NBRITT	N
	5		WORKERS COMP INSURANCE	01-430-354	E	1,264.42		WORKERS COMPENSATION	A	10/04/24	10/04/24		AUDIT23-NBRITT	N
						3,602.00								
	Vendor Total:					3,602.00								
DVHIT010 DVHT														
	24001594	11/01/24	HEALTH INSURANCE											
	1		HEALTH INSURANCE	01-400-150	E	5,000.67		MEDICAL/DENTAL/LIFE/RX INSURANCE	A	11/01/24	11/01/24		28074	N
	2		HEALTH INSURANCE	01-400-150	E	5,633.51		MEDICAL/DENTAL/LIFE/RX INSURANCE	A	11/01/24	11/01/24		28074	N
	3		HEALTH INSURANCE	01-405-150	E	5,158.41		MEDICAL/DENTAL/LIFE/RX INSURANCE	A	11/01/24	11/01/24		28074	N
	4		HEALTH INSURANCE	01-410-151	E	39,443.16		MEDICAL/DENTAL/RX/LIFE INSURANCE	A	11/01/24	11/01/24		28074	N
	5		HEALTH INSURANCE	01-413-151	E	4,618.80		MEDICAL/DENTAL/RX/LIFE/INSURANCE	A	11/01/24	11/01/24		28074	N
	6		HEALTH INSURANCE	01-414-151	E	2,971.25		MEDICAL/DENTAL/RX/LIFE INSURANCE	A	11/01/24	11/01/24		28074	N
	7		HEALTH INSURANCE	01-430-151	E	12,310.75		MEDICAL/DENTAL/RX/LIFE INSURANCE	A	11/01/24	11/01/24		28074	N

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
DVHIT010 DVHT									
Continued									
24001594	11/01/24 HEALTH INSURANCE	Continued							
	8 HEALTH INSURANCE		5,280.65	07-454-151		E MEDICAL/DENTAL INSURANCE	A	11/01/24 11/01/24	28074 N
			80,417.20						
	Vendor Total:		80,417.20						
GEORG040 GEORGE ALLEN PORTABLE TOILETS									
24001629	11/12/24 PORTABLE TOILETS/PARKS								
	1 PORTABLE TOILETS/PARKS		70.00	07-454-360		E UTILITIES	A	11/12/24 11/12/24	I230266 N
	2 PORTABLE TOILETS/PARKS		70.00	07-454-360		E UTILITIES	A	11/12/24 11/12/24	I230267 N
	3 PORTABLE TOILETS/PARKS		198.00	07-454-360		E UTILITIES	A	11/12/24 11/12/24	I230263 N
	4 PORTABLE TOILETS/PARKS		326.00	07-454-360		E UTILITIES	A	11/12/24 11/12/24	I230262 N
			664.00						
	Vendor Total:		664.00						
MARYB005 MaryBeth McCabe									
24001604	11/19/24 2024 PSATS SEMINAR REIMBURSE								
	1 2024 PSATS SEMINAR REIMBURSE		99.00	01-400-300		E GENERAL ADMIN EXPENSE	A	11/19/24 11/19/24	111924 N
	Vendor Total:		99.00						
MCCAL005 MCCALLION TEMPS, INC									
24001603	11/15/24 STAFFING SERVICES								
	1 STAFFING SERVICES		660.96	01-402-131		E SALARY/ADMIN ASST T.P.	A	11/15/24 11/15/24	11954 N
	Vendor Total:		660.96						
MICHA210 MICHAEL KILROY									
24001626	11/19/24 2024 MEDICAL REIMBURSEMENT								
	1 2024 MEDICAL REIMBURSEMENT		404.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	A	11/19/24 11/19/24	111924 N
	Vendor Total:		404.00						

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item	Description	Amount	Charge Account	Acct Type	Description							
NATHA005 NATHAN L DAVIDHEISER												
24001632	11/18/24 MS4 BRITTANY FARMS #3 FINAL											
1	MS4 BRITTANY FARMS #3 FINAL	20,931.75	18-454-700	E CAPITAL	EQUIPMENT PURCHASES	A	11/18/24	11/18/24			111824	N
Vendor Total:		20,931.75										
RICHA095 RICHARD CLOWSER												
24001627	11/18/24 LOWES REIMBURSEMENT											
1	LOWES REIMBURSEMENT	152.41	01-410-250	E GENERAL	EXPENSE	A	11/18/24	11/18/24			111824	N
Vendor Total:		152.41										
RYANC010 RYAN CRESSMAN												
24001631	11/20/24 AMAZON REIMBURSEMENTS											
1	AMAZON REIMBURSEMENTS	130.34	01-400-300	E GENERAL	ADMIN EXPENSE	A	11/20/24	11/20/24			112024	N
Vendor Total:		130.34										
SHAWN010 SHAWN MAGUIRE												
24001592	11/13/24 UNIFORM REIMBURSEMENT											
1	UNIFORM REIMBURSEMENT	56.00	01-410-241	E UNIFORMS/	VESTS	A	11/13/24	11/13/24			111324	N
Vendor Total:		56.00										
TRAI005 TRAI, LLC												
24001602	10/31/24 DATA REQUESTS/COLLECTION											
1	DATA REQUESTS/COLLECTION	3,450.00	01-414-319	E COMPUTER	SOFTWARE AND SERVICES	A	10/31/24	10/31/24			3051	N
Vendor Total:		3,450.00										
VERIZ010 VERIZON												
24001593	11/05/24 POLICE INTERNET											
1	POLICE INTERNET	159.59	01-410-320	E COMMUNICATIONS		A	11/05/24	11/05/24			0001-17 110524	N
24001628	11/12/24 FIOS SERVICES/EQUIP											
1	FIOS SERVICES/EQUIP	22.30	01-430-320	E COMMUNICATIONS/	MAINT	A	11/12/24	11/12/24			0001-65 111224	N
Vendor Total:		181.89										

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
				Item Description	Amount	Charge Account		Acct Type Description				
WILLI010	WILLIAM A. MAY											
		24001591	11/15/24	2024 MEDICAL REIMBURSEMENT								
		1		2024 MEDICAL REIMBURSEMENT	167.50	01-486-157	A	E HEALTH & VISION REIMBURSEMENTS	11/15/24	11/15/24	111524	N
				Vendor Total:	167.50							
<hr/> Total Purchase Orders: 16 Total P.O. Line Items: 30 Total List Amount: 111,537.31 Total Void Amount: 0.00												

Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	84,660.91	0.00	0.00	84,660.91
PARKS & RECREATION FUND:	4-07	5,944.65	0.00	0.00	5,944.65
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	20,931.75	0.00	0.00	20,931.75
Total of All Funds:		<u>111,537.31</u>	<u>0.00</u>	<u>0.00</u>	<u>111,537.31</u>

Totals by Fund	Fund	Expend Total	Revenue Total	G/L Total	Total
Fund Description					
GENERAL FUND:	01	84,660.91	0.00	0.00	84,660.91
PARKS & RECREATION FUND:	07	5,944.65	0.00	0.00	5,944.65
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	20,931.75	0.00	0.00	20,931.75
Total of All Funds:		<u>111,537.31</u>	<u>0.00</u>	<u>0.00</u>	<u>111,537.31</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	84,660.91	0.00	0.00	0.00	84,660.91
PARKS & RECREATION FUND:	4-07	5,944.65	0.00	0.00	0.00	5,944.65
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	20,931.75	0.00	0.00	0.00	20,931.75
Total of All Funds:		<u>111,537.31</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>111,537.31</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 4, 2024
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated November 25, 2024, in the amount of \$6,230.05.

Attest: _____

Date: _____

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

Rcvd Batch Id Range: KG1125PD to KG1125PD

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description							Date		Excl
ARMOU010 ARMOUR & SONS ELECTRIC I										
	24001659 11/20/24 TRAFFIC SIGNAL MAINTENANCE									
	1 TRAFFIC SIGNAL MAINTENANCE		275.89 01-433-310	E TRAFFIC SIGNAL MAINTENANCE	R	11/20/24	11/20/24		910041832	N
	2 TRAFFIC SIGNAL MAINTENANCE		270.99 01-433-310	E TRAFFIC SIGNAL MAINTENANCE	R	11/20/24	11/20/24		910041840	N
			546.88							
	Vendor Total:		546.88							
DOYLE120 DOYLESTOWN WEB DESIGN LLC										
	24001645 11/21/24 WEB SITE UPDATES									
	1 WEB SITE UPDATES		427.50 01-400-302	E INFO TECH SERVICES	R	11/21/24	11/21/24		1098	N
	Vendor Total:		427.50							
MCCAL005 MCCALLION TEMPS, INC										
	24001646 11/22/24 STAFFING SERVICES									
	1 STAFFING SERVICES		454.41 01-402-131	E SALARY/ADMIN ASST T.P.	R	11/22/24	11/22/24		11973	N
	Vendor Total:		454.41							
NICOL010 NICOLE PERCETTI										
	24001647 11/20/24 STREETLIGHT COLLECTION COMP									
	1 STREETLIGHT COLLECTION COMP		2,500.00 02-403-110	E SALARY-ELECTED	R	11/20/24	11/20/24		SCC2024	N
	Vendor Total:		2,500.00							
RANDA010 RANDAL TESCHNER										
	24001648 11/21/24 2024 MEDICAL REIMBURSEMENT									
	1 2024 MEDICAL REIMBURSEMENT		557.10 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	11/21/24	11/21/24		112124	N
	Vendor Total:		557.10							

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099	
	Item		Description	Amount	Charge Account		Enc Date	Date	Date	Invoice	Exc1
REPUBLIC SERVICES #320											
24001653	11/15/24	TRASH SERVICES									
	1		TRASH SERVICES	358.68	01-437-360	R	11/15/24	11/15/24		0320-004476356	N
	2		TRASH SERVICES	399.54	01-437-360	R	11/15/24	11/15/24		0320-004476356	N
	3		TRASH SERVICES	218.68	07-454-360	R	11/15/24	11/15/24		0320-004476356	N
				976.90							
	Vendor Total:			976.90							
STANDARD DIGITAL IMAGING											
24001650	11/19/24	TONER CARTRIDGE - ADMIN									
	1		TONER CARTRIDGE - ADMIN	10.31	01-400-740	R	11/19/24	11/19/24		96060	N
24001651	11/19/24	TONER CARTRIDGE - POLICE									
	1		TONER CARTRIDGE - POLICE	10.31	01-410-226	R	11/19/24	11/19/24		96060	N
24001652	11/21/24	WASTE TONER CARTRIDGE - POLICE									
	1		WASTE TONER CARTRIDGE - POLICE	71.50	01-410-226	R	11/21/24	11/21/24		93774	N
	Vendor Total:			92.12							
STANDARD DIGITAL LEASING											
24001654	11/21/24	POLICE COPIER									
	1		POLICE COPIER	241.11	01-410-226	R	11/21/24	11/21/24		588793861	N
24001655	11/21/24	ADMIN COPIER									
	1		ADMIN COPIER	265.95	01-400-740	R	11/21/24	11/21/24		588793861	N
	Vendor Total:			507.06							
VERIZON											
24001649	11/14/24	FIOS SERVICES/EQUIP									
	1		FIOS SERVICES/EQUIP	168.08	01-430-320	R	11/14/24	11/14/24		0001-97 111424	N
	Vendor Total:			168.08							

Total Purchase Orders: 12 Total P.O. Line Items: 15 Total List Amount: 6,230.05 Total Void Amount: 0.00

November 25, 2024
12:49 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Page No: 3

Vendor #	Name										
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099	
Item Description			Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	3,511.37	0.00	3,511.37	0.00	0.00	3,511.37
STREET LIGHTING FUND:	4-02	2,500.00	0.00	2,500.00	0.00	0.00	2,500.00
PARKS & RECREATION FUND:	4-07	218.68	0.00	218.68	0.00	0.00	218.68
Total of All Funds:		<u>6,230.05</u>	<u>0.00</u>	<u>6,230.05</u>	<u>0.00</u>	<u>0.00</u>	<u>6,230.05</u>

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	3,511.37	0.00	3,511.37	0.00	0.00	3,511.37
STREET LIGHTING FUND:	02	2,500.00	0.00	2,500.00	0.00	0.00	2,500.00
PARKS & RECREATION FUND:	07	218.68	0.00	218.68	0.00	0.00	218.68
Total of All Funds:		<u>6,230.05</u>	<u>0.00</u>	<u>6,230.05</u>	<u>0.00</u>	<u>0.00</u>	<u>6,230.05</u>

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

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	3,511.37	0.00	0.00	0.00	3,511.37
STREET LIGHTING FUND:	4-02	2,500.00	0.00	0.00	0.00	2,500.00
PARKS & RECREATION FUND:	4-07	218.68	0.00	0.00	0.00	218.68
Total of All Funds:		<u>6,230.05</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,230.05</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Kristin Carpenter
DATE: December 4, 2024
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated December 4, 2024, in the amount of \$96,093.47.

Attest: _____

Date: _____



P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Include Non-Budgeted: Y
 Rcvd Batch Id Range: KG1203PD to KG1203PD

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	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item Description	Amount	Charge Account	Acct Type Description								Excl
AIRGA010 AIRGAS USA LLC											
24001686 11/21/24 SHOP SUPPLIES											
1 SHOP SUPPLIES	348.36	01-438-460	E GENERAL EXPENSE			R	11/21/24	11/21/24		9155931662	N
Vendor Total:	348.36										
ARMOU010 ARMOUR & SONS ELECTRIC I											
24001701 11/25/24 TRAFFIC SIGNAL MAINTENANCE											
1 TRAFFIC SIGNAL MAINTENANCE	255.00	01-433-310	E TRAFFIC SIGNAL MAINTENANCE			R	11/25/24	11/25/24		910041898	N
2 TRAFFIC SIGNAL MAINTENANCE	316.00	01-433-310	E TRAFFIC SIGNAL MAINTENANCE			R	11/25/24	11/25/24		910041892	N
	571.00										
Vendor Total:	571.00										
CRICH010 C. RICHARD MICHIE II											
24001671 11/27/24 2024 MEDICAL REIMBURSEMENT											
1 2024 MEDICAL REIMBURSEMENT	501.25	01-486-157	E HEALTH & VISION REIMBURSEMENTS			R	11/27/24	11/27/24		112724	N
Vendor Total:	501.25										
DANFO005 DAN FOX											
24001681 12/02/24 2024 CELL PHONE REIMBURSEMENT											
1 2024 CELL PHONE REIMBURSEMENT	400.00	01-430-320	E COMMUNICATIONS/MAINT			R	12/02/24	12/02/24		120224	N
Vendor Total:	400.00										
DANIE055 DANIEL SACKS											
24001668 11/28/24 2024 MEDICAL REIMBURSEMENT											
1 2024 MEDICAL REIMBURSEMENT	45.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS			R	11/28/24	11/28/24		112824	N

December 4, 2024
01:07 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name



Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
DANIE055 DANIEL SACKS												
Continued												
24001669 11/27/24 2024 MEDICAL REIMBURSEMENT												
	1		2024 MEDICAL REIMBURSEMENT	60.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	11/27/24	11/27/24	112724	N
Vendor Total:		105.00										
DVHIT010 DVHT												
24001691 12/01/24 HEALTH INSURANCE												
	1		HEALTH INSURANCE	4,990.19	01-400-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	12/01/24	12/01/24	28136	N
	2		HEALTH INSURANCE	5,621.70	01-400-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	12/01/24	12/01/24	28136	N
	3		HEALTH INSURANCE	5,147.60	01-405-150		E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	12/01/24	12/01/24	28136	N
	4		HEALTH INSURANCE	41,660.46	01-410-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	12/01/24	12/01/24	28136	N
	5		HEALTH INSURANCE	4,609.12	01-413-151		E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	12/01/24	12/01/24	28136	N
	6		HEALTH INSURANCE	12,284.93	01-430-151		E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	12/01/24	12/01/24	28136	N
	7		HEALTH INSURANCE	5,269.58	07-454-151		E MEDICAL/DENTAL INSURANCE	R	12/01/24	12/01/24	28136	N
Vendor Total:		79,583.58										
ADTC005 EVERON FKA ADT COMMERCIAL												
24001678 11/10/24 SECURITY SYSTEM												
	1		SECURITY SYSTEM	67.50	01-430-370		E BUILDING MAINTENANCE	R	11/10/24	11/10/24	157057340	N
Vendor Total:		67.50										
JUSTI030 JUSTIN ELVIDGE												
24001690 12/04/24 2024 HEALTH CLUB REIMB												
	1		2024 HEALTH CLUB REIMB	250.00	01-486-158		E FITNESS REIMBURSEMENT	R	12/04/24	12/04/24	120424	N
Vendor Total:		250.00										
KATHE005 KATHERINE PEFFALL												
24001682 11/26/24 FLASHLIGHT REIMBURSEMENT												
	1		FLASHLIGHT REIMBURSEMENT	171.13	01-410-241		E UNIFORMS/VESTS	R	11/26/24	11/26/24	112624	N
Vendor Total:		171.13										

Vendor # Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
KIMG005 KIM GOODWIN												
	24001679	12/03/24	JULY-DECEMBER 2024 CELL REIMB									
	1	JULY-DECEMBER 2024	CELL REIMB	120.00	01-430-320	E COMMUNICATIONS/MAINT	R	12/03/24	12/03/24		120324	N
	24001680	12/03/24	2024 MEDICAL REIMBURSEMENT									
	1	2024	MEDICAL REIMBURSEMENT	214.43	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/03/24	12/03/24		120324	N
	Vendor Total:			334.43								
MCCAL005 MCCALLION TEMPS, INC												
	24001685	11/29/24	STAFFING SERVICES									
	1		STAFFING SERVICES	550.80	01-402-131	E SALARY/ADMIN ASST T.P.	R	11/29/24	11/29/24		11992	N
	Vendor Total:			550.80								
MUNIL005 MUNILOGIC												
	24001675	11/15/24	MONTHLY HOSTING FEE									
	1		MONTHLY HOSTING FEE	833.00	01-414-319	E COMPUTER SOFTWARE AND SERVICES	R	11/15/24	11/15/24		01662	N
	Vendor Total:			833.00								
NEWBR140 NEW BRITAIN TWP. P.B.A.												
	24001693	12/04/24	PBA DUES									
	1		PBA DUES	1,125.00	01-221-000	E PBA DUES	R	12/04/24	12/04/24		120424	N
	Vendor Total:			1,125.00								
NORTH050 NORTH PENN WATER AUTHORIT												
	24001687	11/20/24	WATER									
	1		WATER	11.76	07-454-360	E UTILITIES	R	11/20/24	11/20/24		536600 112024	N
	2		WATER	23.72	07-454-360	E UTILITIES	R	11/20/24	11/20/24		529906 112024	N
	3		WATER	36.62	01-409-360	E UTILITIES	R	11/20/24	11/20/24		529905 112024	N
	4		WATER	36.62	01-410-360	E UTILITIES	R	11/20/24	11/20/24		529905 112024	N
	5		WATER	72.82	01-437-360	E HEAT AND UTILITIES	R	11/20/24	11/20/24		531345 112024	N
				181.54								
	Vendor Total:			181.54								

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
RIGGI010 RIGGINS INC.									
	24001672 11/21/24 POLICE FUEL								
	1 POLICE FUEL		1,009.46 01-410-224	E FUELS/OIL	R	11/21/24	11/21/24	75136543	N
	24001673 11/21/24 PW FUEL								
	1 PW FUEL		669.97 01-437-330	E FUEL & OIL EQUIP	R	11/21/24	11/21/24	75136544	N
	24001674 11/21/24 PW DIESEL								
	1 PW DIESEL		1,043.22 01-437-330	E FUEL & OIL EQUIP	R	11/21/24	11/21/24	75136549	N
	Vendor Total:		2,722.65						
RYANL005 RYAN LISCHKE									
	24001670 12/03/24 2024 MEDICAL REIMBURSEMENT								
	1 2024 MEDICAL REIMBURSEMENT		549.00 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	12/03/24	12/03/24	120324	N
	Vendor Total:		549.00						
STAND010 STANDARD INSURANCE COMPANY									
	24001677 11/14/24 LIFE/DISABILITY INSURANCE								
	1 LIFE/DISABILITY INSURANCE		357.30 01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	11/14/24	11/14/24	111424	N
	2 LIFE/DISABILITY INSURANCE		157.98 01-405-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	11/14/24	11/14/24	111424	N
	3 LIFE/DISABILITY INSURANCE		2,311.32 01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	11/14/24	11/14/24	111424	N
	4 LIFE/DISABILITY INSURANCE		195.40 01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	11/14/24	11/14/24	111424	N
	5 LIFE/DISABILITY INSURANCE		111.90 01-414-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	11/14/24	11/14/24	111424	N
	6 LIFE/DISABILITY INSURANCE		643.58 01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	11/14/24	11/14/24	111424	N
	7 LIFE/DISABILITY INSURANCE		239.58 07-454-151	E MEDICAL/DENTAL INSURANCE	R	11/14/24	11/14/24	111424	N
			3,793.26						
	Vendor Total:		3,793.26						
SUSET005 SUSETTE DUBIN									
	24001683 12/02/24 FACILITY CLEANING - ADMIN								
	1 FACILITY CLEANING - ADMIN		500.00 01-409-370	E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	12/02/24	12/02/24	120224	N

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
SUSET005 SUSETTE DUBIN Continued										
	24001684 12/02/24 FACILITY CLEANING - PD									
	1 FACILITY CLEANING - PD		700.00 01-410-371	E CONTRACTED CLEANING	R	12/02/24	12/02/24		120224	N
	Vendor Total:		1,200.00							
TILLE010 TILLEY FIRE SOLUTIONS										
	24001676 10/10/24 CONTRACT BILLING									
	1 CONTRACT BILLING		437.50 01-430-370	E BUILDING MAINTENANCE	R	10/10/24	10/10/24		990031486	N
	Vendor Total:		437.50							
VERIZ050 VERIZON WIRELESS										
	24001688 11/23/24 POLICE WIRELESS SERVICE									
	1 POLICE WIRELESS SERVICE		48.68 01-410-320	E COMMUNICATIONS	R	11/23/24	11/23/24		00001 112324	N
	24001689 11/19/24 POLICE WIRELESS SERVICE									
	1 POLICE WIRELESS SERVICE		833.40 01-410-320	E COMMUNICATIONS	R	11/19/24	11/19/24		00002 111924	N
	24001692 11/19/24 POLICE WIRELESS SERVICE									
	1 POLICE WIRELESS SERVICE		318.36 01-400-320	E TELEPHONE/COMMUNICATIONS	R	11/19/24	11/19/24		00001 111924	N
	2 POLICE WIRELESS SERVICE		661.45 01-410-320	E COMMUNICATIONS	R	11/19/24	11/19/24		00001 111924	N
	3 POLICE WIRELESS SERVICE		262.59 01-430-320	E COMMUNICATIONS/MAINT	R	11/19/24	11/19/24		00001 111924	N
			1,242.40							
	Vendor Total:		2,124.48							
ZANES005 ZANE SNYDER										
	24001667 12/03/24 2024 HEALTH CLUB REIMB									
	1 2024 HEALTH CLUB REIMB		243.99 01-486-158	E FITNESS REIMBURSEMENT	R	12/03/24	12/03/24		120324	N
	Vendor Total:		243.99							
Total Purchase Orders: 28 Total P.O. Line Items: 47 Total List Amount: 96,093.47 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 FUND:	4-01	89,423.83	0.00	89,423.83	0.00	0.00	89,423.83
PARKS & RECREATION FUND:	4-07	5,544.64	0.00	5,544.64	0.00	0.00	5,544.64
Year Total:		94,968.47	0.00	94,968.47	0.00	0.00	94,968.47
	X-01	1,125.00	0.00	1,125.00	0.00	0.00	1,125.00
Total of All Funds:		96,093.47	0.00	96,093.47	0.00	0.00	96,093.47

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	90,548.83	0.00	90,548.83	0.00	0.00	90,548.83
PARKS & RECREATION FUND:	07	5,544.64	0.00	5,544.64	0.00	0.00	5,544.64
Total of All Funds:		<u>96,093.47</u>	<u>0.00</u>	<u>96,093.47</u>	<u>0.00</u>	<u>0.00</u>	<u>96,093.47</u>

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

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	89,423.83	0.00	0.00	0.00	89,423.83
PARKS & RECREATION FUND:	4-07	<u>5,544.64</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,544.64</u>
Year Total:		94,968.47	0.00	0.00	0.00	94,968.47
	X-01	1,125.00	0.00	0.00	0.00	1,125.00
Total of All Funds:		<u>96,093.47</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>96,093.47</u>



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 2, 2024

File No. 150305701

Daniel Fox, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Elaines Lane Subdivision, Escrow Release 3 (Final)
25 Elaines Lane, Chalfont PA 18914
TMP's #26-003-114, 114-002, 114-003, 114-004

Dear Dan:

Pursuant to the Applicant's request, Gilmore & Associates, Inc. observed the site conditions for the Elaines Lane Subdivision for the end of the 18-month maintenance period. Based on our site visit, we found the site construction to generally be in accordance with the previously approved plan and all workmanship concerns have been addressed. Therefore, we have no objection to the maintenance security being returned.

