



# New Britain Township Board of Supervisors

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## *Business Meeting*

**Monday, March 21, 2022**

**6:30 p.m. Executive Session**

**7:00 p.m. Regular Meeting**

### **Agenda**

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Chair Comments**

- A. Executive Session
- B. Employee Service Awards
  - i. Officer Rich Michie – 30 Years
  - ii. Officer Shawn Maguire – 10 Years
  - iii. Assistant Manager Michael Walsh – 5 Years

**4. Public Comment**

**5. Action Items**

- A. Motion to approve meeting minutes of the Board of Supervisors meeting
- B. Motion to approve schedule of bills
- C. Motion to approve consent agenda
  - i. Execution of the Record Plans for Naplin One Limited Partnership in reference to, 4373 County Line Road, TMP #26-005-002-004. They have executed all required documents, paid all fees, and posted the appropriate financial security.
- D. Motion to adopt Resolution #2022-06: Budget Amendment Fund Transfers
- E. Motion to adopt Resolution #2022-07: 409 W Butler Avenue Prelim/Final Approval
- F. Motion to award the Bucks County Consortium Materials Bid
- G. Motion to award the sale of a 2011 Ford Crown Victoria
- H. Motion to approve the Township's appointed auditor to perform Federal single-audit
- I. Motion to advertise Ordinance #2022-04-01: Adoption of 2018 Edition IPMC
- J. Motion to advertise Ordinance #2022-04-02: Adoption of 2018 Edition IFC
- K. Motion to adopt Resolution #2022-08: Police Department Record Dissolution

- L. Motion to approve special event at N Branch Park

## 6. Information Items

- A. Township Manager's report
- B. Departmental Reports
- C. Solicitor's Report
- D. Engineer's Report
- E. Board of Supervisors' Comments

## 7. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, April 4, 2022, 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](http://www.newbritaintownship.org).*



**New Britain Township  
Bucks County, Pennsylvania**

**In Appreciation and Recognition**

**of**

**C. Rich Michie**

**For**

**30 Years of Public Service  
March 9, 2022**

*Loyalty and commitment form the basis of any  
successful relationship, whether it be family or  
business. We feel that the "New Britain Township"  
is loyal and committed to making our  
township the best it can be, and you are a  
significant part of that commitment.*

*Thank you for 30 years of dedicated service to*

*Our residents and taxpayers.*

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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**New Britain Township  
Bucks County, Pennsylvania**

**In Appreciation and Recognition**

**of**

**Shawn Maguire**

**For**

**10 Years of Public Service  
March 5, 2022**

*Loyalty and commitment form the basis of any  
successful relationship, whether it be family or  
business. We feel that the "New Britain Township"  
is loyal and committed to making our  
township the best it can be, and you are a  
significant part of that commitment.*

*Thank you for 10 years of dedicated service to*

*Our residents and taxpayers.*

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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**New Britain Township  
Bucks County, Pennsylvania**

**In Appreciation and Recognition**

**of**

**Michael Walsh**

**For**

**5 Years of Public Service  
March 17, 2022**

*Loyalty and commitment form the basis of any  
successful relationship, whether it be family or  
business. We feel that the "New Britain Township"  
is loyal and committed to making our  
township the best it can be, and you are a  
significant part of that commitment.*

*Thank you for 5 years of dedicated service to  
Our residents and taxpayers.*

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

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**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board approve the minutes of the February 28, 2022 Business Meeting and the March 7, 2022 Workshop Meeting of the New Britain Township Board of Supervisors.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board approve the Schedule of Bills dated March 2, 2022, March 11, 2022, March 11, 2022 (medical reimbursements), and March 15, 2022, in the amount of \$301,841.33, and authorize the Township Manager to pay all bills, per the attachment.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

March 4, 2022  
11:36 AM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 1

P.O. Type: All  
Range: First to Last  
Format: Condensed

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AONRI005	AON RISK SERVICES CENTRAL INC						
22000161	02/01/22	RENEWAL PUB OFFICIAL BOND	Open	997.00	0.00		
ARMOU010	ARMOUR & SONS ELECTRIC I						
22000165	02/17/22	TRAFFIC SIGNAL REPAIR	Open	245.55	0.00		
ATTMO010	AT&T MOBILITY						
22000151	02/13/22	MOBILE PHONE SERVICE	Open	370.70	0.00		
BCATO020	BCATO						
22000181	02/26/22	VIRTUAL ANNUAL CONVENTION	Open	100.00	0.00		
BERGE010	BERGEY'S INC.						
22000175	02/01/22	PARTS/REPAIRS 48-15	Open	218.05	0.00		
BILLM010	BILL MITCHELL'S AUTO SERVICE I						
22000174	02/23/22	EMISSION INSPECTION 48-06	Open	39.57	0.00		
COMCA010	COMCAST						
22000143	02/09/22	CABLE/INTERNET	Open	274.45	0.00		
DELA040	DELAWARE VALLEY WORKERS' COMP						
22000148	02/28/22	WORKERS COMP INSURANCE	Open	24,708.25	0.00		
DOUGR010	DOUG RADYNSKY						
22000145	02/23/22	JAN 2022 SNOW REMOVAL	Open	1,300.00	0.00		
DVHT010	DVHT						
22000146	02/01/22	HEALTH INSURANCE	Open	59,037.24	0.00		
EAGLE055	EAGLE POWER TURF & TRACTOR						
22000167	02/25/22	PARTS - ELEMENT, AIR	Open	24.00	0.00		
ECKER010	ECKERT SEAMANS CHERIN&MELLOTT						
22000180	02/22/22	GENERAL LABOR	Open	650.00	0.00		
FOPLO010	F.O.P. LODGE #37						
22000160	02/15/22	PA POLICEMAN'S SHORTGUIDE	Open	291.00	0.00		
GALLS010	GALLS, LLC						
22000173	02/09/22	UNIFORM	Open	135.77	0.00		
GEORG040	GEORGE ALLEN PORTABLE TOILETS						
22000152	02/18/22	PORTABLE TOILETS/PARKS	Open	664.00	0.00		
GILMO010	GILMORE & ASSOCIATES INC.						
22000156	02/28/22	ENGINEERING EXPENSES	Open	30,506.56	0.00		