As requested by the Applicant in accordance with the conditions set forth in the Development and Financial Security Agreements, we have prepared Certificate of Completion 3 (FINAL) in the amount of \$16,442.74 for execution by the Township and can be considered at an upcoming Board of Supervisors' meeting.

We note that an Easement Agreement dated July 28, 2020 was previously recorded over the ultimate right-of-way of Elaines Lane and New Galena Road.

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

Sincerely,

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

JM

Enclosures: as referenced

cc: New Britain Township Staff
Scott Holbert, Esq., Flager & Associates, PC
Metropolitan Development
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc., Field Observer



December 2, 2024

Via Email

Janene Marchand, P.E.
Gilmore & Associates, Inc.
65 E. Butler Avenue, Suite 100
New Britain PA 18901-8606

Re: Elaine's Lane Subdivision, FOXLANE HOMES AT NEW BRITAIN, LLC

Dear Janene:

Enclosed find the Developer executed *Certificate of Completion No. 3 – Final* for the above referenced community.

Kindly advise on which Board of Supervisors meeting date this recommendation may be considered for approval. Following that approval, we will need the return of the original Customers Bank Letter of Credit No. 280.

If you have any questions, I may be contacted at 484.684.8370 or jrathfon@mmgaps.com.

Thank you,

John Rathfon, Vice President
Metropolitan Development Group

CC via email:

Gia Raffaelli, Esquire
Timothy Wallace, Gilmore & Associates
Ashley Kerr, Executive Administrative Assistant
Chuck Connell, Project Manager



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

November 29, 2024
Project No.: G&A #150305701

**CERTIFICATE OF COMPLETION NO. 3 (FINAL)
FOX LANE HOMES AT NEW BRITAIN, LLC
NEW BRITAIN TOWNSHIP**

Original Financial Security: \$ 225,288.30 (Total Construction)
 \$ 22,528.83 (Total Contingency)
 \$ 11,264.42 (Total Eng/Insp/Legal)
 \$ 259,081.55 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Fox Lane Homes at New Britain, LLC. relative to the construction and installation of certain improvements to Eagono Subdivision (Elaines Lane) site have been completed to the extent of Sixteen Thousand Four Hundred Forty-Two Dollars and Seventy-Four Cents (\$16,442.74). This certificate authorizes the Financial Security be reduced to the extent of \$16,442.74 held by Customer's Bank pursuant to the Financial Security Agreement between the Township, the Bank, and Fox Lane Homes at New Britain, LLC.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Fox Lane Homes at New Britain, LLC may have an interest. It is payable in an amount not to exceed \$16,442.74 to Fox Lane Homes at New Britain, LLC or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$ 259,081.55
Amount of Previous Releases:	\$ 242,638.81
Amount of this Request:	\$ 16,442.74
Amount of Construction Available:	\$ 0.00
Total Escrow Remaining:	\$ 0.00

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 11/29/2024
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) JOHN RASTROW
Title AUTHORIZED AGENT
Signature [Signature] 12.2.2024

NEW BRITAIN TOWNSHIP MANAGER:

Daniel Fox, Township Manager



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Eagono Subdivision (Elaines Lane)	TOTAL CONSTRUCTION: \$ 225,288.30	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ -
PROJECT NO.: 1503057-01	TOTAL CONSTRUCTION CONTINGENCY: \$ 22,528.83	AMT OF 18-MO MAINTENANCE RELEASED THIS PERIOD \$ 16,442.74
PROJECT OWNER: Fox Lane Homes at New Britain, LLC	TOTAL ENG/INSP/LEGAL: \$ 11,264.42	AMOUNT OF THIS RELEASE: \$ 16,442.74
MUNICIPALITY: New Britain Township	TOTAL ESCROW POSTED: \$ 259,081.55	TOTAL ESCROW RELEASED TO DATE: \$ 259,081.55
ESCROW AGENT: Customer's Bank	18-MO MAINTENANCE AMT:	TOTAL ESCROW REMAINING: \$ 0.00
TYPE OF SECURITY: Letter of Credit	RELEASE NO.: 3(FINAL)	TOTAL CONSTRUCTION CONTINGENCY: \$ -
AGREEMENT DATE: July 28, 2020	RELEASE DATE:	TOTAL ENG/INSP/LEGAL: \$ -
		TOTAL RETAINAGE TO DATE: \$ -
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ -

-PUBLIC IMPROVEMENTS

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		
CONSTRUCTION ITEMS	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	TOTAL		TOTAL		TOTAL		QUANTITY
					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
I. EROSION & SEDIMENT CONTROLS											
1. Silt Socks @ Inlets	EA	7	\$125.00	\$875.00			7	\$875.00			
2. 18" Compost Filter Sock	LF	1,294	\$8.00	\$10,352.00			1294	\$10,352.00			
3. 18" Silt Fence @ Stockpiles	LF	600	\$1.75	\$1,050.00			600	\$1,050.00			
4. Tree Protection Fence	LS	1,933	\$2.25	\$4,349.25			1933	\$4,349.25			
5. Temporary Seed Topsoil Stockpile	LS	1	\$750.00	\$750.00			1	\$750.00			
6. Temporary Seed Lots & Open Space	SF	50,000	\$0.07	\$3,500.00			50000	\$3,500.00			
7. Pumped Water Filter Bag	EA	1	\$500.00	\$500.00			1	\$500.00			
8. E&S Maintenance for Sitework Contractor Only	DA	5	\$500.00	\$2,500.00			5	\$2,500.00			
9. E&S Removal	LS	1	\$500.00	\$500.00			1	\$500.00			
II. CLEARING & DEMOLITION											
1. Tree Clearing	LS	1	\$10,000.00	\$10,000.00			1	\$10,000.00			
2. Traffic Control at New Galena Road	LS	1	\$2,000.00	\$2,000.00			1	\$2,000.00			
III. GENERAL/EARTHWORK											
1. Mobilization	LS	1	\$3,500.00	\$3,500.00			1	\$3,500.00			
2. Strip Topsoil	SY	7,500	\$2.00	\$15,000.00			7500	\$15,000.00			
3. Rough Grade	SY	7,500	\$0.50	\$3,750.00			7500	\$3,750.00			
4. Fine Grade	SY	7,500	\$1.50	\$11,250.00			7500	\$11,250.00			
IV. STORMWATER											
1. 15" RCP	LF	15	\$36.25	\$543.75			15	\$543.75			
2. 15" HDPE	LF	78	\$31.75	\$2,476.50			78	\$2,476.50			
3. Inlet Type "M"	EA	1	\$2,200.00	\$2,200.00			1	\$2,200.00			
4. 6" PVC Roof Drains (Up To Cleanout)	LF	207	\$24.00	\$4,968.00			207	\$4,968.00			
5. 6" Roof Drain Cleanout	EA	4	\$325.00	\$1,300.00			4	\$1,300.00			
6. Lot 1 BMP	EA	1	\$20,000.00	\$20,000.00			1	\$20,000.00			
7. Lot 2 BMP	EA	1	\$20,000.00	\$20,000.00			1	\$20,000.00			
8. Lot 3 BMP	EA	1	\$20,000.00	\$20,000.00			1	\$20,000.00			
9. Lot 4 BMP	EA	1	\$20,000.00	\$20,000.00			1	\$20,000.00			
V. NEW GALENA CURB											
1. Vertical Concrete Curb @ New Galena Road	LF	527	\$20.00	\$10,540.00			527	\$10,540.00			
2. Seal Curb	LF	527	\$1.50	\$790.50			527	\$790.50			
3. Curb Backfill	LF	527	\$1.50	\$790.50			527	\$790.50			



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Eagono Subdivision (Elaines Lane)	TOTAL CONSTRUCTION: \$ 225,288.30	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ -
PROJECT NO.: 1503057-01	TOTAL CONSTRUCTION CONTINGENCY: \$ 22,528.83	AMT OF 18-MO MAINTENANCE RELEASED THIS PERIOD \$ 16,442.74
PROJECT OWNER: Fox Lane Homes at New Britain, LLC	TOTAL ENG/INSP/LEGAL: \$ 11,264.42	AMOUNT OF THIS RELEASE: \$ 16,442.74
MUNICIPALITY: New Britain Township	TOTAL ESCROW POSTED: \$ 259,081.55	TOTAL ESCROW RELEASED TO DATE: \$ 259,081.55
ESCROW AGENT: Customer's Bank	18-MO MAINTENANCE AMT:	TOTAL ESCROW REMAINING: \$0.00
TYPE OF SECURITY: Letter of Credit	RELEASE NO.: 3(FINAL)	TOTAL CONSTRUCTION CONTINGENCY: \$ -
AGREEMENT DATE: July 28, 2020	RELEASE DATE:	TOTAL ENG/INSP/LEGAL: \$ -
-PUBLIC IMPROVEMENTS		TOTAL RETAINAGE TO DATE: \$ -
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE				
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
VI.	NEW GALENA 8-FT ASPHALT BITUMINOUS TRAIL												
	1.	Prepare Subgrade	SY	430	\$5.00	\$2,150.00		430	\$2,150.00				
	2.	6" 2A Stone	SY	430	\$7.20	\$3,096.00		430	\$3,096.00				
	3.	2.5" 19 mm Surface Course	SY	430	\$9.50	\$4,085.00		430	\$4,085.00				
VII.	ELAINES LANE ROAD IMPROVEMENTS												
	1.	Traffic Control	DA	3	\$500.00	\$1,500.00		3	\$1,500.00				
	2.	Box Out & Subgrade for Widening	SY	172	\$5.00	\$860.00		172	\$860.00				
	3.	Fine Grade	SY	172	\$0.90	\$154.80		172	\$154.80				
	4.	1-1/2" Mill & Dispose (Full Road Width)	SY	680	\$8.00	\$5,440.00		680	\$5,440.00				
	5.	4" 2A Stone	SY	172	\$6.00	\$1,032.00		172	\$1,032.00				
	6.	4" 25mm Base Course	SY	172	\$18.00	\$3,096.00		172	\$3,096.00				
	7.	2.5" 19mm Binder Course	SY	172	\$13.25	\$2,279.00		172	\$2,279.00				
	8.	AC 20 Sealer	LS	1	\$750.00	\$750.00		1	\$750.00				
	9.	1.5" 9.5mm Surface Course (Full Road Width)	SY	680	\$9.50	\$6,460.00		680	\$6,460.00				
VIII.	MISCELLANEOUS												
	1.	Abandon Well and Septic System	LS	1	\$500.00	\$500.00		1	\$500.00				
	2.	Monuments	EA	10	\$200.00	\$2,000.00		10	\$2,000.00				
	3.	Iron Pins	EA	8	\$100.00	\$800.00		8	\$800.00				
	4.	Trees	EA	8	\$450.00	\$3,600.00		8	\$3,600.00				
	5.	Driveway Light	EA	4	\$1,000.00	\$4,000.00		4	\$4,000.00				
	6.	As-Built Plans	LS	1	\$10,000.00	\$10,000.00		1	\$10,000.00				



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 2, 2024

File No. 140407402

Daniel Fox, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Reference: Naplin One Limited Partnership, Escrow Release 5 (Reduce to 18-Mo Maintenance Amt)
4371 County Line Road, TMP #26-005-002-004

Dear Dan:

As requested by the Applicant and in accordance with the conditions set forth in the Development and Financial Security Agreements, we have prepared Certificate of Completion 5 in the amount of **\$56,671.95** for execution of an officer of Naplin One Limited Partnership, which has been signed and can be considered at the Board of Supervisors' next public meeting. Based on correspondence with the Applicant and Township Solicitor, the total remaining escrow amount is \$205,149.97 in the Letter of Credit shall serve as the 18-month maintenance amount.

We recommend the release of the funds as delineated on the attached breakdown and which equal \$56,671.95 to Naplin One Limited Partnership.

Per our As-Built Plan Approval letter dated November 29, 2024, we also recommend commencement of the 18-Month Maintenance Period.

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: Alexandra Mullin, Assistant to the Manager
Kristin Carpenter, Finance Director
Scott C. Holbert, Esquire, Flager & Associates, PC
Lisa Barber, Esq., Nappen & Associates
Wesley Nappen, Nappen & Associates
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Construction Observer, 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

November 29, 2024
Project No.: G&A #14-04074-02

**CERTIFICATE OF COMPLETION NO. 5
NAPLIN ONE LIMITED PARTNERSHIP
NEW BRITAIN TOWNSHIP**

Original Financial Security: \$ 1,367,666.44 (Total Construction)
 \$ 136,766.65 (Total Contingency)
 \$ 68,383.22 (Total Eng/Insp/Legal)
 \$ 1,572,816.41 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Naplin One Limited Partnership relative to the construction and installation of certain improvements to the Naplin One Land Development have been completed to the extent of Fifty-Six Thousand Six Hundred Seventy-One Dollars and Ninety-Five Cents (\$56,671.95). This certificate authorizes the Letter of Credit be reduced to the extent of **\$56,671.95** held by Univest Bank and Trust, Co. pursuant to the Financial Security Agreement between the Township, the Bank, and Naplin One Limited Partnership. This amount shall serve as the required 18-month maintenance security.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Naplin One Limited Partnership may have an interest. It is payable in an amount not to exceed \$56,671.95 to Naplin One Limited Partnership or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security: \$ 1,572,816.41
Amount of Previous Releases: \$ 1,310,994.49
Amount of this Request: \$ 56,671.95
Amount of Construction Available: \$ 0.00
Total Escrow Remaining: \$ 205,149.97

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 11/29/2024
 Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) LISA H. Barber
Title COO and General Counsel
Signature Lisa H. Barber

NEW BRITAIN TOWNSHIP:

Daniel Fox, Township Manager



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT					
PROJECT NAME:	Naplin One Land Development	TOTAL CONSTRUCTION:	\$ 1,367,666.44	AMOUNT OF WORK IN PLACE THIS PERIOD:	\$ 56,671.95
PROJECT NO.:	14-04074-02	TOTAL CONSTRUCTION CONTINGENCY:	\$ 136,766.65	AMOUNT OF THIS RELEASE:	\$ 56,671.95
PROJECT OWNER:	Naplin One Limited Partnership	TOTAL ENG/INSP/LEGAL:	\$ 68,383.32		
		TOTAL ESCROW POSTED:	\$ 1,572,816.41		
MUNICIPALITY:	New Britain Township, Bucks County, PA	RELEASE NO.:	5	TOTAL ESCROW RELEASED TO DATE:	\$ 1,367,666.44
ESCROW AGENT:	Univest Bank and Trust Co.	RELEASE DATE:	11/22/24	TOTAL ESCROW REMAINING FOR 18 MONTH MAINT.	\$ 205,149.97
TYPE OF SECURITY:	Irrevocable Stand-by Letter of Credit			TOTAL CONSTRUCTION CONTINGENCY:	\$ 136,766.65
AGREEMENT DATE:	December 15, 2021			TOTAL ENG/INSP/LEGAL:	\$ 68,383.32
				TOTAL CONSTRUCTION AVAILABLE FOR RELEASE:	\$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 6
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
A. EROSION & SEDIMENT CONTROL											
1.	Construction Entrance	EA	2	\$3,500.00			2	\$7,000.00			
2.	18" Silt Fence	LF	294	\$1.50			294	\$441.00			
3.	24" Filter Sock	LF	771	\$10.00			771	\$7,710.00			
4.	32" Filter Sock	LF	550	\$12.00			550	\$6,600.00			
5.	Safety/Tree Fence	LF	845	\$2.25			845	\$1,901.25			
6.	SC 150 Biodegradable Erosion Control Matting	SF	69202	\$0.26			69202	\$17,992.52			
7.	C-125 Biodegradable Erosion Control Blanket	SF	1208	\$0.50			1208	\$604.00			
8.	SC-250 Erosion Control Blanket	SF	4310	\$0.55			4310	\$2,370.50			
9.	Permanent Seeding	SF	295336	\$0.07			295336	\$20,673.52			
10.	Temporary Basin Risers	EA	2	\$2,500.00			2	\$5,000.00			
11.	Temporary Cofferdam	EA	1	\$1,500.00			1	\$1,500.00			
12.	Water Filter Bag	EA	1	\$500.00			1	\$500.00			
13.	Inlet Protection	EA	11	\$185.00			11	\$2,035.00			
14.	Convert Sediment Basin to Permanent Facility	LS	1	\$10,000.00		1	\$10,000.00				
15.	E&S Maintenance & Removal	LS	1	\$3,000.00		1	\$3,000.00				
B. STORMWATER MANAGEMENT											
1.	12" HDPE	LF	218	\$34.00			218	\$7,412.00			
2.	18" HDPE	LF	309	\$38.25			309	\$11,819.25			
3.	24" HDPE	LF	641	\$44.50			641	\$28,524.50			
4.	30" HDPE	LF	319	\$59.75			319	\$19,060.25			
5.	Storm Class III 18" (6' - 10' deep)	LF	95	\$50.00			95	\$4,750.00			
6.	Flared End Section (6-10' deep)	EA	1	\$2,150.00			1	\$2,150.00			
7.	Flared End Section (10'-15' deep)	EA	1	\$2,925.00			1	\$2,925.00			
8.	Type C Inlets (0-6' deep)	EA	5	\$1,375.00			5	\$6,875.00			
9.	Type C Inlets (6'-10' deep)	EA	5	\$2,025.00			5	\$10,125.00			
10.	Type C Inlets (10'-15' deep)	EA	1	\$3,325.00			1	\$3,325.00			
11.	Type M Inlets (0-6' deep)	EA	4	\$1,400.00			4	\$5,600.00			
12.	Type M Inlets (6'-10' deep)	EA	4	\$2,050.00			4	\$8,200.00			
13.	Trench drain	LF	8	\$100.00			8	\$800.00			
14.	4" PVC	LF	1274	\$22.00			1274	\$28,028.00			
15.	12" PVC	LF	651	\$32.00			651	\$20,832.00			
16.	Clean Outs	EA	16	\$300.00			16	\$4,800.00			
17.	4' x 4' Outlet Structure Trash Racks	EA	1	\$4,500.00			1	\$4,500.00			
18.	18" Concrete Headwall	EA	1	\$1,300.00			1	\$1,300.00			
19.	30" Concrete Headwall	EA	2	\$1,600.00			2	\$3,200.00			



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Naplin One Land Development	TOTAL CONSTRUCTION: \$ 1,367,666.44	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 56,671.95
PROJECT NO.: 14-04074-02	TOTAL CONSTRUCTION CONTINGENCY: \$ 136,766.65	AMOUNT OF THIS RELEASE: \$ 56,671.95
PROJECT OWNER: Naplin One Limited Partnership	TOTAL ENG/INSP/LEGAL: \$ 68,383.32	
	TOTAL ESCROW POSTED: \$ 1,572,816.41	
MUNICIPALITY: New Britain Township, Bucks County, PA	RELEASE NO.: 5	TOTAL ESCROW RELEASED TO DATE: \$ 1,367,666.44
ESCROW AGENT: Univest Bank and Trust Co.	RELEASE DATE: 11/22/24	TOTAL ESCROW REMAINING FOR 18 MONTH MAINT. I \$ 205,149.97
TYPE OF SECURITY: Irrevocable Stand-by Letter of Credit		TOTAL CONSTRUCTION CONTINGENCY: \$ 136,766.65
AGREEMENT DATE: December 15, 2021		TOTAL ENG/INSP/LEGAL: \$ 68,383.32
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ -

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 6
					TOTAL		TOTAL		TOTAL		
CONSTRUCTION ITEMS					QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT							
20.	NAG SC250 Spillway	TN	40	\$35.00			40	\$1,400.00			
21.	Anti-Seep Collars	EA	4	\$1,200.00			4	\$4,800.00			
22.	Level Spreader PennDOT 2B Stone	TN	72	\$28.00			72	\$2,016.00			
23.	Level Spreader Non-Woven Geotextile Mirafil 140N	LS	2	\$2,000.00			2	\$4,000.00			
24.	Water Quality Snout	EA	5	\$900.00			5	\$4,500.00			
C.	PAVING/CONCRETE										
1.	Sawcutting (0-6" Depth)	LF	681	\$3.00	\$2,043.00			681	\$2,043.00		
2.	Concrete Curb (8" Reveal)	LF	4694	\$15.00	\$70,410.00	234	\$3,510.00	4694	\$70,410.00		
3.	Concrete Bollards	EA	11	\$350.00	\$3,850.00			11	\$3,850.00		
4.	Handicap Ramps	EA	6	\$2,500.00	\$15,000.00	2	\$5,000.00	6	\$15,000.00		
5.	4" Concrete Sidewalk	SF	4026	\$6.00	\$24,156.00	180	\$1,080.00	4026	\$24,156.00		
6.	6" Concrete Apron	SF	485	\$8.00	\$3,880.00			485	\$3,880.00		
7.	8" Concrete Pads	SF	3753	\$10.00	\$37,530.00			3753	\$37,530.00		
8.	2" Superpave 9.5mm HMA Wearing Course	SY	10207	\$11.00	\$112,277.00	1207	\$13,277.00	10207	\$112,277.00		
9.	4" Superpave 19mm HMA Binder Course	SY	10207	\$24.00	\$244,968.00	100	\$2,400.00	10207	\$244,968.00		
10.	6" Stone Subbase	SY	10207	\$8.00	\$81,656.00			10207	\$81,656.00		
11.	Clean and Tack	SY	10207	\$0.75	\$7,655.25	1200	\$900.00	10207	\$7,655.25		
12.	Seal Curblines	LF	1440	\$0.50	\$720.00	600	\$300.00	1440	\$720.00		
13.	4" Wide Thermoplastic Striping	LF	4406	\$0.75	\$3,304.50	4406	\$3,304.50	4406	\$3,304.50		
14.	6" Wide Thermoplastic Striping	LF	177	\$0.85	\$150.45	177	\$150.45	177	\$150.45		
15.	Painted Directional Arrows	EA	24	\$100.00	\$2,400.00			24	\$2,400.00		
16.	Painted Stop Bars	EA	11	\$100.00	\$1,100.00	6	\$600.00	11	\$1,100.00		
17.	Painted Handicap Symbols	EA	7	\$125.00	\$875.00			7	\$875.00		
18.	Handicap Parking Signs	EA	7	\$225.00	\$1,575.00			7	\$1,575.00		
D.	EARTHWORK										
1.	Mowing (Per Acre)	AC	14.0	\$350.00	\$4,900.00			14	\$4,900.00		
2.	Strip Topsoil	CY	9,000	\$2.25	\$20,250.00			9000	\$20,250.00		
3.	Cut/Fill/Rough Grade	LS	1	\$70,000.00	\$70,000.00			1	\$70,000.00		
5.	Fine Grade Building Pad	SY	13,333	\$1.25	\$16,666.25			13333	\$16,666.25		
7.	Grade Paving	SY	10,207	\$1.00	\$10,207.00			10207	\$10,207.00		
8.	Rough Grade Walks	SY	447	\$4.00	\$1,788.00			447	\$1,788.00		
9.	Grade Curb	LF	4,694	\$1.80	\$8,449.20			4694	\$8,449.20		
10.	Backfill Curb	LF	4,694	\$1.50	\$7,041.00			4694	\$7,041.00		
11.	Replace Topsoil	CY	900	\$3.50	\$3,150.00	900	\$3,150.00	900	\$3,150.00		



ESCROW STATUS REPORT

SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: Naplin One Land Development	TOTAL CONSTRUCTION: \$ 1,367,666.44	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 56,671.95
PROJECT NO.: 14-04074-02	TOTAL CONSTRUCTION CONTINGENCY: \$ 136,766.65	AMOUNT OF THIS RELEASE: \$ 56,671.95
PROJECT OWNER: Naplin One Limited Partnership	TOTAL ENG/INSP/LEGAL: \$ 68,383.32	
	TOTAL ESCROW POSTED: \$ 1,572,816.41	
MUNICIPALITY: New Britain Township, Bucks County, PA	RELEASE NO.: 5	TOTAL ESCROW RELEASED TO DATE: \$ 1,367,666.44
ESCROW AGENT: Uninvest Bank and Trust Co.	RELEASE DATE: 11/22/24	TOTAL ESCROW REMAINING FOR 18 MONTH MAINT, I \$ 205,149.97
TYPE OF SECURITY: Irrevocable Stand-by Letter of Credit		TOTAL CONSTRUCTION CONTINGENCY: \$ 136,766.65
AGREEMENT DATE: December 15, 2021		TOTAL ENG/INSP/LEGAL: \$ 68,383.32
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ -

ESCROW TABULATION					CURRENT RELEASE	RELEASED TO DATE	AVAILABLE FOR RELEASE	RELEASE REQ # 6	
CONSTRUCTION ITEMS					TOTAL	TOTAL	TOTAL		
	UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	QUANTITY
E. LANDSCAPING & LIGHTING									
1. Shade Trees (3" min. caliper)	EA	193	\$400.00	\$77,200.00			193	\$77,200.00	
2. Evergreen Trees (6' - 7')	EA	5	\$280.00	\$1,400.00			5	\$1,400.00	
3. Ornamental Tree (2" - 2.5" caliper or 8-10")	EA	27	\$350.00	\$9,450.00			27	\$9,450.00	
4. Evergreen Shrubs & Deciduous Shrubs (18" - 24")	EA	7	\$55.00	\$385.00			7	\$385.00	
5. Evergreen Shrubs & Deciduous Shrubs (24" - 30")	EA	63	\$65.00	\$4,095.00			63	\$4,095.00	
6. Evergreen Shrubs & Deciduous Shrubs (30" - 36")	EA	26	\$70.00	\$1,820.00			26	\$1,820.00	
7. Evergreen Shrubs & Deciduous Shrubs (3' - 4')	EA	157	\$85.00	\$13,345.00			157	\$13,345.00	
8. Rake, Seed, Stabilize	LS	1	\$2,500.00	\$2,500.00			1	\$2,500.00	
9. Signal LED Setup 30" Exposed Foundation (20' Mounting)	EA	34	\$3,400.00	\$115,600.00			34	\$115,600.00	
10. Double LED Setup with 30" Exposed Foundation (20' Mounting)	EA	6	\$4,600.00	\$27,600.00			6	\$27,600.00	
F. MISCELLANEOUS									
1. Retaining Wall	LS	1	\$70,000.00	\$70,000.00			1	\$70,000.00	
2. Trash Enclosure/Gate	EA	1	\$500.00	\$500.00	1	\$500.00	1	\$500.00	
3. Monumentation Certification	LS	1	\$500.00	\$500.00	1	\$500.00	1	\$500.00	
4. As-built Plans	LS	1	\$6,000.00	\$6,000.00	1	\$6,000.00	1	\$6,000.00	
5. Traffic Control	LS	1	\$3,000.00	\$3,000.00	1	\$3,000.00	1	\$3,000.00	



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

December 2, 2024

File No. 140407402

Daniel Fox, Township Manager
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Subject: Naplin One LTD PART, As-Built Plan Approval
4373 County Line Road, Chalfont, PA, TMP #26-005-002-004

Dear Dan:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the As-Built Survey plans for Naplin One Limited Partnership, as prepared by Control Point Associates, Inc., consists of five (5) sheets dated May 15, 2024, last revised November 19, 2024 and found them to be acceptable as submitted.

In addition, a Gilmore & Associates representative was onsite to review the remaining punchlist items and found the site construction to be generally in accordance with the previously approved plan. We recommend the Board of Supervisors formally accept the site improvements and start the maintenance period.

In addition, we have prepared an escrow release to reduce the construction security to the maintenance security amount based on 15% of the total construction escrow, or \$205,149.97, which will be provided under separate cover.

If you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Janene Marchand".

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

JM/tw

cc: Alexandra Mullin, Executive Assistant
Randy Teschner, Code Enforcement Officer
Scott Holbert, Esq., Township Solicitor, Flager & Associates, PC
Lisa Hunn Barber, C.O.O., Nappen & Associates
Amanda Sandor, Bucks County Conservation District
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.
Jerry O'Donnell, Gilmore & Associates, Inc.

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

Gilmore & Associates, Inc.
Building on a Foundation of Excellence
www.gilmore-assoc.com

New Britain Township

207 Park Avenue
 Chalfont, PA 18914
 Phone: 215-822-1391



Permits 11/01/2024 to 11/30/2024

Master Permit

Permit #	Applicant Name	Location	Estimated Value	App. Date	Issue Date	Completion Date	Fees
2024-495-MP	JR MAXWELL BUILERS INC	109 GERTRUDE DR	\$27,000.00	10/22/2024	11/22/2024		\$399.50
Type of Permit: Building, Electrical							
Description: THREE SEASON SUNROOM							
2024-504-MP	MOYER AND SON	126 PEGGY LN	\$0.00	10/31/2024	11/1/2024		\$54.50
Type of Permit: Mechanical							
Description: REPLACE RESIDENTIAL ABOVE GROUND OIL TANK							
2024-505-MP	MOYER AND SON	113 ROCKYCT SOUTH	\$0.00	11/1/2024	11/4/2024		\$79.50
Type of Permit: Plumbing							
Description: SEWER LATERAL REPAIR - after payment, close out permit							
2024-506-MP	GALLAGHER, DEBORAH L & JAMES P JR	389 NEW GALENA RD	\$0.00	11/1/2024	11/7/2024		\$179.50
Type of Permit: Plumbing							
Description: SEWER LINE AND PUMP							
2024-507-MP	BIG CAT CONTRACTING	WALTERS RD	\$0.00	11/1/2024	11/7/2024		\$254.50
Type of Permit: Plumbing							
Description: NEW SEWER LATERAL & MAIN AND PUMP							
2024-509-MP	ROTO ROOTER	207 SURREY RD	\$17,450.00	11/6/2024	11/6/2024		\$79.50
Type of Permit: Plumbing							
Description: EMERGENCY SEWER LATERAL REPLACEMENT FROM HOUSE TO FRONT LAWN							
2024-510-MP	WES CARVER ELECTRIC	120 SHADY HILL DR	\$2,563.00	11/4/2024	11/12/2024		\$114.50
Type of Permit: Electrical							
Description: REPLACE METERBOX AND SERVICE CABLE							
2024-511-MP	MOYER INDOOR OUTDOOR (TOM MOYER)	121 HAMPSHIRE DR	\$5,480.00	11/7/2024	11/12/2024		\$54.50
Type of Permit: Mechanical							
Description: REPLACE RESIDENTIAL ABOVE GROUND OIL TANK							

New Britain Township

207 Park Avenue

Chalfont, PA 18914

Phone: 215-822-1391



Master Permit

Permit #	Applicant Name	Location	Estimated Value	App. Date	Issue Date	Completion Date	Fees
2024-520-MP	ODD JOB HEROES	522 AIRY AVE	\$0.00	11/21/2024	11/22/2024		\$114.50
Type of Permit: Electrical							
Description: NEW ELECTRIC SERVICE PANEL							
2024-521-MP	MOYER AND SON	102 DEVON RD	\$0.00	11/22/2024	11/26/2024		\$54.50
Description: REPLACE RESIDENTIAL ABOVE GROUND OIL TANK							
Total Permits - 18							\$4,246.00

**RESOLUTION #2024-16
2025 BUDGET ADOPTION**

A **RESOLUTION** of the Board of Supervisors of New Britain Township appropriating specific sums estimated to be required for the purposes of the municipal government hereinafter set forth and during the year **2025**.

WHEREAS the Township Manager prepared a draft budget and submitted this budget to the Board of Supervisors.

WHEREAS, the Township Board of Supervisors has reviewed the Township Manager's proposed budget figures and background documentation, and explanations submitted in **Appendix A – 2025 Final Budget**.

WHEREAS, on **November 4, 2024**, the Township Board of Supervisors offered for public review the proposed **2025** budget figures and supplemental explanation and background information which was advertised and available to the public for review for 20 days in accordance with the Second-Class Township Code.

NOW, THEREFORE, BE IT RESOLVED, that the New Britain Township Board of Supervisors hereby estimates the following revenues and appropriates expenditures and expenses from the fund equities, revenues, and other financing sources available for the year **2025** for the purposes set forth.

BE IT FURTHER RESOLVED that all supplemental background information and explanations are hereby made part of this resolution.

ADOPTED by the New Britain Township Board of Supervisors this 9th day of the month of December 2024.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

12/9/2024

Resolution 2024-16 : FINAL BUDGET

NEW BRITAIN TOWNSHIP

2025 BUDGET

MILLAGE INFORMATION

2025 Millage Rate		
	16	
One Mill =		183,500
Avg Assessmnt 2024 =		39,488
Avg NBT Tax Bill =		631.81
Residential	4,157	89.46%
Comm/Ind/Inst	179	3.85%
Farm/OS/Vac	311	6.69%
Exempt	102	

PER \$1 EARNED INCOME (EIT)

RATE 0.5% General Fund 0.125% Open Space

FUND	2025 MILLAGE RATE
GENERAL PURPOSES	8.25
FIRE PROTECTION PURPOSES	1.25
AMBULANCE PROTECTION PURPOSES	0.50
PARKS AND RECREATION	2.25
CAPITAL INFRASTRUCTURE & EQUIPMENT	2.00
PUBLIC WORKS BUILDING	1.25
HIGHWAY EQUIPMENT PURPOSES	0.50
TOTAL	16

YEAR	MILLAGE HISTORY
2019	12.0625
2020	13.0625
2021	13.0625
2022	13.0625
2023	14.5
2024	14.5
2025	16

12/9/2024

Resolution 2024-16 : FINAL BUDGET

NEW BRITAIN TOWNSHIP 2025 BUDGET

	GENERAL	STREET LIGHT	FIRE/EMS	OPEN SPACE	PARK & REC	GENERAL RESERVE	CAPITAL IMPRV & EQUIP	DEBT SERVICE	HWY EQUIPMENT	LIQUID FUELS	2025 BUDGET PRELIM	2024 BUDGET ADOPTED
	01	02	03	04	07	15	18	20	30	35	TOTAL	TOTAL
REVENUE												
ALL SOURCES	6,602,007	42,550	437,706	917,000	404,671	1,000	358,764	224,240	90,116	404,305	9,482,359	9,768,487
EXPENDITURE												
DEPARTMENT												
LEGISLATIVE/EXECUTIVE/FINANCE:	1,264,508	-	-	-	-	-	80,000	-	-	-	1,344,508	1,586,387
TAX COLLECTION:	69,621	2,691	1,650	13,000	-	-	-	-	-	-	86,962	42,466
POLICE:	3,357,373	-	-	-	-	-	222,000	-	-	-	3,579,373	3,385,113
FIRE:	184,594	-	344,590	-	-	-	-	-	-	-	529,184	514,540
EMS:	30,000	-	88,766	-	-	-	-	-	-	-	118,766	114,524
INSPECTION SERVICES:	373,493	-	-	-	-	-	-	-	-	-	373,493	382,789
PLANNING & ZONING:	471,149	-	-	75,000	-	-	-	-	-	-	546,149	449,040
SPECIAL SERVICES:	17,000	-	-	-	-	-	-	-	-	-	17,000	26,000
HIGHWAY GENERAL SERVICES:	1,052,180	-	-	-	-	-	255,000	-	-	-	1,307,180	2,555,111
STREET LIGHTING DISTRICTS:	-	10,000	-	-	-	-	-	-	-	-	10,000	10,000
PARKS:	-	-	-	-	457,421	-	262,000	-	-	-	719,421	1,737,799
CONSERVATION:	-	-	-	50,000	-	-	-	-	-	-	50,000	150,000
ST LT LOAN PRINCIPAL	-	-	-	-	-	-	-	-	-	-	-	4,327
STREET LIGHT LOAN INTEREST	-	-	-	-	-	-	-	-	-	-	-	552
GON SERIES 2020 (BRIDGE REPAIR):	-	-	-	-	-	-	-	364,426	-	-	364,426	363,512
GON SERIES 2005 (PW BLDG):	-	-	-	-	-	-	-	42,941	-	-	42,941	42,941
EMPLOYER PAID BENEFITS:	253,173	-	-	-	19,797	-	-	-	-	-	272,970	229,177
TOTAL EXPENDITURES	7,073,091	12,691	435,006	138,000	477,218	-	819,000	407,367	-	-	9,362,373	11,594,278
EXCESS/(DEFICIT)	(471,084)	29,859	2,700	779,000	(72,547)	1,000	(460,236)	(183,127)	90,116	404,305	119,986	711,055
TRANSFER:	-	-	-	-	(262,000)	-	407,000	-	-	-	145,000	
FUND BALANCE												
ESTIMATED BEGINNING CASH BALANCE	1,343,556	132,153	148,207	4,220,040	1,017,434	1,715,975	1,463,085	965,651	222,130	458,574	11,686,805	
FUND BALANCE AS OF 12/31/2025	872,472	162,012	150,907	4,999,040	682,887	1,716,975	1,409,849	782,524	312,246	862,879	11,951,791	
RESERVE FOR CAPITAL					312,969		1,409,849		312,246		2,035,064	
RESERVE FOR DEBT SERVICE								782,524			782,524	
MINIMUM RESERVE						1,716,975					1,716,975	
RESTRICTED FOR PURPOSE		162,012	150,207	4,999,040	369,918					862,879	6,544,056	
FUND BALANCE AVAILABLE FOR OPERATIONS	872,472	-	-	-	-	-	-	-	-	-	872,472	

12/9/2024

Resolution 2024-16 : FINAL BUDGET

**NEW BRITAIN TOWNSHIP
2025 BUDGET**

ACCOUNT #	DESCRIPTION	GENERAL	STREET LIGHTS	FIRE/EMS	OPEN SPACE	PARK&REC	GENERAL RESERVE	CAP EQP&IMPRV	DEBT SERVICE	HWY EQUIP	LIQUID FUELS	Township Total	Township Total
		01	02	03	04	07	15	18	20	30	35	Funds 2025	Funds 2024
301-10	REAL ESTATE CURRENT YEAR	1,476,964	-	311,556	-	400,571	-	356,064	222,540	89,016	-	2,856,711	2,581,461
301-20	REAL ESTATE-PRIOR YEAR	4,000	-	750	-	500	-	500	500	50	-	6,300	6,300
301-40	REAL ESTATE - DELINQUENT	20,000	-	200	-	-	-	100	100	-	-	20,400	20,200
301-60	REAL ESTATE - INTERIM	12,000	-	200	-	100	-	100	100	50	-	12,550	2,500
310-21	EARNED INCOME TAX	3,483,000	-	-	817,000	-	-	-	-	-	-	4,300,000	4,156,250
310-22	LST TAXES	130,000	-	123,000	-	-	-	-	-	-	-	253,000	260,000
310-10	TRANSFER TAXES	510,000	-	-	-	-	-	-	-	-	-	510,000	500,000
321-80	CABLE TV FRANCHISE FEE	230,000	-	-	-	-	-	-	-	-	-	230,000	240,000
331-10	FINES, LICENSE, & PERMITS	35,500	-	-	-	-	-	-	-	-	-	35,500	33,100
341-00	INTEREST INCOME	50,000	5,000	2,000	100,000	2,000	1,000	2,000	1,000	1,000	1,000	165,000	476,550
342-10	FARMLAND LEASES	1,500	-	-	-	-	-	-	-	-	-	1,500	-
342-11	CELL TOWER LEASE/N. BRANCH	26,000	-	-	-	-	-	-	-	-	-	26,000	26,000
342-12	BLDG RENT & WB CELL TOWER	-	-	-	-	-	-	-	-	-	-	-	12,000
355-01	FEDERAL ENTITLEMENTS TO GOVERN UNITS	-	-	-	-	-	-	-	-	-	-	-	-
355-02	RECYCLING GRANT	23,000	-	-	-	-	-	-	-	-	-	23,000	26,000
355-03	PUBLIC UTILITY TAXES	4,500	-	-	-	-	-	-	-	-	-	4,500	-
355-04	STATE FUEL TAX REVENUE SHARING	-	-	-	-	-	-	-	-	-	403,305	403,305	405,856
355-05	STATE AID PENSION PLANS	104,173	-	-	-	-	-	-	-	-	-	104,173	100,000
355-06	FOREIGN FIRE INSURANCE	108,370	-	-	-	-	-	-	-	-	-	108,370	86,000
355-07	FEMA/PEMA AID	-	-	-	-	-	-	-	-	-	-	-	69,000
355-08	ALL OTHER GRANTS	-	-	-	-	-	-	-	-	-	-	-	365,000
361-30	ZONING SUBDIVISION FILING FEES	10,000	-	-	-	-	-	-	-	-	-	10,000	2,000
361-31	ZONING PERMITS	12,000	-	-	-	-	-	-	-	-	-	12,000	10,000
361-32	ZONING HEARING BOARD	10,000	-	-	-	-	-	-	-	-	-	10,000	10,000
355-14	OVERTIME REIMBURSEABLES	30,000	-	-	-	-	-	-	-	-	-	30,000	40,000
355-15	POLICE & ACCIDENT REPORTS	13,000	-	-	-	-	-	-	-	-	-	13,000	13,000
355-16	BUILDING PERMITS	125,000	-	-	-	-	-	-	-	-	-	125,000	100,000
355-17	ELECTRICAL PERMITS	50,000	-	-	-	-	-	-	-	-	-	50,000	40,000
355-18	PLUMBING/MECHANICAL PERMITS	60,000	-	-	-	-	-	-	-	-	-	60,000	50,000
355-19	OCCUPANCY PERMITS - NEW CONST	10,000	-	-	-	-	-	-	-	-	-	10,000	1,500
355-20	OCCUPANCY - RESALES	20,000	-	-	-	-	-	-	-	-	-	20,000	20,000
355-21	FIRE SAFETY INSPECTIONS	500	-	-	-	-	-	-	-	-	-	500	500
355-22	WELL PERMITS	500	-	-	-	-	-	-	-	-	-	500	500
355-23	PA UCC STATE FEE/PERMITS	2,000	-	-	-	-	-	-	-	-	-	2,000	2,000
380-00	MISCELLANEOUS	40,000	-	-	-	-	-	-	-	-	-	40,000	55,220
383-00	STREET LIGHT ASSESSMENTS	-	37,550	-	-	-	-	-	-	-	-	37,550	37,550
387-01	VETERAN'S MEMORIAL	-	-	-	-	1,500	-	-	-	-	-	1,500	10,000
TOTAL REVENUES		6,602,007	42,550	437,706	917,000	404,671	1,000	358,764	224,240	90,116	404,305	9,482,359	9,758,487

EXPENDITURE	ACCOUNT #	DESCRIPTION											Township Total	Township Total
			GENERAL 01	STREET LIGHTS 02	FIRE/EMS 03	OPEN SPACE 04	PARK&REC 07	GENERAL RESERVE 15	CAP EQP&IMPRV 18	DEBT SERVICE 20	HWY EQUIP 30	LIQUID FUELS 35	Funds 2025	Funds 2024
LEGISLATIVE/EXECUTIVE/FINANCE:														
	400-11	SALARY	16,250										16,250	16,250
	400-15	MEDICAL/DENTAL/LIFE/RX INSURANCE	136,981										136,981	135,847
	400-16	FICA/MEDICARE	20,667										20,667	19,328
	400-16	UNEMPLOYMENT	3,026										3,026	3,026
	400-21	MATERIALS/SUPPLIES	10,000										10,000	14,000
	400-30	GENERAL ADMIN EXPENSE	30,500										30,500	35,000
	400-32	COMMUNICATIONS	12,000										12,000	10,000
	400-33	VEHICLE EXPENSE	1,800										1,800	1,000
	400-34	ADVERTISING/PRINTING	15,000										15,000	12,000
	400-35	LIABILITY/PROPERTY INSURANCE	48,496										48,496	46,040
	400-35	WORKERS COMPENSATION	713										713	383
	400-74	MAJOR EQUIPMENT LEASE/PURCHASE	4,000	-	-	-	-	-	-	15,000	-	-	19,000	4,000
	400-73	COMPUTER HARDWARE/SOFTWARE/LICENSES	93,600	-	-	-	-	-	-	65,000	-	-	158,600	65,000
	400-18	EDUCATION/TRAINING	10,000										10,000	-
	401-12	SALARY	253,901										253,901	236,407
	402-13	SALARY	184,600										184,600	125,000
	402-16	FICA/MEDICARE	14,122										14,122	9,563
	402-30	OUTSIDE SERVICES	12,600										12,600	10,000
	402-31	APPOINTED AUDITOR	25,000										25,000	30,000
	402-35	BONDING/SURETY	1,660										1,660	5,000
	404-31	LEGAL EXPENSE	55,000										55,000	50,000
	405-14	SALARY	-										-	164,288
	405-15	MEDICAL/DENTAL/LIFE/RX INSURANCE	-										-	116,053
	405-16	FICA/MEDICARE	152,772										152,772	143,202
	408-31	ENGINEERING SERVICES	60,000										60,000	40,000
	409-36	UTILITIES	20,000										20,000	20,000
	409-37	BUILDING MAINTENANCE	35,000	-	-	-	-	-	-	-	-	-	35,000	275,000
LEGISLATIVE/EXECUTIVE/FINANCE TOTAL:			1,217,688	-	-	-	-	-	-	80,000	-	-		
TAX COLLECTION:														
	403-11	SALARY	22,500	2,691	-	-	-	-	-	-	-	-	25,191	25,191
	403-16	FICA/MEDICARE	1,721										1,721	1,721
	403-31	REIMBUSEABLE EXPENSES	2,400										2,400	2,400
	403-37	TAX COLLECTOR FEE	43,000	-	1,650	13,000	-	-	-	-	-	-	57,650	13,154
TAX COLLECTION TOTAL			69,621	2,691	1,650	13,000	-	-	-	-	-	-		

EXPENDITURE	ACCOUNT #	DESCRIPTION	GENERAL	STREET LIGHTS	FIRE/EMS	OPEN SPACE	PARK&REC	GENERAL RESERVE	CAP EQP&IMPRV	DEBT SERVICE	HWY EQUIP	LIQUID FUELS	Township Total	Township Total
			01	02	03	04	07	15	18	20	30	35	Funds 2025	Funds 2024
POLICE:														
	410-12	SALARY	149,743										149,743	136,486
	410-13	ACCRUED TIME EXPENSE	215,000										215,000	215,000
	410-13	SALARY	1,939,967										1,939,967	1,782,376
	410-14	SALARY	58,620										58,620	90,277
	410-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	559,325										559,325	545,910
	410-16	FICA/MEDICARE	13,737										13,737	13,217
	410-16	SALARY	13,693										13,693	12,782
	410-16	UNEMPLOYMENT	-										-	3,026
	410-18	EDUCATION/TRAINING	12,000										12,000	10,000
	410-20	OFFICE SUPPLIES	2,000										2,000	1,500
	410-21	COMPUTERS SUPPLIES	15,000										15,000	49,000
	410-22	FUELS/OIL	30,000										30,000	30,000
	410-22	TRAFFIC COUNTER	12,000										12,000	3,500
	410-22	EQUIPMENT RENTALS&LEASES	2,500										2,500	2,500
	410-24	EQUIP SUPPLIES	6,000										6,000	6,000
	410-24	FIREARMS & SUPPLIES	12,000										12,000	12,000
	410-24	UNIFORM EXPENSE	25,000										25,000	16,000
	410-25	GENERAL ADMIN EXPENSE	4,000										4,000	3,000
	410-26	COMMUNITY POLICING SERVICES & SUPPLIES	7,500										7,500	2,500
	410-31	LEGAL EXPENSE	22,000										22,000	15,000
	410-32	COMMUNICATIONS	20,000										20,000	20,000
	410-34	PRINTING	2,000										2,000	1,500
	410-35	LIABILITY/PROPERTY INSURANCE	66,367										66,367	63,006
	410-35	WORKERS COMPENSATION	58,121										58,121	56,733
	410-36	UTILITIES	20,000										20,000	20,000
	410-37	VEHICLE REPAIRS	10,000										10,000	14,000
	410-39	C.E.R.T. TEAM	5,000										5,000	5,000
	410-42	PUBLICATIONS/SUBSCRIPTIONS	2,500										2,500	2,500
	410-44	UNIFORM CLEANING	12,800										12,800	12,800
	410-75	EQUIPMENT PURCHASES	47,000	-	-	-	-	-	62,000	-	-	-	109,000	41,000
	410-75	MAJOR EQUIPMENT PURCHASE	-	-	-	-	-	-	160,000	-	-	-	160,000	175,000
	410-76	BUILDING MAINTENANCE	10,000										10,000	20,000
	410-76	DNA CONSORTIUM	3,500										3,500	3,500
POLICE TOTAL			3,357,373	-	-	-	-	-	222,000	-	-	-		
FIRE:														
	411-22	FUELS/OIL	7,500										7,500	7,500
	411-23	RECRUITMENT/RETENTION INCENTIVE	15,000										15,000	15,000
	411-35	WORKERS COMPENSATION	20,224										20,224	20,000
	411-38	FIRE HYDRANT RENTALS	33,500										33,500	33,500
	411-50	LST CONTRIBUTION	-	-	123,000	-	-	-	-	-	-	-	123,000	130,000
	411-50	CONTRIBUTIONS	-	-	221,590	-	-	-	-	-	-	-	221,590	222,540
	411-54	FIREMEN'S RELIEF DISTRIBUTION	108,370										108,370	86,000
FIRE TOTAL			184,594	-	344,590	-	-	-	-	-	-	-		
EMS:														
	412-10	WORKERS COMPENSATION	-										-	508
	412-22	FUELS/OIL	15,000										15,000	10,000
	412-24	CONTRIBUTION CAPITAL	15,000										15,000	15,000
	412-50	CONTRIBUTIONS	-	-	88,766	-	-	-	-	-	-	-	88,766	89,016
EMS TOTAL			30,000	-	88,766	-	-	-	-	-	-	-		

EXPENDITURE	ACCOUNT #	DESCRIPTION	GENERAL	STREET LIGHTS	FIRE/EMS	OPEN SPACE	PARK&REC	GENERAL RESERVE	CAP EQP&IMPRV	DEBT SERVICE	HWY EQUIP	LIQUID FUELS	Township Total	Township Total
			01	02	03	04	07	15	18	20	30	35	Funds 2025	Funds 2024
INSPECTION SERVICES:														
	413-12	SALARY	179,568										179,568	172,767
	413-12	OUTSIDE SERVICES	25,000										25,000	25,000
	413-15	MEDICAL/DENTAL/RX/LIFE/INSURANCE	66,392										66,392	59,405
	413-16	FICA/MEDICARE	98,127										98,127	46,183
	413-33	VEHICLE EXPENSE	500										500	76,000
	413-35	LIABILITY/PROPERTY INSURANCE	1,906										1,906	1,434
	413-35	WORKERS COMPENSATION	-										-	-
	413-75	STATE PASS THRU FEE	2,000										2,000	2,000
INSPECTION SERVICES TOTAL			373,493	-	-	-	-	-	-	-	-	-		
PLANNING & ZONING:														
	414-14	SALARY	173,031										173,031	103,500
	414-14	OUTSIDE SERVICES	3,000			20,000							23,000	3,000
	414-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	-										-	-
	414-16	FICA/MEDICARE	209,308										209,308	216,829
	414-31	COMPUTER SOFTWARE AND SERVICES	20,000										20,000	-
	414-31	ENGINEERING SERVICES	25,000			50,000							75,000	65,000
	414-31	LEGAL EXPENSE	40,000										40,000	55,000
	414-35	LIABILITY/PROPERTY INSURANCE	414										414	393
	414-35	WORKERS COMPENSATION	396										396	318
	414-45	APPRAISALS	-			5,000							5,000	5,000
PLANNING & ZONING TOTAL			471,149	-	-	75,000	-	-	-	-	-	-		
SPECIAL SERVICES:														
	415-10	EMERGENCY MANAGEMENT ADMIN EXP	12,000										12,000	20,000
	427-01	SLID WASTE/HAZ WASTE COLLECTION	5,000										5,000	6,000
STREET LIGHTING DISTRICTS:														
	434-36	UTILITIES	-	10,000									10,000	10,000
STREET LIGHTING DISTRICTS AND SPECIAL SERVICES TOTAL			17,000	10,000	-	-	-	-	-	-	-	-		

ACCOUNT #	DESCRIPTION											Township Total	Township Total	
		GENERAL 01	STREET LIGHTS 02	FIRE/EMS 03	OPEN SPACE 04	PARK&REC 07	GENERAL RESERVE 15	CAP EQP&IMPRV 18	DEBT SERVICE 20	HWY EQUIP 30	LIQUID FUELS 35	Funds 2025	Funds 2024	
EXPENDITURE														
HIGHWAY GENERAL SERVICES:														
430-12	SALARY	108,566											108,566	96,390
430-13	SALARY	1,500											1,500	5,000
430-14	SALARY	420,669											420,669	477,529
430-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	-											-	-
430-16	FICA/MEDICARE	5,750											5,750	5,750
430-24	UNIFORM EXPENSE	10,000											10,000	10,000
430-32	COMMUNICATIONS	15,000											15,000	10,000
430-32	RADIO REPAIRS	1,000											1,000	1,000
430-35	LIABILITY/PROPERTY INSURANCE	23,099											23,099	21,929
430-35	WORKERS COMPENSATION	33,596											33,596	26,763
430-37	BUILDING MAINTENANCE	20,000											20,000	40,000
432-22	SALT/CINDERS-SNOW REMOVAL	-	-	-	-	-	-	-	-	-	-	-	-	40,000
432-22	SNOW REMOVAL/CONTRACTORS	40,000	-	-	-	-	-	-	-	-	-	-	40,000	40,000
432-31	SNOW REMOVAL-OT PUBLIC WKS	-											-	10,000
433-20	STREET SIGNS	10,000											10,000	20,000
433-21	LINE PAINTING	30,000											30,000	30,000
433-31	TRAFFIC SIGNAL MAINTENANCE	20,000											20,000	30,000
433-36	TRAFFIC SIGNAL ELECTRIC	4,000											4,000	4,000
435-30	STREET LIGHTING/GEN/NOT DISTRICT	9,000											9,000	9,000
436-30	STORM SEWERS & DRAINS	30,000											30,000	30,000
436-36	NPDES COMPLIANCE	25,000	-	-	-	-	-	110,000	-	-	-	-	135,000	30,000
436-40	DIRT & DEBRIS REMOVAL	10,000											10,000	10,000
437-30	VEHICLE REPAIRS	50,000											50,000	35,000
437-33	FUELS/OIL	40,000											40,000	30,000
437-36	UTILITIES	30,000											30,000	20,000
437-74	CAPITAL EXPENSE/SURPLUS EQUIP	-											-	137,500
438-26	MINOR EQUIPMENT	5,000											5,000	5,000
438-46	GENERAL ADMIN EXPENSE	20,000											20,000	20,000
438-71	MAJOR EQUIPMENT PURCHASE	-	-	-	-	-	-	145,000	-	-	-	-	145,000	290,000
438-80	EQUIPMENT RENTALS&LEASES	5,000											5,000	5,000
438-82	PATCHING/CORE SAMPLES	10,000											10,000	10,000
438-83	ROADWAY CURB SIDEWALK	20,000											20,000	-
439-32	HWY PROJECTS/STATE	-	-	-	-	-	-	-	-	-	-	-	-	1,000,250
439-32	PAVING/MILLING/RECYCLING	50,000											50,000	50,000
439-33	DART TRANSPORTATION CONTRIBUTION	5,000											5,000	5,000
HIGHWAY GENERAL SERVICES TOTAL		1,052,180	-	-	-	-	-	255,000	-	-	-	-		

EXPENDITURE	ACCOUNT #	DESCRIPTION											Township Total	Township Total
			GENERAL 01	STREET LIGHTS 02	FIRE/EMS 03	OPEN SPACE 04	PARK&REC 07	GENERAL RESERVE 15	CAP EQP&IMPRV 18	DEBT SERVICE 20	HWY EQUIP 30	LIQUID FUELS 35	Funds 2025	Funds 2024
PARKS:														
	454-14	SALARY	-	-	-	-	258,785	-	-	-	-	-	258,785	252,199
	454-15	MEDICAL/DENTAL/RX/LIFE INSURANCE	-	-	-	-	81,219	-	-	-	-	-	81,219	81,120
	454-16	FICA/MEDICARE	-	-	-	-	-	-	-	-	-	-	-	-
	454-18	EDUCATION/TRAINING	-	-	-	-	-	-	-	-	-	-	-	4,000
	454-30	ACTIVITIES/PROGRAMS	-	-	-	-	37,000	-	-	-	-	-	37,000	37,000
	454-31	ENGINEERING SERVICES	-	-	-	-	-	-	-	-	-	-	-	95,000
	454-31	GENERAL ADMIN EXPENSE	-	-	-	-	4,000	-	-	-	-	-	4,000	10,000
	454-35	LIABILITY/PROPERTY INSURANCE	-	-	-	-	917	-	-	-	-	-	917	843
	454-36	UTILITIES	-	-	-	-	20,000	-	-	-	-	-	20,000	20,000
	454-40	FACILITIES MAINTENANCE	-	-	-	-	-	-	-	-	-	-	-	146,500
	454-40	W.B. PARK EXPENSE	-	-	-	-	7,100	-	-	-	-	-	-	5,000
	454-40	NORTH BRANCH PARK EXP	-	-	-	-	7,100	-	-	-	-	-	-	242,500
	454-40	COTTON PARK EXPENSE	-	-	-	-	-	-	-	-	-	-	-	-
	454-40	VETERAN'S PARK	-	-	-	-	7,100	-	-	-	-	-	-	-
	454-40	NESHAMINY GREENWAY TRAILS	-	-	-	-	7,100	-	-	-	-	-	-	598,637
	454-40	HIGHLAND PARK	-	-	-	-	7,100	-	-	-	-	-	-	-
	454-70	CAPITAL EQUIPMENT PURCHASES	-	-	-	-	-	-	-	50,000	-	-	50,000	225,000
	454-71	PARK INFRASTRUCTURE IMPROVEMENTS	-	-	-	-	-	-	-	212,000	-	-	-	-
	455-30	TREE MAINTENANCE	-	-	-	-	20,000	-	-	-	-	-	20,000	20,000
CONSERVATION														
	470-20	FACILITIES MAINTENANCE	-	-	-	50,000	-	-	-	-	-	-	50,000	150,000
PARKS AND RECREATION TOTAL			-	-	-	50,000	457,421	-	-	262,000	-	-		
ST LT LOAN PRINCIPAL														
	471-10	DEBT SERVICE-PRINCIPAL	-	-	-	-	-	-	-	-	-	-	-	4,327
GON SERIES 2005 (PW BLDG):														
	471-10	DEBT SERVICE-PRINCIPAL	-	-	-	-	-	-	-	40,000	-	-	40,000	40,000
GON SERIES 2020 (BRIDGE REPAIR):														
	471-10	DEBT SERVICE-PRINCIPAL	-	-	-	-	-	-	-	332,000	-	-	332,000	327,000
STREET LIGHT LOAN INTEREST														
	472-10	DEBT SERVICE-INTEREST	-	-	-	-	-	-	-	-	-	-	-	552
GON SERIES 2005 (PW BLDG):														
	472-10	DEBT SERVICE-INTEREST	-	-	-	-	-	-	-	2,941	-	-	2,941	2,941
GON SERIES 2020 (BRIDGE REPAIR):														
	472-10	DEBT SERVICE-INTEREST	-	-	-	-	-	-	-	32,426	-	-	32,426	36,512
DEBT SERVICE TOTAL			-	-	-	-	-	-	-	407,367	-	-		
EMPLOYER PAID BENEFITS:														
	481-31	MISC. TAXES	-	-	-	-	-	-	-	-	-	-	-	5,600
	487-50	457 MATCHING	38,000	-	-	-	-	-	-	-	-	-	38,000	36,000
	483-51	MMO PENSION PAYMENT	104,173	-	-	-	-	-	-	-	-	-	104,173	62,284
	486-15	REIMBURSEMENTS	55,000	-	-	-	-	-	-	-	-	-	55,000	50,000
	487-16	ACCRUED TIME EXPENSE	50,000	-	-	-	-	-	-	-	-	-	50,000	50,000
	487-16	FICA/MEDICARE	-	-	-	-	19,797	-	-	-	-	-	19,797	19,293
	487-19	REIMBURSEMENTS	6,000	-	-	-	-	-	-	-	-	-	6,000	6,000
EMPLOYER PAID BENEFITS TOTAL			253,173	-	-	-	19,797	-	-	-	-	-		
TOTAL EXPENDITURES			7,026,271	12,691	435,006	138,000	477,218	-	-	819,000	407,367	-	9,076,153	11,602,374

12/09/24

Resolution 2024-16 : FINAL BUDGET

NEW BRITAIN TOWNSHIP CAPITAL PLAN 2025			
Department	Account Code	Request	Cost
<u>Administration</u>	18-400-731	Finance Budget Software	\$ 35,000
	18-400-731	Large Meeting Room Technology Upgrade	\$ 30,000
	18-400-741	Large Meeting Room Cosmetic Upgrade	\$ 15,000
		Department Total	\$ 80,000
<u>Police</u>	18-410-750	Portable Police Radio	\$ 7,000
	18-410-751	Message Board/Surveillance Trailer	\$ 55,000
	18-410-751	Administrative Vehicle – Chief (Replaces 48-10)	\$ 70,000
	18-410-751	Traffic Truck Based Patrol Vehicle (Replaces 48-08)	\$ 90,000
		Department Total	\$ 222,000
<u>Public Works</u>	18-436-367	NPDES Compliance	\$ 110,000
	18-438-710	Asphalt Hotbox	\$ 75,000
	18-438-710	Skid Steer Track Replacement	\$ 7,500
	18-438-710	Replace Frame Rails on Dump Truck	\$ 62,500
		Department Total	\$ 255,000
<u>Parks & Rec</u>	18-454-700	Two EXMARK 72 Inch Diesel Mowers	\$ 50,000
	18-454-710	NB Park: Rear Parking Lot Stone	\$ 30,000
	18-454-710	NB Park: Tot Lot Replacement	\$ 100,000
	18-454-710	Highlands Park: Fence Replacement	\$ 12,000
	18-454-710	Highlands Park Pavilion Roof Repair	\$ 20,000
	18-454-710	Pheasant Run Trail	\$ 50,000
		Department Total	\$ 262,000
		GRAND TOTAL	\$ 819,000

Resolution No. 2024-17
New Britain Township
Bucks County, Pennsylvania

Final Tax Levy Resolution

A RESOLUTION OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, FIXING THE TAX RATE FOR THE YEAR TWO THOUSAND AND TWENTY-FIVE (2025).

IT IS HEREBY RESOLVED AND ENACTED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA:

THAT A TAX IS HEREBY LEVIED ON ALL REAL PROPERTY WITHIN THE TOWNSHIP OF NEW BRITAIN SUBJECT TO TAXATION FOR THE FISCAL YEAR 2025, AS FOLLOWS:

TAX RATE FOR GENERAL PURPOSES, THE SUM OF... 8.2500 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 82.50 CENTS
ON EACH ONE HUNDRED DOLLARS ASSESSED VALUATION.

TAX RATE FOR FIRE PROTECTION PURPOSES, THE SUM OF... 1.25 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 12.50 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.

TAX RATE FOR AMBULANCE PROTECTION PURPOSES, THE SUM OF... .50 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 5.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.

TAX RATE FOR PARKS AND RECREATIONAL PURPOSES, THE SUM... 2.2500 MILL
OF ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 22.50 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.

TAX RATE FOR CAPITAL EQUIPMENT PURPOSES, THE SUM... 1.0000 MILL
OF ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 10.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.

TAX RATE FOR CAPITAL PROJECTS PURPOSES, THE SUM OF... 1.00 MILL
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 10.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.

TAX RATE FOR PUBLIC WORKS BUILDING, PURPOSES, THE SUM OF... 1.25 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 12.50 CENTS
ON EACH ONE HUNBERD DOLLARS OF ASSESSED VALUATION

TAX RATE FOR HIGHWAY EQUIPMENT PURPOSES, THE SUM OF... .50 MILLS
ON EACH DOLLAR OF ASSESSED VALUATION, OR THE SUM OF 5.00 CENTS
ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION.

THE SAME BEING SUMMARIZED
IN TABULAR FORM:

	MILLS ON EACH DOLLAR OF ASSESSED VALUATION	CENTS ON EACH ONE HUNDRED DOLLARS OF ASSESSED VALUATION
Tax rate for: GENERAL PURPOSES	8.2500 MILLS	82.500 CENTS
Tax rate for: FIRE PROTECTION PURPOSES	1.2500 MILLS	12.500 CENTS
Tax rate for: AMBULANCE PROTECTION PURPOSES	0.5000 MILLS	05.000 CENTS
Tax rate for: PARKS AND RECREATIOIN	2.2500 MILLS	22.500 CENTS
Tax rate for: CAPITAL EQUIPMENT	1.0000 MILLS	10.000 CENTS
Tax rate for: CAPITAL PROJECTS	1.0000 MILLS	10.000 CENTS
Tax rate for: PUBLIC WORKS BUILDING	1.2500 MILLS	12.500 CENTS
Tax rate for: HIGHWAY EQUIP. PURPOSES	0.5000 MILLS	05.000 CENTS
TOTAL.....	16.0000 MILLS	160.000 CENTS

BE IT FURTHER RESOLVED THAT THE FOLLOWING TAXES AND ASSESSMENTS SHALL ALSO BE ESTABLISHED FOR THE YEAR 2025:

EARNED INCOME TAX PURSUANT TO TOWNSHIP ORDINANCES # 85-12-8 AND ORDINANCE # 89-9-7 AT 1.000% (NET .50%) FOR GENERAL FUND AND AT 0.125% FOR LAND PRESERVATION FUND.

LOCAL SERVICES TAX PURSUANT TO TOWNSHIP ORDINANCE NO. 2006-12-1 @ \$52.00 PER RESIDENT AND NON-RESIDENT EMPLOYED IN THE TOWNSHIP.

STREET LIGHT ASSESSMENTS:

FOREST PARK	\$20.00 per dwelling unit/lot.
BRITTANY GLEN	\$30.00 per dwelling unit/lot.
FAIRWOODS/S.SMYTH	\$50.00 per dwelling unit/lot.
TOWER HILL GROVE	\$25.00 per dwelling unit/lot.
REGENCY GLEN	\$70.00 per dwelling unit/lot.
OXBOW RIDGE	\$25.00 per dwelling unit/lot.
HOLLYDALE	\$30.00 per dwelling unit/lot.
CEDARLEA	\$25.00 per dwelling unit/lot.
GLEN EAGLES	\$45.00 per dwelling unit/lot.
HIGHPOINT OFC CAM	\$240.00 per single lot
CREEKWOOD	\$50.00 per dwelling unit/lot.
N. BRITAIN BUS. PARK	\$285.00 per single lot.
WYNDHAM	\$20.00 per dwelling unit/lot.

BE IT FURTHER RESOLVED THAT, ANY RESOLUTION, OR PART OF ANY OTHER RESOLUTION, CONFLICTING WITH THIS RESOLUTION IS HEREBY REPEALED OR MODIFIED INSOFAR AS THE SAME AFFECTS THIS RESOLUTION.

ADOPTED THIS 9TH DAY OF DECEMBER 2024.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

**Resolution No. 2024-18
New Britain Township
Bucks County, Pennsylvania**

**Resolution of the Board of Supervisors
Establishing Fund Balance Policies as Required by GASB 54**

At a Business Meeting of the New Britain Township Board of Supervisors held on December 9, 2024, the Board adopts the following resolution:

WHEREAS New Britain Township wishes to comply with GASB 54 as required beginning with the current December 31, 2024 – December 31, 2025, calendar year;

NOW, THEREFORE, BE IT RESOLVED, that New Britain Township hereby adopts the following policy:

FUND BALANCE POLICY

A. Fund Balance Policy

The Township hereby establishes and will maintain reservations of Fund Balance, as defined herein, in accordance with Governmental Accounting and Financial Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This Policy shall only apply to the Township's governmental funds. Fund Balance shall be composed of non-spendable, restricted, committed, assigned and unassigned amounts.

B. Definitions

Non-spendable Fund Balances are those amounts that cannot be spent because they are not in spendable form, or they are legally or contractually required to be kept intact. Examples of "not in spendable form" include inventory and prepaid assets.

Restricted Fund Balances are amounts restricted for a specific purpose by external parties, constitutional provisions or enabling legislation.

Committed Fund Balances are amounts that are set aside for a specific purpose by the township's highest level of decision-making authority. Formal action must be taken prior to the end of the calendar year. The same formal action must be taken to remove or change the limitations placed on the funds.

Assigned Fund Balances are those amounts that are constrained by the Township's intent to be used for specific purposes but are neither restricted nor committed.

Unassigned Fund Balance is the residual classification for the Township's general fund and includes all spendable amounts not contained in the other classifications. In other funds, the unassigned classification should be used only to report a deficit balance from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

C. Classification of Fund Balances

When expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first.

When expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications can be used, committed amounts should be reduced first, followed by assigned amounts and then unassigned amounts.

D. Authority to Commit Funds

The Township's Board of Supervisors has the authority to set aside funds for a specific purpose. Any funds set aside as Committed Fund Balance requires the passage of a resolution by the Board of Supervisors. The passage of a resolution must take place prior to December 31st of the applicable calendar year. If the actual amount of the commitment is not available by December 31st, the resolution must state the process or formula necessary to calculate the actual amount as soon as information is available.

E. Authority to Assign Funds

Authority is given to the Township's Manager to assign funds for specific purposes. Any funds set aside as Assigned Fund Balance must be reported to the Township's Board of Supervisors at their next regular meeting. The Township's Board of Supervisors has the authority to remove or change the assignment of funds with a majority vote.

F. Minimum Level of Unassigned Fund Balance

The Township does not currently have a formal minimum fund balance policy.

G. Annual Review and Determination of Fund Balance Reserve Amounts

Compliance with the provisions of this policy shall be reviewed, presented and discussed as part of the year-end financial reporting process of the Township, and the amounts of non-spendable, restricted, committed, assigned, and unassigned fund balances shall be reported.

The above Resolution is adopted this 9th day of December 2024.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

NBT ACCOUNT BALANCES
December 31, 2024 through December 31, 2025

FUND #	FUND DESCRIPTION	CLASSIFICATION	DESCRIPTION
#01	<u>GENERAL FUND:</u>		
01-100-000	Checking & Savings Accounts	UNASSIGNED	All revenue sources to be used for General Purposes with the exception of those accounts listed herein
01-102-000	Treasury Checking	UNASSIGNED	
01-105-000	Payroll Checking	UNASSIGNED	
01-106-000	Money Market	UNASSIGNED	
01-102-000	Treasury Checking	UNASSIGNED	
01-107-000	PLGIT/Procurement Card	UNASSIGNED	
01-107-001	General Fund PLGIT	UNASSIGNED	
01-110-000	Petty Cash	UNASSIGNED	
	01-310-220 LST Taxes	COMMITTED	25% PW; 25% PD; 25% Fire Acct.; 25% EMS Acct.
	01-355-120 State Pension Aid	RESTRICTED	Pass-through that must be applied to Pension Funds
	01-355-121 AG-64 Reimbursement (Ad Hoc)	RESTRICTED	
	01-355-130 Foreign Fire Insurance State Aid	RESTRICTED	Pass-through that must be paid to Fire Relief Companies
	01-362-462 PA UCC Fees per Permit	RESTRICTED	Pass-through to DCED at \$4.50 per permit issued
#02	<u>STREET LIGHT FUND:</u>		
02-106-000	Street Light Fund Account	COMMITTED	Installation and maintenance of District Street Lights only
02-109-000	Street Light Certificate of Deposit	COMMITTED	Installation and maintenance of District Street Lights only
	02-383-000 Street Light Assessments	COMMITTED	Installation and maintenance of District Street Lights only
	02-341-000 Street Light Interest Earnings	ASSIGNED	
#03	<u>FIRE & AMBULANCE PROTECTION TAX FUND:</u>		
03-106-000	Fire Tax Account	COMMITTED	
	03-301-100 Fire Real Estate Taxes-Current Year	COMMITTED	
	03-301-200 Fire Real Estate Taxes-Prior Years	COMMITTED	
	03-301-400 Fire Real Estate Taxes-Delinquent	COMMITTED	
	03-301-600 Fire Real Estate Taxes-Interim	COMMITTED	
	03-310-220 LST Taxes/Fire Fund	COMMITTED	
	03-341-000 Fire Interest Earnings	ASSIGNED	
03-106-100	Ambulance Tax Account	COMMITTED	
	03-301-101 Ambulance Real Estate Taxes-Current Year	COMMITTED	
	03-301-201 Ambulance Real Estate Taxes-Prior Years	COMMITTED	
	03-301-401 Ambulance Real Estate Taxes-Delinquent	COMMITTED	
	03-301-601 Ambulance Real Estate Taxes-Interim	COMMITTED	

#15 **GENERAL RESERVE FUND**

15-106-300	General Fund Reserve Account	UNASSIGNED
15-102-800	Accrued Leave Account	UNASSIGNED
15-106-900	EMST Reserve	UNASSIGNED
15-107-000	General Reserve PLGIT	UNASSIGNED
15-109-000	Certificate of Deposit	UNASSIGNED
15-109-001	Certificate of Deposit	UNASSIGNED
15-341-000	Interest Earnings	UNASSIGNED

#18 **CAPITAL INFRASTRUCTUREW & EQUIPMENT FUND:**

18-106-000	Cap. Improve. & Equip Acct.	COMMITTED
18-102-901	Sewage Maintenance Fee Acct.	ASSIGNED
18-102-902	Stormwater Maintenance Fee Acct.	ASSIGNED
18-106-002	Checking Account	ASSIGNED
18-109-000	Certificate of Deposit	ASSIGNED
18-109-000	Certificate of Deposit	ASSIGNED
18-301-100	Real Estate Taxes-Current Year	COMMITTED
18-301-200	Real Estate Taxes-Prior Year	COMMITTED
18-301-400	Real Estate Taxes-Delinquent	COMMITTED
18-301-600	Real Estate Taxes-Interim	COMMITTED
18-341-000	Interest Earnings	ASSIGNED
18-387-000	Developer Contributions	ASSIGNED
18-362-463	Sewage Maintenance Fees	ASSIGNED
18-362-461	Stormwater Maintenance Fees	ASSIGNED

#20 **DEBT SERVICE FUND:**

20-106-000	Money Market Account	RESTRICTED	Debt service funds
20-106-001	2005 DVRF Loan Account/PW Bldg.	RESTRICTED	
20-301-100	Real Estate Taxes-Current Year-PW	RESTRICTED	
20-301-200	Real Estate Taxes-Prior Year-PW	RESTRICTED	
20-301-400	Real Estate Taxes-Delinquent-PW	RESTRICTED	
20-301-600	Real Estate Taxes-Interim-PW	RESTRICTED	
20-341-102	Interest Earnings-PW	RESTRICTED	

#30 **HIGHWAY EQUIPMENT CAPITAL RESERVE FUND:**

30-106-000	Money Market Account	COMMITTED
30-109-000	Certificate of Deposit	COMMITTED
30-301-100	Real Estate Taxes-Current Year	COMMITTED
30-301-200	Real Estate Taxes-Prior Year	COMMITTED
30-301-400	Real Estate Taxes-Delinquent	COMMITTED
30-301-600	Real Estate Taxes-Interim	COMMITTED
30-341-000	Interest Earnings	ASSIGNED

#35 STATE HIGHWAY AID FUND:

35-100-000	Liquid Fuels Account	RESTRICTED	Specifically for road repair and maintenance
35-109-000	Certificate of Deposit	RESTRICTED	Specifically for road repair and maintenance
35-355-050	State Fuel Tax Revenue Sharing	RESTRICTED	

#90 ESCROW FUND:

90-106-000	Escrow Account	FIDUCIARY	held for outside organizations
90-106-400	NBBP/Road/Traffic	FIDUCIARY	Due to General Fund
90-106-401	KEMA-Powertest LLC	FIDUCIARY	held for outside organizations
90-106-700	Pine Valley Crossing Assocites	FIDUCIARY	Due to General Fund
90-106-950	Highpoint Traffic Signal	FIDUCIARY	Due to General Fund
90-106-981	Metropolitian Development Group	FIDUCIARY	Due to General Fund
90-106-991	CVS Financial Security	FIDUCIARY	Due to General Fund
90-106-992	NBBP Lot 16B	FIDUCIARY	Due to General Fund
90-106-993	CLR/NBB Improvements	FIDUCIARY	Due to General Fund
90-106-994	Rt. 202 Capital Improvements	FIDUCIARY	Due to General Fund
90-106-999	Reserve @ New Britain	FIDUCIARY	held for outside organizations

**RESOLUTION NO. 2024-19
OF THE BOARD OF
SUPERVISORS OF THE TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA
Adopted: December 9, 2024**

A Resolution of The Board of Supervisors of New Britain Township Creating a First Responder Recruitment and Retention Stipend for Active Member Volunteer First Responders.

Whereas the New Britain Township Board of Supervisors wishes to create an Active Member First Responders Recruitment and Retention Program to incentivize volunteer first responders who are Township Residents; and

Whereas, Township Staff has created and developed an incentive program that allows for a lump sum distribution per "Qualified Active Member" in a local fire company or EMS squad; and

Whereas a Qualified Active Member is a candidate that must be a resident of New Britain Township during the qualifying eligibility period of October 1st through September 30th ("Eligibility Year") and who has met criteria established by his/her fire company/EMS squad for meeting "Active Member" status during the Eligibility Year; and

Whereas each fire company or EMS squad must provide to the Township by November 15th of each year with a certified, notarized list of Qualified Active Members; and

Whereas each company/squad must establish written qualifying criteria for achieving Active Member status and submit it to the Township by September 30th of each year, and each company/squad must determine the Qualified Active Member status of all its members to be certified and notarized by October 31st of each year; and

Whereas the Township must approve each company's/squad's written criteria for determining Qualified Active Member status by October 31st each year, and must accept the certified and notarized list of Qualified Active Members by November 30th of each year; and

Whereas the Township shall issue one lump-sum check to each company/squad representing the First Responder Recruitment/Retention Stipend calculated in the amount of \$500.00 per Qualified Active Member placed by the company/squad on the list accepted by the Township, and shall issue First Responder Recruitment and Retention Stipend within the first quarter of the year following the Qualifying Year; and

Whereas, the Township shall annually pass a resolution before the end of the year, setting the terms and conditions for the First Responder Recruitment and Retention Program, as well as setting the monetary amount per Qualified Active Member.

NOW THEREFORE BE IT RESOLVED that the New Britain Township Board of Supervisors approves, by adoption of this Resolution, the Active Member First Responder Recruitment and Retention Stipend for volunteer First Responders.

THIS RESOLUTION WAS DULY ADOPTED by the Board of Supervisors of New Britain Township on the 9th day of December 2024.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Cynthia M. Jones, Chair

MaryBeth McCabe, Vice-Chair

William B. Jones, III, Member

Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member

MEMO



TO: Board of Supervisors
FROM: Chief Clowser
DATE: December 9, 2024
RE: Co-Responder Memorandum of Understanding

NBTPD has the opportunity to have a Co-Responder assigned to serve the Township and area jurisdictions. Co-Responders are highly trained and skilled social workers that partner with police to address a multitude of social service needs of individuals who call for emergency services. They may respond to certain calls for service when the scene is safe or be notified of a required follow up by officers.

The Bucks County Human Services Division is responsible for the implementation and oversight of the Co-Responder program for Bucks County. There are currently over 24 police departments in Bucks County who are supported by 10 Co-Responders.

Bucks County Human Services has provided a Memorandum of Understanding (MOU) for New Britain Township, Central Bucks Regional Police Department, Doylestown Township, and Plumstead Township to share a Co-responder. The MOU is attached. Some highlights of the MOU:

- Initial time period is for two years commencing in February 2025
- Salary and benefits are covered by grants for first two years
- If departments find the service beneficial, they would either split the cost after two years or look for additional grant funding
- Co-responders spend time with people that police don't always have and have the expertise to connect people to resources based on their needs.
- This is a separate service from the CBRPD Victim Services Unit (VSU) that the Township will receive services from.

STAFF RECOMMENDATION:

Co-responders have been proven to be an invaluable resource for police not only in Bucks County but across the Nation. It is therefore recommended that the signing of the Memorandum of Understanding between New Britain Township Police Department and the Bucks County Human Services Division be approved.



Bucks County

County Commissioners

DIANE M. ELLIS-MARSEGLIA, LCSW, Chair
ROBERT HARVIE, Vice Chair
GENE D. DIGIROLAMO, Secretary

Human Services Administration

RACHAEL K. NEFF, LSW
Director of Human Services
55 East Court Street, 4th Floor
Doylestown, PA 18901

Memorandum of Understanding

**The Police Departments of Central Bucks Regional, Doylestown Township, New Britain Township, Plumstead Township, and the County of Bucks Human Services Division
Human Services Co-Responder Initiative**

Partner Agencies –

This Memorandum of Understanding (“MOU”) describes a voluntary agreement between the Police Departments of Central Bucks Regional, Doylestown Township, New Britain Township, and Plumstead Township, (each a “Police Department” and collectively the “Police Departments”) and the County of Bucks Human Services Division (the “Division”), which have agreed to partner in addressing the social services needs of individuals contacting 911 for emergency response through the Human Services Co-Responder Initiative (the “Initiative”).

The Police Departments agree to work in conjunction with the Division in addressing the social needs of individuals contacting 911 emergency services and those who have been determined to require specific social service needs. The MOU will remain in effect for a two-year period commencing February 01, 2025 and ending on January 31, 2027. This two-year period may require a flexible start and end date based on the hire date of the Co-Responders and grant extension, if granted.

The four Police Departments will work in partnership with the Co-Responder team dedicated to their township/boroughs. The Police Departments will cooperate with these entities and work in good faith to ensure the Co-Responders are used appropriately as detailed below in listing of Specific Co-Responder Responsibilities.

Background and Purpose –

The Human Services Division in Bucks County (the “County”) oversees funding and contractual services for individuals in need of social services throughout the County. The following entities fall within the Human Services Division: the Area Agency on Aging, Behavioral Health and Developmental Programs, Children and Youth Social Services Agency, and the Bucks County Drug and Alcohol Commission. The mission of the Division is to support and strengthen individual and family wellness through community connections, collaboration, integration, and responsible stewardship of resources. The over-arching goals of the Initiative are to: (i) decrease the time law enforcement spends responding to situations involving social service needs, (ii) provide a more effective emergency response through the addition of clinical-informed support and an enhanced community resource knowledge base, and (iii) divert individuals primarily presenting with social services needs from further penetration into the criminal justice system.

Funding –

The Initiative will be funded exclusively by the Division through Grant funding for a two-year period. If at the end of the two-year period the Initiative is determined to be effective, the Police Departments will assume financial

responsibility of the Initiative. If a Police Department does not wish to assume financial responsibility for the program after the two year period, the Police Department shall notify the Division of their intent to terminate their participation in writing ninety (90) calendar days before the end date of this agreement.

Program Operations –

The Human Services Co-Responders (the “Co-Responders”) are employees of the Division. However, the Co-Responders will report to both the management team of the Division and the Chief or Lieutenant/Command Staff (the police department will indicate who the direct contact will be) of the Police Department. The Co-Responders’ workstations will be housed within the station of the agreed upon Police Department and the Co-Responders will have a staff member assigned to facilitate access to incident reports, relevant police records, and other secure police functions, or may have access to the police records database when appropriate. The purpose of directly situating the Co-Responders at the station of the Police Department is to ensure that there is strong collaboration and communication with the law enforcement organization so that the Co-Responders may respond promptly to any social service needs.

The Police Department’s co-response will also ensure those who outreach for an emergency response receive timely and streamlined connection to resources to address their social service needs and divert individuals primarily presenting with social services needs from further penetration into the criminal justice system.

Specific Co-Responder Responsibilities –

Co-Responder Responsibilities – Responsibilities at the scene for the Co-Responders include de-escalation of emotional situations, assessments, brief mental status evaluations for suspected emotional disorders, crisis intervention, and linkage to services.

1. Co-Responders do not place hands on or intervene physically with members of the community. In situations where physical intervention is required, the officer should stay on the scene.
2. Co-Responders do not leave the scene until the situation is stabilized and a disposition is determined. Co-Responders will call officers to return to the scene if the situation deteriorates.

A. The Co-Responder acts as a support to the police and will be permitted to:

1. Participate in ride-alongs with police officers for training purposes, if allowed.
2. Attend roll calls to introduce themselves and the program to all police officers and command staff.
3. Maintain a mailbox and workstation within the station of the Police Department.
4. Fuel to be provided by the agreed upon police departments, in order for the co-responder to operate the assign co-responder vehicle.
5. Keep officers informed of the disposition of each case as permitted by law.
6. Communicate on authorized police radio channels. The County of Bucks will be providing the radio to the co-responder.
7. In the event of an emergency in a neighboring township that warrants a Co-Responder, the County shall have discretion at authorizing their response.

Types of Calls – The following are typical situations which can benefit from the Co-Responders’ assistance:

1. Suicidal thoughts without attempt.

2. Strange or bizarre behavior.
3. Persons with known mental illness disconnected from services and causing concern in the community.
4. Family and domestic violence involving multiple members.
5. Child and adolescent issues without criminality.
6. Runaways.
7. Questionable need for Adult or Child Protective Services.
8. Repeat callers who request attention unrelated to legal issues.
9. Families and victims of traumatic events.
10. Geriatric issues with unknown needs for service.
11. Subjects who are under the influence of drugs or alcohol who are requesting help.
12. Individual suffering from possible Hoarding Disorder.
13. Assisting Officers with 302's.

C. Types of calls that are not appropriate for the Co-Responders to address include:

1. A person currently under the influence of alcohol or a substance who is unstable at the time of contact, unless a police officer is present.
2. A person who has a weapon or is immediately involved in a violent or assaultive act.
3. A person who is required by law or policy to be arrested or transported to the ER (unless it is for a 302).

Police Department Responsibilities –

A. Responsibilities at the scene for the officer include:

1. Making the decision to request support from the Co-Responder;
2. Remaining at the scene until the Co-Responder has determined a disposition or determined that further assistance is not needed;
3. Transporting the person to the Emergency Room or to the walk-in clinic if necessary.

Meetings –

The Division as well as the Police Departments agree to meet on a monthly basis throughout the first year of the duration of the Initiative. These standing meetings will allow both entities to provide updates and share relevant information as to the impact of the Initiative. Any concerns noted by the agencies should be discussed during these forums and addressed in a collaborative manner.

Project Evaluation –

The County agrees to conduct an evaluation of the Initiative to track the impact and outcomes of the Initiative and has created a database that independently tracks Initiative-specific client-related data; examples of this data include: the location of the contact, reason for initial contact, social services referrals made, and number of follow up contacts with the individuals. While all referrals from the Initiative are made directly from the Police Departments to the Co-Responders, the Co-Responders collect additional information about the individuals with whom they interact. These client-specific case notes are maintained in the County's Co-Responder database and this specific detailed information is not shared with the Police Department.

The Initiative evaluation will be conducted by an outside evaluator who will provide reports about the progress of the Initiative on a semi-annual basis. The evaluator will agree to measure immediate changes realized during Initiative participation as well as long-term outcomes realized post-Initiative participation.

Term and Termination –

This Agreement shall commence on February 01, 2025 ("Effective Date") and shall remain in effect until January 31, 2027. This two-year period may require a flexible start and end date based on the hire date of the Co-Responders and grant extension, if granted. The County reserves the right to terminate this agreement with thirty (30) days' prior written notice of termination. In order to provide for the efficient administration of the Initiative, the Police Departments agrees to provide the County with no fewer than ninety (90) days' prior written notice of termination.

Independent Contractor –

It is mutually understood and agreed that the Co-Responders are employees of the County of Bucks who will work with the Police Departments as an independent contractor, for all purposes, and not Police Department employees. The County of Bucks shall be responsible for the payment of unemployment compensation, worker's compensation and any income, occupational, F.I.C.A. or other taxes, assessments, interest or penalty of any kind whatsoever assessed by any governmental agency or entity which may pertain to any monies earned, collected, paid or charged by or to each party pursuant to this Agreement. In addition, the Co-Responder shall have no claim under this Agreement or otherwise against the Police Departments for any employee benefits of any kind. No relationship, other than independent contractor, is created between the parties. Neither party has any rights as agent, employee, joint venture or partner in the business of the other.

Indemnification –

Each party shall indemnify and hold harmless the other party, its divisions, employees, officers and agents (and, in the case of the County, its Board of Commissioners) from and against any and all claims, demands, causes of action, losses, damages, penalties, fines, liabilities, costs and/or expenses (excluding attorneys' fees and costs) asserted against or incurred by the indemnified parties, its divisions, employees, officers and agents (and, in the case of the County, its Board of Commissioners), arising out of, based upon, occasioned by, or in relation to: (a) the party's performance of this agreement or actual or alleged non-performance of this Agreement, excepting those arising from grossly negligent acts or the willful misconduct of the indemnified party; (b) any representation or warranty made by the party in this Agreement being false or materially misleading; or (c) any claim, suit, action, or infringement or misappropriation of a third party's intellectual property rights. This obligation to indemnify shall survive termination or expiration of this Agreement.

Signatures Continued on next page

Signatures

The following entities agree to enter into this MOU:

County of Bucks, Human Services Division:

By: _____

Name: Diane M. Ellis-Marseglia, LCSW

Title: Commissioner, Vice Chair

Date:

By: _____

Name: Rachael K. Neff

Title: Director of Human Services

Date:

New Britain Township Police Department:

By: _____

Name: Richard Clowser

Title: Chief of Police

Date:

By: _____

Name: Cynthia Jones

Title: Chair, New Britain Township Board of Supervisors

Date:

Prepared By and Return to:
Scott C. Holbert, Esquire
Flager & Associates, P.C.
1210 Northbrook Drive, Suite 280
Treose, PA 19053

TMP#: 26-003-003-006

**AMENDED DECLARATION OF COVENANTS,
EASEMENTS, CONDITIONS AND RESTRICTIONS
(302 Mill Ridge Drive)**

THIS AMENDED DECLARATION OF COVENANTS EASEMENTS, CONDITIONS, AND RESTRICTIONS, is made and executed this ____ day of _____, 2024, by and between **ROBERT D.** and **HEATHER L. MCDONIEL**, with an address of 302 Mill Ridge Drive, Chalfont, PA 18914 (hereinafter referred to as “Declarants”) and the **TOWNSHIP OF NEW BRITAIN**, 207 Park Avenue, Chalfont, PA 18914.

BACKGROUND

A. Declarants are the owners of a parcel of land, comprising of 3.27 acres, located at 302 Mill Ridge Drive in New Britain Township, Bucks County, PA, also known as Bucks County Tax Parcel No. 26-003-003-006 (hereinafter referred to as the “Property”).

B. Declarants’ predecessor in title to the Property, Hallmark Homes – Mill Ridge, LLC (hereinafter referred to as “Hallmark”), obtained final subdivision and land development plan approval from New Britain Township (hereinafter referred to as the “Township”) for a residential land development of the Parent Tract to the Property (hereinafter referred to as the “Parent Tract”) consisting of 12 lots, one of which is the Property, pursuant to plans entitled the Major Subdivision Plans – Mill Ridge prepared by Boucher & James, Inc., dated February 28, 2019, last revised June 2, 2020, consisting of 35 sheets (hereinafter referred to as the “Plan”).

C. The Parent Tract has been developed in accordance with the above-described Plan, and in accordance with the conditions of the Plan approval imposed by New Britain Township (hereinafter referred to as the “Project”).

D. The Plan calls for an Access and Enforcement Easement, Conservation Easements, a Basin Easement, a Drainage Easement, two Road Right-of-Way Easements, a Sight Triangle Easement, and a Storm Sewer Easement to be placed on and across the Parent Tract as shown on the Plan, and in this regard Hallmark executed and subsequently had

recorded a Declaration of Covenants, Easements, Conditions, and Restrictions containing such easements with the Bucks County Recorder of Deeds on September 16, 2020 at Instrument #2020069446 (hereinafter referred to as the "DCECR").

E. As required by the Township's approval of the Plan, Declarants desire to amend the restrictions contained within the Conservation Easement as it relates to their Property.

F. It is the intention of Declarants, for themselves, their heirs, grantees, successors and assigns, to impose certain terms, covenants, easements, benefits, burdens, and servitudes on the Property, as shown on the Plan, for the benefit of New Britain Township, the owners of all the lots within the Project, and the general public, and their respective heirs, grantees, successors and assigns.

NOW, THEREFORE, in consideration of the foregoing and for the nominal sum of One Dollar (\$1.00), and intending to be legally bound, Declarants hereby bind and encumber the Property with the following covenants, easements, conditions, and restrictions:

AMENDED CONSERVATION EASEMENT

1. Declarants hereby restates the Conservation Easement upon the Property for the benefit of New Britain Township granted in Instrument No. 2020069446. Declarants are permitted to plant native tree species within the Conservation Easement Area. The plantings shall be in accordance with the Conservation Easement Enhancement Proposal for 302-304 Mill Ridge Road presented to the Board of Supervisors on October 21, 2024 and attached hereto as Exhibit "A". No other disturbance of the soil outside of the planting of the trees is permitted. The placement or construction of any buildings, structures or other improvements, including, but not limited to signs, fences, patios, driveways, roads, walkways or parking areas, is prohibited within the Easement Area without the express, prior written approval of New Britain Township for such disturbance. Declarants may maintain a mowed path to properly care for the trees. No other disturbance of the land's nature state shall be permitted.

2. Declarants hereby covenant and agree to service and maintain the Conservation Easement Area in good condition and repair. Declarants shall keep the Conservation Easement Area free and clear of all trash, debris and other material that may enter the Easement Area and shall be prohibited from storing any materials within the Easement Area.

MISCELLANEOUS PROVISIONS

1. Declarants release New Britain Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the grant of this Amended Declaration to New Britain Township or the exercise of the rights granted herein, unless caused by their intentional negligence or willful misconduct. Furthermore, Declarants, for themselves, their heirs, grantees, successors, and assigns, warrant and shall forever defend against any such claims.

2. Declarants, for themselves, their heirs, grantees, successors, and assigns, covenant

and agree to indemnify and hold New Britain Township, its engineer, solicitor, and all other agents, servants, or employees harmless from and against any and all claims, actions, causes of action, judgments, costs, expenses and liabilities of any kind whatsoever incurred in connection with, arising from, or as a result of death, accident, injury, loss or damage to any person or any property in or about the Property arising out of Declarants' performance while complying with the terms, conditions, provisions, and requirements of this Amended Declaration.

3. Declarants, for themselves, their heirs, grantees, successors, and assigns, covenant and agree that neither themselves, nor their heirs, grantees, successors or assigns, shall or will at any time hereafter ask, demand, recover, or receive from New Britain Township any sum or sums of money as payment for the granting of these covenants, easements, conditions, and restrictions.

4. This Amended Declaration is appurtenant to the Property and shall be construed to be covenants running with the land binding upon and inuring to the benefit of the parties hereto and their respective heirs, grantees, successors and assigns. The terms "Declarants", "New Britain Township", and "Township" herein shall include their respective heirs, grantees, successors and assigns. Any provision of this Amended Declaration to the contrary notwithstanding, the parties intend that the obligations of Declarants run with the land and that upon conveyance of the Property, any obligation appurtenant to the land conveyed shall become the sole obligation of the person to whom the property interest is transferred and the conveyor shall be discharged from any liability hereunder.

5. All terms used in this Amended Declaration which are not defined in this Amended Declaration shall have the same meaning as given to the term in the DCECR.

6. Except as modified by this Amended Declaration, the DCECR remains unamended, unaltered, and in full force and effect. Declarants hereby reaffirm, reconfirm, and restate the DCECR, as modified herein.

7. This Amended Declaration shall not be modified except by written agreement of Declarants and New Britain Township.

8. This Amended Declaration shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania, and all the easement rights and responsibilities shall be exercised in compliance with and subject to all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, New Britain Township.

9. The provisions of this Amended Declaration shall be severable. If any provision is found to be invalid, unenforceable, unconstitutional and/or void, the remaining provisions of this Amended Declaration shall, nevertheless, remain valid and binding.

10. In the event that any of the provisions of this Amended Declaration should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property or any portion thereof, such terms, conditions and restrictions shall attach to the Property or any portion thereof under and pursuant to this Amended Declaration notwithstanding the absence of such provisions in said deed.

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AMENDED DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS

302 Mill Ridge Drive
(Signatures)

IN WITNESS WHEREOF, Declarants, intending to be legally bound, have hereby set their hands and seals the day and year first written above.

DECLARANTS:

Attest: _____ By: _____
Name: Robert D. McDoniel

Attest: _____ By: _____
Name: Heather L. McDoniel

This Conservation Easement was Accepted by the Township of New Britain on the ____ day of _____, 2024.

I hereby certify that the address of the Township of New Britain is 207 Park Avenue, Chalfont, PA 18914.

Name: Cynthia Jones
Title: Chair of the Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA :

:SS.

COUNTY OF _____ :

On this _____ day of _____, A.D., 2024, before me a Notary Public, personally appeared **ROBERT D.** and **HEATHER L. MCDONIEL**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

Notary Public (SEAL)

Conservation Easement Enhancement Project Description:

302-304 Mill Ridge Road is in the headwaters of an unnamed tributary of the North Branch Neshaminy Creek, downstream of Lake Galena. In 2019, former agricultural fields were converted to a 12-home subdivision. New Britain Township maintains multiple easements in the subdivision including a conservation easement. This easement includes 2.5 acres of mostly native grasses and herbaceous plants, maintained as a meadow through twice annual mowing.

The homeowner at 304 Mill Ridge Road has sought assistance to reforest the eased portion of their property. The homeowner at 302 Mill Ridge Road is supportive of the project.

This project presents an opportunity for source water protection and runoff volume reduction for the Neshaminy Creek Watershed. The project area accounts for 9% of the headwater land area; conversion from perennial hay to woodland would enhance water filtration, infiltration, and increase water holding capacity of the soils.

The planting project is positioned for success since the landowner has pledged to maintain the plantings by sharing with the HOA, landscape maintenance costs, covering the added services of watering and trimming around planted trees to the annual to twice annual area mowing. The landowner has agreed to host a volunteer workday to plant the trees, recruiting neighbors and other members of Bucks County's conservation community.

The proposed project would plant 150 – 200 native trees and shrubs across the 2.5-acre parcel. At this density, trees would be spaced 10 – 15' apart. A clumped planting pattern may be preferable dependent upon on site conditions and landowner preference. Minimal site disturbance is required. Planting holes would be augured, stakes for deer protection tubes pounded in place. A 2 – 3-foot mulch ring would be placed at the base of planted trees. Occasional multiflora rose (*Rosa multiflora*), Callery pear (*Pyrus calleryana*), and autumn olive (*Elaeagnus umbellata*) are present in the forest edges. These would be killed or removed prior to planting. An unplanted, more frequently mowed path would provide for passive recreational use by the landowners.

A representative species list to be planted in the project area follows.

Deciduous Trees:

American Hornbeam (*Carpinus caroliniana*)
 American Linden/Basswood (*Tilia americana*)
 Black Oak (*Quercus velutina*)
 Eastern Redbud (*Cercis canadensis*)
 Flowering Dogwood (*Cornus florida*)
 Red Oak (*Quercus rubra*)
 Sugar Maple (*Acer saccharum*)
 Tulip Poplar (*Liriodendron tulipifera*)
 Black Cherry (*Prunus serotina*)
 American Persimmon (*Diospyros virginiana*)

Evergreen Trees:

Eastern Red Cedar (*Juniperus virginiana*)
 Eastern White Pine (*Pinus strobus*)

Shrubs

American Hazelnut (*Corylus americana*)
 Black Chokeberry (*Aronia melanocarpa*)
 Blackhaw Viburnum (*Viburnum prunifolium*)
 Mountain Laurel (*Kalmia latifolia*)
 Red Chokeberry (*Aronia arbutifolia*)
 Serviceberry (*Amelanchier canadensis*)

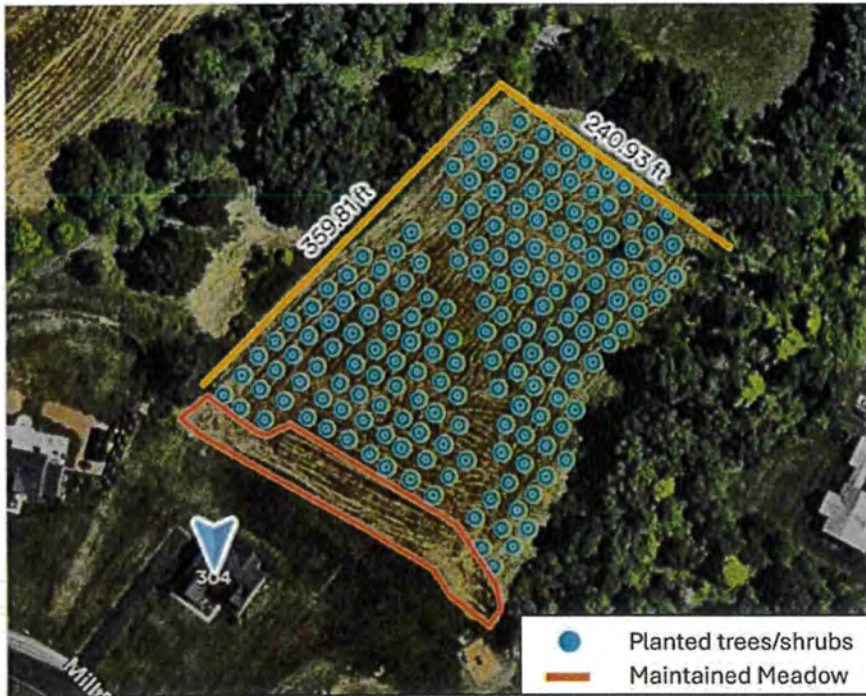


Figure 1: Planting Plan Approximation



Figure 2: Project area within tributary headwaters

Prepared By and Return to:

**Scott C. Holbert, Esquire
Flager & Associates, P.C.
1210 Northbrook Drive, Suite 280
Trevose, PA 19053**

TMP#: 26-003-003-005

**AMENDED DECLARATION OF COVENANTS,
EASEMENTS, CONDITIONS AND RESTRICTIONS
(304 Mill Ridge Drive)**

THIS AMENDED DECLARATION OF COVENANTS EASEMENTS, CONDITIONS, AND RESTRICTIONS, is made and executed this ____ day of _____, 2024, by and between **ALIREZA JAHANGIR** and **SAGHI KHALVATI**, with an address of 304 Mill Ridge Drive, Chalfont, PA 18914 (hereinafter referred to as “Declarants”) and the **TOWNSHIP OF NEW BRITAIN**, 207 Park Avenue, Chalfont, PA 18914.

BACKGROUND

A. Declarants are the owners of a parcel of land, comprising of 3.55 acres, located at 304 Mill Ridge Drive in New Britain Township, Bucks County, PA, also known as Bucks County Tax Parcel No. 26-003-003-005 (hereinafter referred to as the “Property”).

B. Declarants’ predecessor in title to the Property, Hallmark Homes – Mill Ridge, LLC (hereinafter referred to as “Hallmark”), obtained final subdivision and land development plan approval from New Britain Township (hereinafter referred to as the “Township”) for a residential land development of the Parent Tract to the Property (hereinafter referred to as the “Parent Tract”) consisting of 12 lots, one of which is the Property, pursuant to plans entitled the Major Subdivision Plans – Mill Ridge prepared by Boucher & James, Inc., dated February 28, 2019, last revised June 2, 2020, consisting of 35 sheets (hereinafter referred to as the “Plan”).

C. The Parent Tract has been developed in accordance with the above-described Plan, and in accordance with the conditions of the Plan approval imposed by New Britain Township (hereinafter referred to as the “Project”).

D. The Plan calls for an Access and Enforcement Easement, Conservation Easements, a Basin Easement, a Drainage Easement, two Road Right-of-Way Easements, a Sight Triangle Easement, and a Storm Sewer Easement to be placed on and across the Parent Tract as shown on the Plan, and in this regard Hallmark executed and subsequently had

recorded a Declaration of Covenants, Easements, Conditions, and Restrictions containing such easements with the Bucks County Recorder of Deeds on September 16, 2020 at Instrument #2020069446 (hereinafter referred to as the "DCECR").

E. As required by the Township's approval of the Plan, Declarants desire to amend the restrictions contained within the Conservation Easement as it relates to their Property.

F. It is the intention of Declarants, for themselves, their heirs, grantees, successors and assigns, to impose certain terms, covenants, easements, benefits, burdens, and servitudes on the Property, as shown on the Plan, for the benefit of New Britain Township, the owners of all the lots within the Project, and the general public, and their respective heirs, grantees, successors and assigns.

NOW, THEREFORE, in consideration of the foregoing and for the nominal sum of One Dollar (\$1.00), and intending to be legally bound, Declarants hereby bind and encumber the Property with the following covenants, easements, conditions, and restrictions:

AMENDED CONSERVATION EASEMENT

1. Declarants hereby restates the Conservation Easement upon the Property for the benefit of New Britain Township granted in Instrument No. 2020069446. Declarants are permitted to plant native tree species within the Conservation Easement Area. The plantings shall be in accordance with the Conservation Easement Enhancement Proposal for 302-304 Mill Ridge Road presented to the Board of Supervisors on October 21, 2024 and attached hereto as Exhibit "A". No other disturbance of the soil outside of the planting of the trees is permitted. The placement or construction of any buildings, structures or other improvements, including, but not limited to signs, fences, patios, driveways, roads, walkways or parking areas, is prohibited within the Easement Area without the express, prior written approval of New Britain Township for such disturbance. Declarants may maintain a mowed path to properly care for the trees. No other disturbance of the land's nature state shall be permitted.

2. Declarants hereby covenant and agree to service and maintain the Conservation Easement Area in good condition and repair. Declarants shall keep the Conservation Easement Area free and clear of all trash, debris and other material that may enter the Easement Area and shall be prohibited from storing any materials within the Easement Area.

MISCELLANEOUS PROVISIONS

1. Declarants release New Britain Township, its engineer, solicitor, and all other agents, servants, or employees from all claims, losses, damages, liabilities, or any other demand for money or damages whatsoever, including, without limitation, all attorney's fees, arising out of or related in any way to the grant of this Amended Declaration to New Britain Township or the exercise of the rights granted herein, unless caused by their intentional negligence or willful misconduct. Furthermore, Declarants, for themselves, their heirs, grantees, successors, and assigns, warrant and shall forever defend against any such claims.

2. Declarants, for themselves, their heirs, grantees, successors, and assigns, covenant

and agree to indemnify and hold New Britain Township, its engineer, solicitor, and all other agents, servants, or employees harmless from and against any and all claims, actions, causes of action, judgments, costs, expenses and liabilities of any kind whatsoever incurred in connection with, arising from, or as a result of death, accident, injury, loss or damage to any person or any property in or about the Property arising out of Declarants' performance while complying with the terms, conditions, provisions, and requirements of this Amended Declaration.

3. Declarants, for themselves, their heirs, grantees, successors, and assigns, covenant and agree that neither themselves, nor their heirs, grantees, successors or assigns, shall or will at any time hereafter ask, demand, recover, or receive from New Britain Township any sum or sums of money as payment for the granting of these covenants, easements, conditions, and restrictions.

4. This Amended Declaration is appurtenant to the Property and shall be construed to be covenants running with the land binding upon and inuring to the benefit of the parties hereto and their respective heirs, grantees, successors and assigns. The terms "Declarants", "New Britain Township", and "Township" herein shall include their respective heirs, grantees, successors and assigns. Any provision of this Amended Declaration to the contrary notwithstanding, the parties intend that the obligations of Declarants run with the land and that upon conveyance of the Property, any obligation appurtenant to the land conveyed shall become the sole obligation of the person to whom the property interest is transferred and the conveyor shall be discharged from any liability hereunder.

5. All terms used in this Amended Declaration which are not defined in this Amended Declaration shall have the same meaning as given to the term in the DCECR.

6. Except as modified by this Amended Declaration, the DCECR remains unamended, unaltered, and in full force and effect. Declarants hereby reaffirm, reconfirm, and restate the DCECR, as modified herein.

7. This Amended Declaration shall not be modified except by written agreement of Declarants and New Britain Township.

8. This Amended Declaration shall be construed and interpreted in accordance with the laws of the Commonwealth of Pennsylvania, and all the easement rights and responsibilities shall be exercised in compliance with and subject to all applicable laws, ordinances, rules, and regulations along with all approvals granted by all governmental authorities having jurisdiction over the Property and/or the Project, including, without limitation, New Britain Township.

9. The provisions of this Amended Declaration shall be severable. If any provision is found to be invalid, unenforceable, unconstitutional and/or void, the remaining provisions of this Amended Declaration shall, nevertheless, remain valid and binding.

10. In the event that any of the provisions of this Amended Declaration should, for any reason whatsoever, not be noted or recited in any subsequent deed for the Property or any portion thereof, such terms, conditions and restrictions shall attach to the Property or any portion thereof under and pursuant to this Amended Declaration notwithstanding the absence of such provisions in said deed.

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AMENDED DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS, AND RESTRICTIONS

304 Mill Ridge Drive
(Signatures)

IN WITNESS WHEREOF, Declarants, intending to be legally bound, have hereby set their hands and seals the day and year first written above.

DECLARANTS:

Attest: _____ By: _____
Name: Alireza Jahangir

Attest: _____ By: _____
Name: Saghi Khalvati

This Conservation Easement was Accepted by the Township of New Britain on the ____ day of _____, 2024.

I hereby certify that the address of the Township of New Britain is 207 Park Avenue, Chalfont, PA 18914.

Name: Cynthia Jones
Title: Chair of the Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA :

ISS.

COUNTY OF _____ :

On this _____ day of _____, A.D., 2024, before me a Notary Public, personally appeared **ALIREZA JAHANGIR** and **SAGHI KHALVATI**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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

_____(SEAL)
Notary Public

Conservation Easement Enhancement Project Description:

302-304 Mill Ridge Road is in the headwaters of an unnamed tributary of the North Branch Neshaminy Creek, downstream of Lake Galena. In 2019, former agricultural fields were converted to a 12-home subdivision. New Britain Township maintains multiple easements in the subdivision including a conservation easement. This easement includes 2.5 acres of mostly native grasses and herbaceous plants, maintained as a meadow through twice annual mowing.

The homeowner at 304 Mill Ridge Road has sought assistance to reforest the eased portion of their property. The homeowner at 302 Mill Ridge Road is supportive of the project.

This project presents an opportunity for source water protection and runoff volume reduction for the Neshaminy Creek Watershed. The project area accounts for 9% of the headwater land area; conversion from perennial hay to woodland would enhance water filtration, infiltration, and increase water holding capacity of the soils.

The planting project is positioned for success since the landowner has pledged to maintain the plantings by sharing with the HOA, landscape maintenance costs, covering the added services of watering and trimming around planted trees to the annual to twice annual area mowing. The landowner has agreed to host a volunteer workday to plant the trees, recruiting neighbors and other members of Bucks County's conservation community.

The proposed project would plant 150 – 200 native trees and shrubs across the 2.5-acre parcel. At this density, trees would be spaced 10 – 15' apart. A clumped planting pattern may be preferable dependent upon on site conditions and landowner preference. Minimal site disturbance is required. Planting holes would be augured, stakes for deer protection tubes pounded in place. A 2 – 3-foot mulch ring would be placed at the base of planted trees. Occasional multiflora rose (*Rosa multiflora*), Callery pear (*Pyrus calleryana*), and autumn olive (*Elaeagnus umbellata*) are present in the forest edges. These would be killed or removed prior to planting. An unplanted, more frequently mowed path would provide for passive recreational use by the landowners.

A representative species list to be planted in the project area follows.

Deciduous Trees:

American Hornbeam (*Carpinus caroliniana*)
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 Black Oak (*Quercus velutina*)
 Eastern Redbud (*Cercis canadensis*)
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 Red Oak (*Quercus rubra*)
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 Tulip Poplar (*Liriodendron tulipifera*)
 Black Cherry (*Prunus serotina*)
 American Persimmon (*Diospyros virginiana*)

Evergreen Trees:

Eastern Red Cedar (*Juniperus virginiana*)
 Eastern White Pine (*Pinus strobus*)

Shrubs

American Hazelnut (*Corylus americana*)
 Black Chokeberry (*Aronia melanocarpa*)
 Blackhaw Viburnum (*Viburnum prunifolium*)
 Mountain Laurel (*Kalmia latifolia*)
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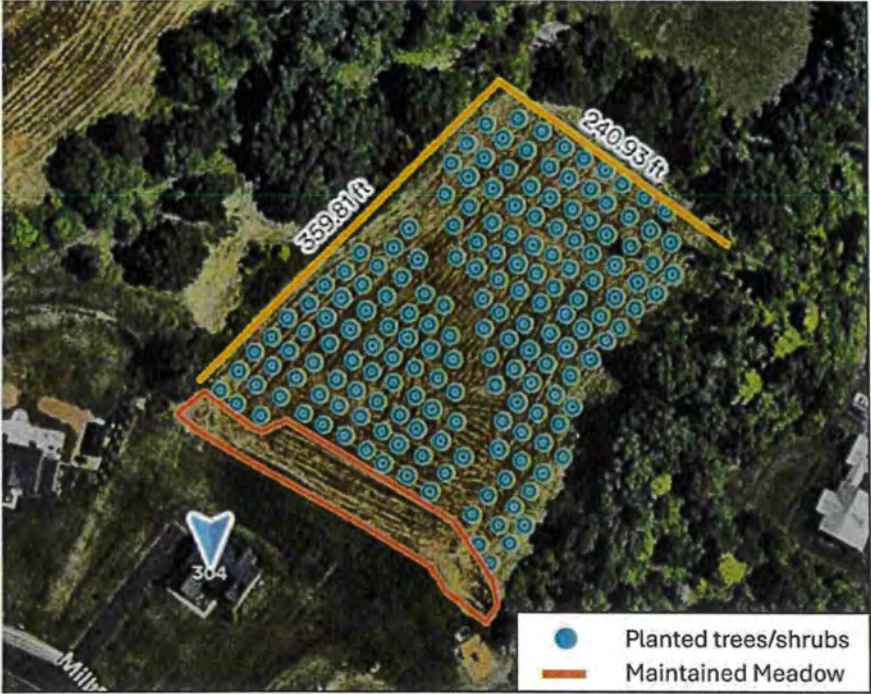


Figure 1: Planting Plan Approximation



Figure 2: Project area within tributary headwaters

DAVID A. SCHNEIDER
I.D. #92870
ARCHER & GREINER, P.C.
101 Carnegie Center, Suite 300
Princeton, NJ 08540
(609) 580-3700

Attorney for: Appellant

Appeal of:	:	IN THE COURT OF COMMON PLEAS
	:	
LUKOIL NORTH AMERICA, LLC,	:	
Appellant,	:	BUCKS COUNTY, PENNSYLVANIA
	:	
	:	
v.	:	CIVIL ACTION – LAW
	:	
BUCKS COUNTY BOARD OF	:	
ASSESSMENT APPEALS,	:	
Appellee.	:	NO. 2016-07963
	:	

STIPULATION TO SETTLE

WHEREAS, Lukoil North America, LLC (the “Property Owner”) is the owner of the property located at 4277 County Line Road, New Britain Township, (“Township”), Central Bucks School District (“School District”), Bucks County (“County”), which is further identified as Tax Parcel No. 26-005-049 (“Property”); and

WHEREAS, the total assessed value placed on the Property for tax year 2017 was \$126,920; and

WHEREAS, the Property Owner filed an appeal to the Bucks County Board of Assessment Appeals (“Board”) challenging the assessed value placed on the Property for tax year 2017; and

WHEREAS, the Board, by notice dated November 21, 2016, issued a decision indicating that the total assessed value of the Property would remain at \$126,920 for tax year 2017; and

WHEREAS, on or before December 21, 2016, the Property Owner appealed from the Board's decision to the Bucks County Court of Common Pleas in the above-captioned matter; and

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

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

1. Effective January 1, 2017 for County and Township tax purposes and July 1, 2017 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$86,025.
2. Effective January 1, 2018 for County and Township tax purposes and July 1, 2018 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$92,650.
3. Effective January 1, 2019 for County and Township tax purposes and July 1, 2019 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$93,600.
4. Effective January 1, 2020 for County and Township tax purposes and July 1, 2020 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$84,600.
5. Effective January 1, 2021 for County and Township tax purposes and July 1, 2021 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$89,000.

6. Effective January 1, 2022 for County and Township tax purposes and July 1, 2022 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$95,450.

7. Effective January 1, 2023 for County and Township tax purposes and July 1, 2023 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$87,600.

8. Effective January 1, 2024 for County and Township tax purposes and July 1, 2024 for School District tax purposes, the total assessment on the Property shall be **reduced** to \$93,800.

9. Effective January 1, 2025 for County and Township tax purposes and July 1, 2025 for School District tax purposes, and for each subsequent tax year until otherwise changed in accordance with applicable law, the total assessment on the Property shall be **reduced** to \$88,200.

10. As a result of the reductions in assessment on the Property, there is an overpayment in taxes to the County for tax year 2017 through tax year 2024 in the total amount of **\$7,354.20**, which is calculated as follows:

Year	Old Assessment	New Assessment	Difference	Mill Rate	Overpayment
2017	126,920	86,025	40,895	23.20	948.76
2018	126,920	92,650	34,270	24.45	837.90
2019	126,920	93,600	33,320	24.45	814.67
2020	126,920	84,600	42,320	24.45	1,077.04
2021	126,920	89,000	37,920	24.45	965.06
2022	126,920	95,450	31,470	24.45	800.91
2023	126,920	87,600	39,320	24.45	1,000.69
2024	126,920	93,800	33,120	27.45	909.14
TOTAL					7,354.20

11. As a result of the reductions in assessment on the Property, there is an overpayment in taxes to the Township for tax year 2017 through tax year 2024 in the total amount of **\$3,818.19**, which is calculated as follows:

Year	Old Assessment	New Assessment	Difference	Mill Rate	Overpayment
2017	126,920	86,025	40,895	12.0625	493.30
2018	126,920	92,650	34,270	12.0625	413.38
2019	126,920	93,600	33,320	12.0625	401.92
2020	126,920	84,600	42,320	13.0625	552.81
2021	126,920	89,000	37,920	13.0625	495.33
2022	126,920	95,450	31,470	13.0625	411.08
2023	126,920	87,600	39,320	14.5000	570.14
2024	126,920	93,800	33,120	14.5000	480.24
TOTAL					3,818.19

12. As a result of the reductions in assessment on the Property, there is an overpayment in taxes to the School District for tax year 2017-2018 through 2024-2025 in the total amount of **\$37,260.66**, which is calculated as follows:

Year	Old Assessment	New Assessment	Difference	Mill Rate	Overpayment
2017-2018	126,920	86,025	40,895	124.1000	5,075.07
2018-2019	126,920	92,650	34,270	124.1000	4,252.91
2019-2020	126,920	93,600	33,320	124.1000	4,135.01
2020-2021	126,920	84,600	42,320	124.1000	5,251.91
2021-2022	126,920	89,000	37,920	125.9600	4,776.40
2022-2023	126,920	95,450	31,470	127.8400	4,023.12
2023-2024	126,920	87,600	39,320	131.3600	5,165.08
2024-2025	126,920	93,800	33,120	138.3200	4,581.16
TOTAL					37,260.66

13. In the event there is any overpayment in taxes to the County or Township for tax year 2025, or to the School District for tax year 2025-2026, such overpayments shall be calculated by the taxing authorities and paid to the Property Owner in accordance with this Stipulation to Settle.

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

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

16. Upon approval of the Stipulation to Settle by the Court, the tax collector and/or treasurer for the County, Township and School District, shall issue to the Property Owner, without interest, refunds for overpayments. Said refund shall be paid within sixty (60) days of the Court's approval of this Stipulation to Settle, shall be made payable to "Archer & Greiner, P.C., trustee", and shall be mailed to David A. Schneider, Esquire, Archer & Greiner, P.C., 902 Carnegie Center, Suite 500, Princeton, NJ 08540.

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

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

[SIGNATURE PAGE FOLLOWS]

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

Edward Rudolph, Esquire
Attorney for Bucks County
Board of Assessment Appeals

David A. Schneider, Esquire
Attorney for Lukoil North America, LLC

Michael A. Klimpl, Esquire
Attorney for Bucks County

Peter Nelson, Esquire
Attorney for New Britain Township

Jeffrey P. Garton, Esquire
Attorney for Central Bucks School District

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

Appeal of:

LUKOIL NORTH AMERICA, LLC,
Appellant,

v.

BUCKS COUNTY BOARD OF
ASSESSMENT APPEALS,
Appellee.

CIVIL ACTION – LAW

NO. 2016-07963

ORDER

AND NOW this _____ day of _____, 2024, the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding court Order.

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

BY THE COURT:

J.

Prepared By and Return to:

Scott C. Holbert, Esquire
Flager & Associates, P.C.
1210 Northbrook Drive, Suite 280
Trevose, PA 19053

TMP: 26-005-006

DEED AGREEMENT – NO PROPERTY TRANSFER

PEDESTRIAN ACCESS EASEMENT
4359 COUNTY LINE ROAD

THIS PEDESTRIAN EASEMENT ("Declaration") is made this ____ day of _____, 2024, by and between Brooke Enterprises, LLC (hereinafter referred to as "Declarant") and the Township of New Britain (hereinafter referred to as "Township").

BACKGROUND

A. Declarant is the owner of certain real property consisting of approximately 5.0 acres located at or near 4359 County Line Road, New Britain Township, Bucks County, PA, being Tax Map Parcel No. 26-005-006 (the "Property").

B. Declarant received preliminary/final plan approval from New Britain Township, to improve Declarant's Property as shown on the Land Development Plans prepared by R.L. Showalter & Associates, Inc. dated August 23, 2023 and last revised November 4, 2024, consisting of eight (8) sheets, incorporated herein and made a part hereof by reference ("Plan").

C. On _____, 2024, the "Record Site Plan" of the Plan was recorded in the Office for the Recorder of Deeds of Bucks County, Pennsylvania at Plan Book ____, Page ____ (the "Record Plan"), a copy of which is attached hereto and made a part hereof as "Exhibit A".

D. As set forth herein below, Declarant desires to permit pedestrians and the general public access to the "Permanent Pedestrian Access Easement" areas depicted on the Record Plan and located on the Property and as further described in the metes and bounds descriptions, attached hereto and made a part hereof as "Exhibit B" (the "Pedestrian Access Area").

E. Declarant desires to place this Declaration of record in the Office for the Recorder of Deeds of Bucks County, Pennsylvania.

WHEREFORE, Declarant, for itself, its successors and assigns, and intending to be legally bound, declare and provide as follows:

1. COVENANTS.

a. The Pedestrian Access Area shall remain open and accessible to pedestrian foot traffic. Declarant shall make sure no obstructions are contained in the Pedestrian Access Area. Declarant shall keep the Pedestrian Access Area in in good condition and repair.

b. The owner(s) agree the Property may not be further subdivided without modification to this Declaration.

2. SUBDIVISION.

If the Property is lawfully subdivided, this Declaration shall run with all lots created by said subdivision.

3. GOVERNING LAW.

This Declaration shall be construed, interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

4. RECORDING.

This Declaration shall be recorded in the Office of the Recorder of Deeds for Bucks County, Pennsylvania. Declarant intends and declares that the covenants contained herein shall run with and be appurtenant to title to the Property and shall be a burden upon the Property and shall bind Declarant's successors and assigns. This Declaration may not be amended, modified, or terminated at any time except by written instrument signed by the Declarant or their respective successors or assigns and consented to by New Britain Township Board of Supervisors.

5. ENFORCEMENT.

The owner(s) shall at all times have the right, but not the obligation, to enforce by any proceeding at law or in equity, the covenants contained in this Declaration.

[REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed the day and year first written above.

DECLARANT:

BROOKE ENTERPRISES, LLC

By: _____

Name:

Title:

TOWNSHIP OF NEW BRITAIN

By: _____

Name: Cynthia Jones

Title: Chair, Board of Supervisors

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF _____ : SS

On the ____ day of ____, 2024, before me, the subscriber, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared _____ the _____ of Brooke Enterprises, LLC and as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said entity by himself as such officer.

WITNESS my hand and seal the day and year aforesaid.

Notary Public
My Commission Expires:

EXHIBIT "A"

Record Plan

EXHIBIT "B"

Legal Description

**& R.L. Showalter
Associates, Inc.**

Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990



LEGAL DESCRIPTION

PERMANENT PEDESTRIAN ACCESS EASEMENT

A Portion of Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006)
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN Tract of Land lying within the Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006), situated within the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, as shown on the Land Development Plan prepared for Brooke Enterprises, LLC, by R. L. Showalter & Associates, Inc., Job Number 2015-070, Sheet 1 of 10, dated August 24, 2023, last revised November 4, 2024, recorded as Plan Book _____, Page _____ in the Office of the Bucks County Recorder of Deeds, being more particularly bounded and described as follows to wit:

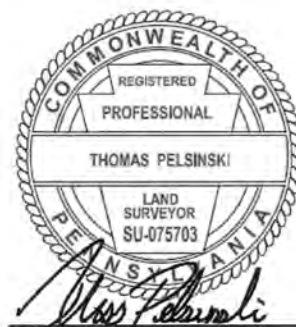
BEGIN at the intersection of the line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of 4355 (FOUR) LTD Partnership (T.M.P. #26-005-005), and the Northerly ultimate right of way line of County Line Road (S.R. 2038);

1. THENCE North 52 degrees 14 minutes 00 seconds West along said Northeasterly ultimate right of way line, a distance of 95.00 feet to a point;
2. THENCE North 38 degrees 27 minutes 00 seconds East, a distance of 25.00 feet to a point;
3. THENCE South 52 degrees 14 minutes 00 seconds East, a distance of 95.00 feet to a point on the aforementioned line common to Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of 4355 (FOUR) LTD Partnership (T.M.P. #26-005-005).
4. THENCE South 38 degrees 27 minutes 00 seconds West along said common line a distance of 25.00 feet to the POINT OF BEGINNING:

CONTAINING: 2,375 Square feet (0.055 Acres)

JOB NO.: 2015-070

DATE: 11-11-2024



Engineers

Planners

Surveyors

Prepared By and Return to:

Scott C. Holbert, Esquire
Flager & Associates, P.C.
1210 Northbrook Drive, Suite 280
Trevose, PA 19053

TMP: 26-005-006

DEED AGREEMENT – NO PROPERTY TRANSFER

CONSERVATION EASEMENT
4359 COUNTY LINE ROAD

THIS CONSERVATION EASEMENT ("Declaration") is made this ___ day of _____, 2024, by and between Brooke Enterprises, LLC (hereinafter referred to as "Declarant") and the Township of New Britain (hereinafter referred to as "Township").

BACKGROUND

A. Declarant is the owner of certain real property consisting of approximately 5.0 acres located at or near 4359 County Line Road, New Britain Township, Bucks County, PA, being Tax Map Parcel No. 26-005-006 (the "Property").

B. Declarant received preliminary/final plan approval from New Britain Township, to improve Declarant's Property as shown on the Land Development Plans prepared by R.L. Showalter & Associates, Inc. dated August 23, 2023 and last revised November 4, 2024, consisting of eight (8) sheets, incorporated herein and made a part hereof by reference ("Plan").

C. On _____, 2024, the "Record Site Plan" of the Plan was recorded in the Office for the Recorder of Deeds of Bucks County, Pennsylvania at Plan Book ____, Page ____ (the "Record Plan"), a copy of which is attached hereto and made a part hereof as "Exhibit A".

D. As set forth herein below, Declarant desires to limit the use and disturbance of the "Conservation Easement" areas depicted on the Record Plan and located on the Property and as further described in the metes and bounds descriptions, attached hereto and made a part hereof as "Exhibit B" (the "Conservation Area").

E. Declarant desires to place this Declaration of record in the Office for the Recorder of Deeds of Bucks County, Pennsylvania.

WHEREFORE, Declarant, for itself, its successors and assigns, and intending to be legally bound, declare and provide as follows:

1. COVENANTS.

a. The Conservation Area shall remain in its natural, wooded and vegetated state. The owner(s) of the Property may, at the owner's or owners' option, maintain and manage the Conservation Area in accordance with applicable Best Management Practices for Pennsylvania Forests promulgated by the Pennsylvania State University. The owner(s) shall be able to remove native trees or shrubbery from the Conservation Area if the native tree(s) or shrubbery are dead, diseased, dying or creating a nuisance for the Property, upon express written permission by the Township based on reasonable evidence. The owner(s), at the owner(s) option, may also remove invasive trees, shrubbery and plant materials. No building, structures, excavation, depositing, dumping, filling, dredging, cultivation, other disturbances of the soil, or other intrusions shall occur within the conservation easement areas except Township permitted fencing without express written approval of New Britain Township to such intrusions, except for the improvements shown on the Plan. Declarant shall not store materials of any kind within the easement areas and shall protect and maintain the easement areas and their plantings in good condition and repair. Declarant shall keep the easement areas free and clear of all trash, debris, and other materials which may enter the easement areas. This easement benefits the Township for access and restoration.

b. The owner(s) agree the Property may not be further subdivided without modification to this Declaration.

2. SUBDIVISION.

If the Property is lawfully subdivided, this Declaration shall run with all lots created by said subdivision.

3. GOVERNING LAW.

This Declaration shall be construed, interpreted and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

4. RECORDING.

This Declaration shall be recorded in the Office of the Recorder of Deeds for Bucks County, Pennsylvania. Declarant intends and declares that the covenants contained herein shall run with and be appurtenant to title to the Property and shall be a burden upon the Property and shall bind Declarant's successors and assigns. This Declaration may not be amended, modified, or terminated at any time except by written instrument signed by the Declarant or their respective successors or assigns and consented to by New Britain Township Board of Supervisors.

5. ENFORCEMENT.

The owner(s) shall at all times have the right, but not the obligation, to enforce by any proceeding at law or in equity, the covenants contained in this Declaration.

IN WITNESS WHEREOF, the Declarant has caused this Declaration to be duly executed the day and year first written above.

DECLARANT:

BROOKE ENTERPRISES, LLC

By: _____

Name:

Title:

TOWNSHIP OF NEW BRITAIN

By: _____

Name: Cynthia Jones

Title: Chair, Board of Supervisors

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF _____ : SS

On the ___ day of ___, 2024, before me, the subscriber, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared _____ the _____ of Brooke Enterprises, LLC and as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said entity by himself as such officer.

WITNESS my hand and seal the day and year aforesaid.

Notary Public
My Commission Expires:

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
 :
COUNTY OF _____ : SS

On the ___ day of ___, 2024, before me, the subscriber, a Notary Public in and for the Commonwealth and County aforesaid, personally appeared Cynthia Jones the Chair of the Board of Supervisors for the Township of New Britain and as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of said entity by himself as such officer.

WITNESS my hand and seal the day and year aforesaid.

Notary Public
My Commission Expires:

EXHIBIT "A"

Record Plan

EXHIBIT "B"

Legal Description

**& R.L. Showalter
Associates, Inc.**

Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990



**LEGAL DESCRIPTION
CONSERVATION EASEMENT**

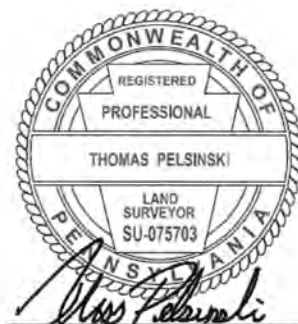
A Portion of Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006)
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN Tract of Land lying within the Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006), situated within the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, designated as "PROPOSED 75' WIDE CONSERVATION EASEMENT" as shown on the Land Development Plan prepared for Brooke Enterprises, LLC, by R. L. Showalter & Associates, Inc., Job Number 2015-070, Sheet 1 of 10, dated August 24, 2023, last revised November 4, 2024, recorded as Plan Book _____, Page _____ in the Office of the Bucks County Recorder of Deeds, being more particularly bounded and described as follows to wit:

BEGIN at set iron pin at the Northeasterly corner of Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006);

1. THENCE South 38 degrees 27 minutes 00 seconds West along the line common to Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands N/F of 4355 (FOUR) LTD Partnership (T.M.P. #25-005-005), a distance of 75.25 feet to a set concrete monument;
2. THENCE, departing said common line, North 46 degrees 52 minutes 00 seconds West, a distance of 202.57 feet to a set concrete monument on the Southeasterly line of Lands N/F of TSF Land Holdings, LP. (T.M.P. #26-005-007)
3. THENCE North 38 degrees 27 minutes 00 seconds East along said Southeasterly line, a distance of 75.25 feet to a found rail monument on the Southwesterly line of Lands N/F of New Britain Township (T.M.P. #26-005-002-001);
4. THENCE South 46 degrees 52 minutes 00 seconds East along said Southwesterly line, a distance of 202.57 feet to the **POINT OF BEGINNING**.

CONTAINING: 15,193 Square feet (0.349 Acres)
JOB NO.: 2015-070
DATE: 11-04-2024



Engineers

Planners

Surveyors

Prepared By: Scott C. Holbert, Esquire
Flager & Associates, P.C.
1210 Northbrook Drive, Suite 280
Trevose, PA 19053

Return To: Flager & Associates, P.C.
1210 Northbrook Drive, Suite 280
Trevose, PA 19053

TMP #s: 25-005-006 & 25-005-007-001

DEED OF DEDICATION

THIS INDENTURE, made this _____ day of _____, A.D. 2024, by and between **BROOKE ENTERPRISES, LLC.**, having offices at 4359 County Line Road, Chalfont, PA 18944 (hereinafter referred to as "**Grantor**") and the **TOWNSHIP OF NEW BRITAIN**, of 207 Park Avenue, Chalfont, PA 18914 (hereinafter referred to as "**Grantee**").

WITNESS, that the said Grantor, for and in consideration of the advantages to it accruing as well as for diverse other considerations affecting the public welfare which it seeks to advance, has granted, bargained, sold, aliened, release and convey unto the said Grantee, its successors and assigns, all that certain strip of land situate within the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania as described on the attached legal descriptions marked Exhibit "A". The Plans of the Required Right-of-Way as prepared by R.L. Showalter & Associates, Inc. dated September 9, 2024 are attached hereto as Exhibit "B".

TO HAVE AND TO HOLD, the said tract or piece of ground above described unto the said Grantee, to and for the only proper use and behoof of said Grantee, its successors and assigns, forever as and for a public road and/or utility purposes for no other use or purpose whatsoever.

AND THE SAID GRANTOR, for itself, its successors and assigns, does by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said tract of ground herein described hereby granted, or mentioned, or intended so to be unto the said Grantee, its successors and assigns, against it, the said

Grantor, its successors and assigns, and against all and any person or persons whomever lawfully claiming or to claim the same or any part hereof, by, from and under it or them or any of them shall and will warrant and forever defend.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR

BROOKE ENTERPRISES, LLC

Attest: _____ By: _____
Name:
Title:

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF _____ :

On this _____ day of _____, 2024 before me a Notary Public, personally appeared _____, the BROOKE ENTERPRISES, LLC, and that s/he as such Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as such Officer.

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

_____(SEAL)
Notary Public

I hereby certify that the precise address of the within-named Grantee is 207 Park Avenue, Chalfont, Pennsylvania 18914

Cynthia M. Jones

EXHIBIT "A"

**& R.L. Showalter
Associates, Inc.**

Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990



**LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION**

A Portion of Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006)
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN Tract of Land lying within the Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006), situated within the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, situated within the Ultimate Right of Way of County Line Road (S.R. 2038), as shown on the Land Development Plan prepared for Brooke Enterprises, LLC, by R. L. Showalter & Associates, Inc., Job Number 2015-070, Sheet 1 of 10, dated August 24, 2023, last revised November 4, 2024, recorded as Plan Book _____, Page _____ in the Office of the Bucks County Recorder of Deeds, being more particularly bounded and described as follows to wit:

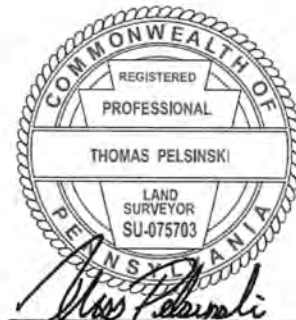
BEGIN at the intersection of the line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of Brooke Enterprises, LLC (T.M.P. #26-005-007-001), and the Northerly ultimate right of way line of County Line Road (S.R. 2038);

1. THENCE South 52 degrees 14 minutes 00 seconds East along said Northeasterly ultimate right of way line, a distance of 201.91 feet, passing over a found concrete monument lying at a distance of 3.58 feet from the terminus of this line, a total distance of 201.91 feet to a set concrete monument on the Northwesterly line of Lands N/F of 4355 (FOUR) LTD Partnership (T.M.P. #26-005-005);
2. THENCE South 38 degrees 27 minutes 00 seconds West along said Northwesterly line, a distance of 17.59 feet to the Northerly PennDot required right of way line of County Line Road (S.R. 2038);
3. THENCE North 52 degrees 14 minutes 00 seconds West along said centerline, a distance of 201.91 feet to a point on the aforementioned line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of Brooke Enterprises, LLC (T.M.P. #26-005-007-001).
4. THENCE North 38 degrees 27 minutes 00 seconds East along said common line a distance of 17.59 feet to the POINT OF BEGINNING:

CONTAINING: 3,552 Square feet (0.082 Acres)

JOB NO.: 2015-070

DATE: 11-04-2024



Engineers

Planners

Surveyors

**& R.L. Showalter
Associates, Inc.**

Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990



**LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION**

A Portion of Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-007-001)
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN Tract of Land lying within the Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-007-001), situated within the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, situated within the Ultimate Right of Way of County Line Road (S.R. 2038), as shown on the Land Development Plan prepared for Brooke Enterprises, LLC, by R. L. Showalter & Associates, Inc., Job Number 2015-070, Sheet 1 of 10, dated August 24, 2023, last revised November 4, 2024, recorded as Plan Book _____, Page _____ in the Office of the Bucks County Recorder of Deeds, being more particularly bounded and described as follows to wit:

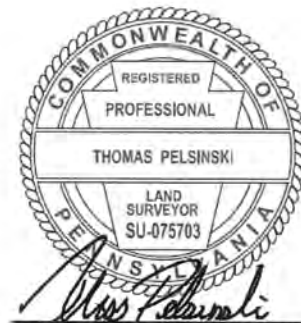
BEGIN at a found concrete monument at the intersection of the line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #26-005-007-001) and Lands N/F of TSF Holdings, LP (T.M.P. #26-005-007), and the Northerly ultimate right of way line of County Line Road (S.R. 2038);

1. THENCE South 52 degrees 14 minutes 00 seconds East along said Northerly ultimate right of way line of County Line Road (S.R. 2038), a distance of 140.00 feet to a set concrete monument at the intersection of the line common to Lands N/F of Brooke Enterprises, LLC (T.M.P. #26-005-007-001) and Lands N/F of Brooke Enterprises, LLC (T.M.P. #26-005-006);
2. THENCE South 38 degrees 27 minutes 00 seconds West along said common line, a distance of 17.59 feet to the PennDot required right of way line of County Line Road (S.R. 2038);
3. THENCE North 52 degrees 14 minutes 00 seconds West along said required right of way line, a distance of 140.00 feet to a point on the aforementioned line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #26-005-007-001) and Lands N/F of TSF Holdings, LP (T.M.P. #26-005-007)
4. THENCE North 38 degrees 27 minutes 00 seconds East along said common line, a distance of 17.59 feet to the **POINT OF BEGINNING**.

CONTAINING: 2,463 Square feet (0.057 Acres)

JOB NO.: 2015-070

DATE: 11-04-2024



Engineers

Planners

Surveyors



**R.L. Showalter
& Associates, Inc.**

Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990



LEGAL DESCRIPTION

PENNDOT REQUIRED RIGHT OF WAY

A Portion of Lands N/F of Brooke Enterprises, LLC (T.M.P. #26-005-006)
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN Tract of Land lying within the Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006), situated within the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, , being more particularly bounded and described as follows to wit:

BEGIN at the intersection of the line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of Brooke Enterprises, LLC (T.M.P. #26-005-007-001), and the centerline of County Line Road (S.R. 2038);

1. THENCE North 38 degrees 27 minutes 00 seconds East along said common line a distance of 32.41 feet to a point on the Northeasterly PennDot required right of way line of County Line Road (S.R. 2038);
2. THENCE South 52 degrees 14 minutes 00 seconds East along said required right of way line, a distance of 201.91 feet to a point on the Northwesterly line of Lands N/F of 4355 (FOUR) LTD Partnership (T.M.P. #26-005-005);
3. THENCE South 38 degrees 27 minutes 00 seconds West along said Northwesterly line, a distance of 32.41 feet to the aforementioned centerline of County Line Road (S.R. 2038);
4. THENCE North 52 degrees 14 minutes 00 seconds West along said centerline, a distance of 201.91 feet to the **POINT OF BEGINNING.**

CONTAINING: 6,544 Square feet (0.150 Acres)

Attached hereto as Exhibit 'A' is a plan entitled "Plan of Required Right of Way (Fee Simple) (TMP 26-005-006), prepared by R.L. Showalter & Associates, Job No. 2015-070, dated 9-12-2024.

JOB NO.: 2015-070

DATE: 09-13-2024



**R.L. Showalter
Associates, Inc.**

*Butler's Mill Corporate Center
116 East Butler Avenue
Chalfont, Pennsylvania 18914
(215) 822-2990*



LEGAL DESCRIPTION

PENNDOT REQUIRED RIGHT OF WAY

A Portion of Lands N/F of Brooke Enterprises, LLC (T.M.P. #26-005-007-001)
New Britain Township, Bucks County, Pennsylvania

ALL THAT CERTAIN Tract of Land lying within the Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006), situated within the Township of New Britain, County of Bucks, Commonwealth of Pennsylvania, , being more particularly bounded and described as follows to wit:

BEGIN at the intersection of the line common Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of Brooke Enterprises, LLC (T.M.P. #26-005-007-001), and the centerline of County Line Road (S.R. 2038);

1. THENCE North 52 degrees 14 minutes 00 seconds West along said centerline, a distance of 140.00 feet to a point on the Southeasterly line of Lands N/F of TSF Land Holdings, LP (T.M.P. # 26-005-007);
2. THENCE North 38 degrees 27 minutes 00 seconds West along said Southeasterly line, a distance of 32.41 feet to the PennDot required right of way line of County Line Road (S.R. 2038);
3. THENCE South 52 degrees 14 minutes 00 seconds East along said required right of way line, a distance of 140.00 feet to the aforementioned line common to Lands N/F of Brooke Enterprises, LLC (T.M.P. #25-005-006) and Lands of Brooke Enterprises, LLC (T.M.P. #26-005-007-001)
4. THENCE South 38 degrees 27 minutes 00 seconds West along said common line a distance of 32.41 feet to the **POINT OF BEGINNING**.

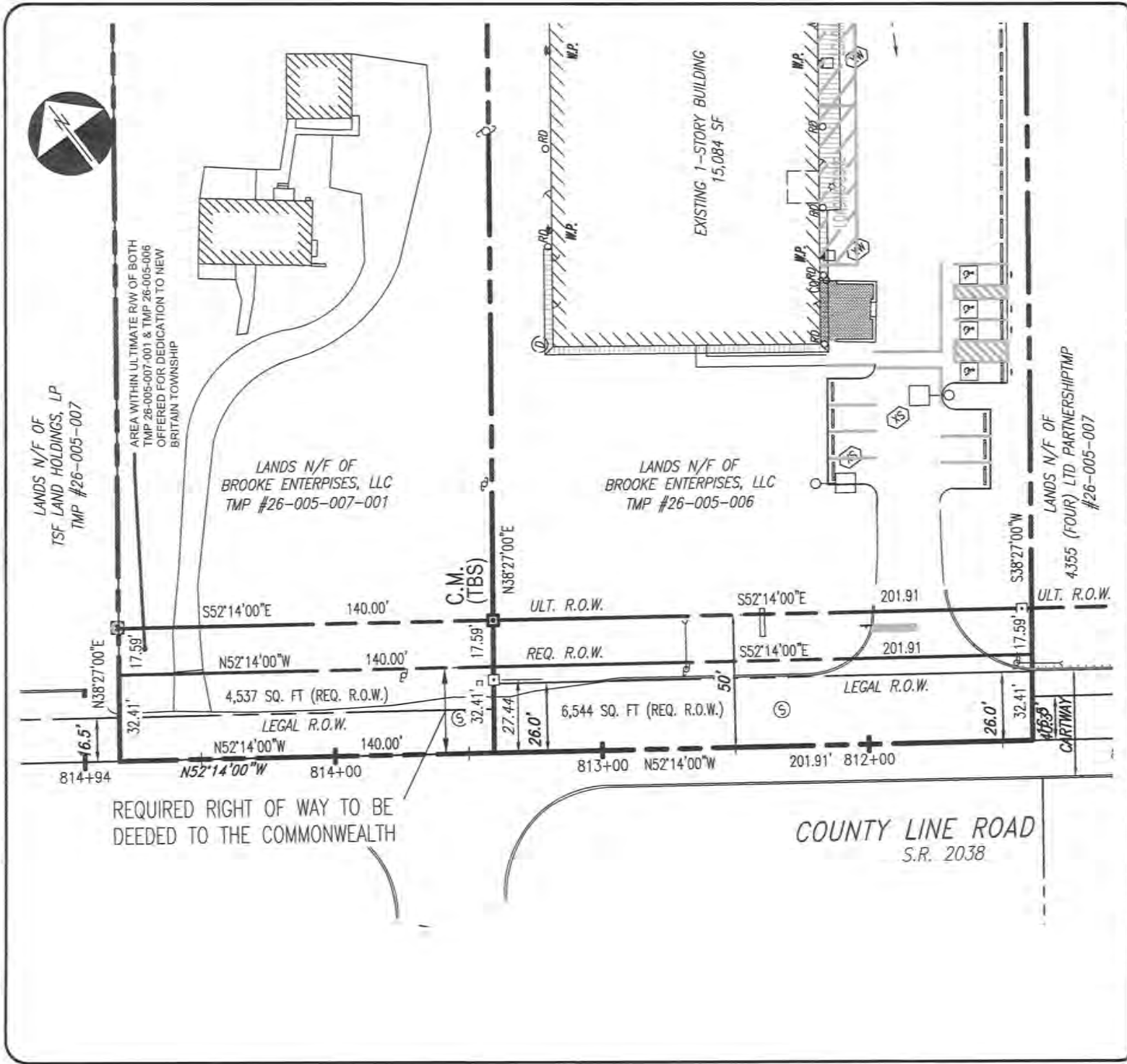
CONTAINING: 2,463 Square feet (0.057 Acres)

Attached hereto as Exhibit 'A' is a plan entitled "Plan of Required Right of Way (Fee Simple) (TMP 26-005-007-001), prepared by R.L. Showalter & Associates, Job No. 2015-070, dated 9-12-2024.

JOB NO.: 2015-070

DATE: 09-13-2024

EXHIBIT "B"



LANDS N/F OF
TSF LAND HOLDINGS, LP
TMP #26-005-007

AREA WITHIN ULTIMATE R/W OF BOTH
TMP 26-005-007-001 & TMP 26-005-006
OFFERED FOR DEDICATION TO NEW
BRITAIN TOWNSHIP

LANDS N/F OF
BROOKE ENTERPRISES, LLC
TMP #26-005-007-001

LANDS N/F OF
BROOKE ENTERPRISES, LLC
TMP #26-005-006

EXISTING 1-STORY BUILDING
15,084 SF

LANDS N/F OF
4355 (FOUR) LTD PARTNERSHIPTMP
#26-005-007

REQUIRED RIGHT OF WAY TO BE
DEEDED TO THE COMMONWEALTH

COUNTY LINE ROAD
S.R. 2038

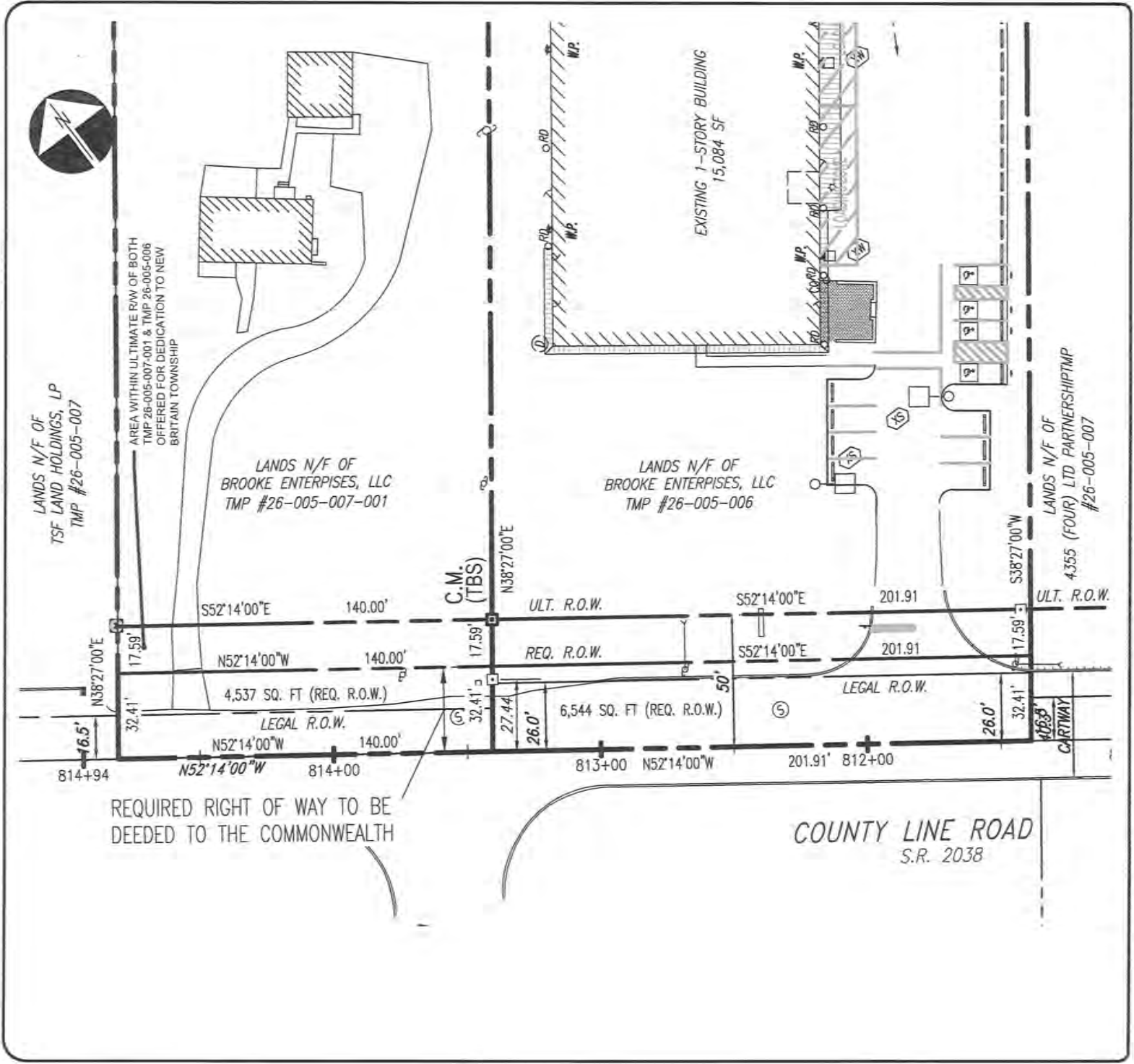
PLAN OF REQUIRED
RIGHT OF WAY (FEE SIMPLE)
(TMP 26-005-006)
NEW BRITAIN TWP., BUCKS COUNTY
PENNSYLVANIA

**R. L. Showalter
& Associates, Inc.**
118 East Baker Avenue
Chestnut PA 18714
(610) 422-3800
fax (610) 422-3804
admin@rlshowalter.com

• Engineering • Planning • Surveying •

SCALE: 1"=60'
DATE: 09-13-2024
JOB NO.: 2015-070
DRAWN BY: TP
CHECKED BY: RB

SHEET
1 OF 1



PLAN OF REQUIRED
RIGHT OF WAY (FEE SIMPLE)
(TMP 26-005-007-001)
NEW BRITAIN TWP., BUCKS COUNTY
PENNSYLVANIA

**R. L. Showalter
& Associates, Inc.**
118 East 8th Avenue
Chester, PA 19314
(215) 222-2880
PA (215) 222-2884
oem@rlshowalter.com

• Engineering • Planning • Surveying •

SCALE: 1"=60'
DATE: 09-13-2024
JOB NO.: 2015-070
DRAWN BY: TP
CHECKED BY: RB

SHEET
1 OF 1

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	Brittany Farms Stream Final Payment apprvd 11/18/24; Annual Report submitted 9/30/24; Final Permit Report due 9/2025
Keller Road Bridge	Keller Road	Survey Plan completed; Discussed at 7/16/24 CIP Mtg, G&A provided updated estimate of scope and engineering. BOS to advise on repair or replacement. DEP Insp Report rec'd 10/16/24; Site Visit with NBT Staff held 11/8; PennDOT priority ltr issued 11/13/24; Emergency DEP Permit received 11/22/24; NBTPW to start gabion and stabilization work ASAP while creek is dry; Plan of Action (POA) issued to PennDOT (pavement deterioration and guiderail embedment)
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Trail paved 4/22/24; Contractor 100% completed; PW to complete final grading by 12/31/24; DCNR grant reimbursement to be submitted; Phase 2: G&A to work with BOS and Staff to discuss project scope, planning, and phasing.
Ordinance Amendments		Ordinance Amendments to be provided to BCPC and NBTPC for review and comment; Worksession mtg to be scheduled to discuss amendments; Anticipate authorization to advertize early 2025
Road Program		Contractor substantially complete (Britain Woods, Glen, Marshall Cir, Brook Ln); Pay App 1(Final) apprvd 10/21/24 BOS Mtg; Minor maintenane punchlist items to be completed. Concrete marked for 2025+ Road Program (Teal Dr, Goldeneye, Janton Way, Green Valley, Nicholas, Michaels)
North Branch and Pine Run Park Upgrades	Forrest Park Drive to Cayuga Circle	Existing Conditions Plan presented at 6/17 BOS Exec Session
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	BOS approved 11/20/23; Rev. Resolution approved 3/4/24; Legals and Cost Estimate apprvd. Record plans fully executed; Applicant executing agreements
98 Railroad (JAMP)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Amended final approval 5/21/21; Proposing public sewer. Plan approval issued 8/16/23; Eng. confirming location of 30" water line; Record Plans being generated; Railroad3, LLC executing agreements
Galena Reserve	Limekiln Road	B9 MHP II - 46 33 Age-Restricted Units; Preliminary Plan rvw issued 1/18/23; need correspondence from Water and Sewer Authorities
D'Alessio Subdivision	315 Old Limekiln Road	2 new single-family homes; Final Plan Approval 9/26/22; Cost Estimate under review
Byer's Choice	4355 County Line Road	Staff meeting 3/21/24 to discuss potential Subdivision/LD; G&A Sketch Plan rvw issued 8/14/24; Prel plans being generated
180 New Britain Boulevard Land Development	354 Schoolhouse Road	Consolidation of two parcels and expansion of parking and loading areas. Eng Sketch Rvw issued 1/16/23; Attended 1/24/23 PC and 2/6/23 BOS. Rec'd variance and special exception at 6/22/23 ZHB

Subdivision and Land Development Projects - Planning and Reviews (continued)

Project Name	Location	Status
Petrucci Land Development	Manor Drive	Age-Restricted Apartments, Medical Office, Senior Living Facility and/or 60,000-SF Warehouse/Office; Sketch Rvw (Warehouse) issued 6/9/22; attended 6/28/22 PC, 7/11/22 BOS, 11/2/22 Staff Mtg, 12/1/22 BOS, 2/14/23 Staff Mtg, 4/3/23 BOS; ZHB Decision dated 11/20/23
141 Independence Lane Land Development	141 Independence Lane	92,825-SF warehouse; Received variances from ZHB; Prel/Final Plans approved 10/17/22; Plans approved 5/25/23;
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; 5/1/23 Conditional Use Hearing; Adjudication approved 7/17/23; Prel Plan Approval 4/1/24 BOS; Final Plan Approval 6/17/24; Checkset rvw issued 11/25/24
Dunkin Donuts - Rao Group	545 W. Butler Avenue	ZHB variance granted 2/15/24 for 2,530-SF Dunkin Use with 18 parking spaces and drive-thru-No Papa Johns; Preliminary Plan Rvw 5/13/24; Applicant to formally withdraw per email 11/21/24
Spotless Car Wash	545 W. Butler Avenue	Sketch Plan issued 9/10/24; Attended 9/24/24 PC; ZHB Application rec'd. Staff mtg 11/7/24; To submit renderings for 12/9/24 BOS Mtg
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; PC apprvd 10/24/23; BOS approved 11/20/23; Plans & Igls apprvd 11/12/24; Agreements drafted; Record Plans being signed
Isai Kastriot	104 S. Limekiln Pike	3-lot Subd for 3 new single-fam semi-detached(twins); Rec'd variance on 9/25/23 to allow 2 B3 uses on two lots. Prel plans being drafted
Plumstead Christian School	753 New Galena Road	Waiver of LD Plan under rvw; Waiver of LD to be considered at 12/9/24 BOS Mtg; Submitted Petition fo re-zoning of residential parcel to institutional to be processed in early 2025
Hulton Contracting	4645 County Line Road	12,800-SF, 16-Unit Storage Building; BOS apprvd Amended Final 10/21/24; Closing 11/20/24
W.B. Homes	Barry Road	4-lot Subd. Attended 9/24/24 PC; Presented Sketch at 11/18/24 BOS Mtg-Proposed road width discussed.
Ferry Road - Lot Line Change	256 Ferry Road & 393 Old Iron Hill Road	Lot Line Change Rvw (Solana) issued 9/17/2024; Tentatively scheduled for 1/28 PC Meeting
Ferry Road Caracausa	Ferry Road	Staff mtg held 9/10/24 & 9/24/24; Applicant presented a Cluster Development which requires a Conditional Use; Applicant to prepare Sketch for a By-Right Use.
Sheetz (Hatfield Twp)	1100 Bethlehem Pike	Site of Zoto's Diner. PennDOT mtg held 10/16/24 to discuss scope of Traffic Impact Study
Muzika Farm	66 Sellersville Road	Mar Mar Builders submitted two informal sketch plans one for 38 twins, and one for 19 single-family homes. Applicant requested a staff meeting. NBT to formally respond

Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way	Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. Punchlist being addressed. 5/8/24 Staff Mtg; Site Mtg held 5/23/24; Dorothy Lane and Anna Way to be dedicated and maintenance period to commence.
Naplin LD (Nappen & Associates)	4371 County Line Road	Plans recorded 8/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. Rel 4 apprvd 6/3/24; G&A recommended TCO for Units C/D (Benchmark) 4/29/24; Construction completed. As-Blt Plan apprvd; Escrow Rel 5 to be considered at 12/9/24 BOS Mtg

Subdivision and Land Development Projects - Under Construction (continued)

Project Name	Location	Status
Tecce Minor Subdivision	9 Sellersville Road	Plans recorded 8/3/22; Driveway waiver approved 2/6/23; Revised Plot Plan approvals 9/23/23. Pre-Con 10/4/23. Houses under construction; SWM facilities under construction
Sharpan Building Permit	52 N. Chapman Road	1 new SFD Under Construction; Conservation Easement Violation Notice Issued; 4/28/22 Mtg with Owner; As-built survey review issued 10/27/22; Cons Easement Lgl approved, need revised as-built plan
84 Schoolhouse Road	84 Schoolhouse Road	5-Lot SFD LD with hammerhead cul-de-sac rd. Pre-Con Mtg held 12/20/23; Release 1 3/14/24; Bulk site work completed, Approved Lots 1-5 for Zoning permits. Rec'd requests from residents about removing hazardous trees in conservation easements. Rec'd final asb plan for Lot 2
Highpoint Land Development	1 Highpoint Drive	CU apprvd for 137 units (twins/towns). Prelim/Final apprvl 4/14/22; Pre-Con 7/6/23; Amended Final Plans approved 11/20/23 and recorded; 60 units under construction of 137;
Clauser Tree Care (Holy Properties)	324 Schoolhouse Road	Amended Final apprvd 3/4/24; PreCon held 10/23/24
County Builders Mixed Use	409 West Butler Avenue	Site work for 70-Unit Apt Bldg; Site seeded and stabilized; parking lot paved; Mtg with Mr. Cain 6/18/24; Street light bases added. Release 2 apprvd and Asbuilt Plan rvw issued.
MarMar Major Subdivision (fka Lohin)	Township Line Road and Walter Road	7-Lot Subd and LD with new private cul-de-sac rd. Prel/Final Plans approved on 9/27/21; Plans approved on 3/30/23; Pre-Con for "7 Walters LLC" (MarMar Builders) 6/27/24; Site under construction
Benner Subdivision	Dolly Lane	3 new SFD lots. Plans recorded; Pre-Con held 8/6/24; Site work underway.
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Residents concerned with uplighting, road widening, and well impacts. BOS apprvd at 9/25/23 mtg (Res 2023-21); Plans apprvd 2/1/24; Agreements recorded; Pre-Con held 9/26/24; Phase 1 under construction including clearing ultimate ROW, new road, and rain gardens.

Subdivision and Land Development Projects - In Maintenance Period

Project Name	Location	Status
New Britain Woods (Toll Brothers)	Haines Court and Rowland Lane	Recommended dedication 8/15/24; NBT to add to Liquid Fuels; Twp to record deed of dedication
Mill Ridge Land Development	Mill Ridge Drive	8 new SFD's and new cul-de-sac rd. Dedication Resolution apprvd at 1/23/23 BOS Mtg. NBT to add to liquid fuels. G&A and NBTPW issued maintenance punchlist 5/31/24
NB Meadows Houselines	New Galena Road	10/14/24 Punchlist addressed. Improvements to be accepted at 12/9/24 BOS Mtg.
180 New Britain Boulevard Land Development	180 New Britain Boulevard	Parking lot expansion for existing 101,700-SF building completed; Rel3 approved 10/16/23; Maintenance Period to end 1/17/25; Rel4(Final) to be considered at 1/6/25 BOS Mtg