March 4, 2022  
11:36 AM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 2

Vendor #	Name	Status	Amount	Void Amount	Contract	PO Type
PO #	PO Date Description					
HKMAT010 H & K MATERIALS						
22000141	02/12/22 GREEN PATCH	Open	947.20	0.00		
HOUGH010 HOUGH ASSOCIATES						
22000164	02/08/22 RECYCLING GRANT	Open	4,900.00	0.00		
INTER070 INTERNATIONAL CODE COUNCIL INC						
22000171	02/11/22 3200S18 - '18 IPC SOFT	Open	68.46	0.00		
KENCO010 KENCO HYDRAULICS INC.						
22000179	02/24/22 VEHICLE REPAIR 48-21	Open	537.98	0.00		
LYONS015 LYONS RECREATION, LLC						
22000169	02/28/22 NB PARK PLAYGROUND DEPOSIT	Open	50,000.00	0.00		
MUNIL005 MUNILOGIC						
22000140	02/15/22 MONTHLY HOSTING FEE	Open	3,840.00	0.00		
NORTH050 NORTH PENN WATER AUTHORIT						
22000154	02/21/22 WATER	Open	27.32	0.00		
PAPCO005 PAPCO						
22000147	02/15/22 PUBLIC WORKS DIESEL	Open	3,028.58	0.00		
22000153	02/19/22 PUBLIC WORKS DIESEL	Open	2,470.25	0.00		
			5,498.83			
PARKS010 PARKSIDE GRAPHICS INC.						
22000177	02/28/22 SECURITY ENVELOPES	Open	255.12	0.00		
PECOE020 PECO ENERGY-PAYMENT PROCESSING						
22000149	02/22/22 ELECTRIC	Open	3,562.82	0.00		
22000172	02/25/22 ELECTRIC	Open	169.26	0.00		
			3,732.08			
REPU005 REPUBLIC SERVICES #320						
22000139	02/15/22 TRASH SERVICES	Open	927.87	0.00		
RICHT010 RICHTER DRAFTING & OFFICE SUPP						
22000163	02/01/22 MOBILE SHRED	Open	70.00	0.00		
ROBER270 ROBERT E. LITTLE, INC.						
22000168	02/25/22 MOWER PARTS	Open	1,001.82	0.00		
SHAWN010 SHAWN MAGUIRE						
22000176	02/11/22 2022 UNIFORM REIMBURSEMENT	Open	114.45	0.00		
STAND015 STANDARD DIGITAL LEASING						
22000170	02/20/22 ADMIN COPIER	Open	513.48	0.00		
STAND010 STANDARD INSURANCE COMPANY						
22000138	02/14/22 LIFE/DISABILITY INSURANCE	Open	2,738.50	0.00		

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
<b>THOMP010 THOMPSON NETWORKS</b>							
22000162	02/23/22	MONTHLY HELP DESK SERVICES	Open	1,335.00	0.00		
<b>TOOLE005 TOOL &amp; EQUIPMENT SOLUTIONS</b>							
22000166	02/21/22	LIFT INSPECTION	Open	250.00	0.00		
<b>UNITE010 UNITED INSPECTION AGENCY INC.</b>							
22000157	02/23/22	OUTSIDE INSPECTIONS	Open	715.00	0.00		
<b>UNIVE015 UNIVEST BANK</b>							
22000178	02/27/22	PRINCIPAL	Open	2,163.26	0.00		
<b>VERIZ010 VERIZON</b>							
22000144	02/12/22	FIOS SERVICES/EQUIP	Open	22.30	0.00		
<b>VERIZ050 VERIZON WIRELESS</b>							
22000150	02/19/22	POLICE WIRELESS SERVICE	Open	126.05	0.00		
22000155	02/23/22	POLICE WIRELESS SERVICE	Open	505.14	0.00		
				631.19			
<b>WITME010 WITMER PUBLIC SAFETY GROUP, INC</b>							
22000159	02/15/22	FIREARMS	Open	121.39	0.00		
<b>NEWT0020 WORKPLACE CENTRAL</b>							
22000158	02/17/22	OFFICE SUPPLIES	Open	19.78	0.00		
<b>Total Purchase Orders: 43 Total P.O. Line Items: 0 Total List Amount: 199,993.17 Total Void Amount: 0.00</b>							



March 11, 2022  
12:37 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 1

P.O. Type: All  
Range: First  
Format: Condensed

to Last

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
AQUAP010	AQUA PENNSYLVANIA						
22000189	03/01/22	FIRE HYDRANT RENTAL	Open	915.90	0.00		
BEGLE005	BEGLEY CARLIN & MANDIO LLP						
22000186	02/28/22	GENERAL MATTERS	Open	1,312.00	0.00		
CNBBA005	CNBBA						
22000195	02/28/22	MEMBERSHIP DUES	Open	75.00	0.00		
COMCA010	COMCAST						
22000193	02/24/22	CABLE/INTERNET	Open	18.04	0.00		
DVHIT010	DVHT						
22000197	03/01/22	HEALTH INSURANCE	Open	61,253.66	0.00		
FISHE010	FISHER IRRIGATION & LIGHTING L						
22000185	03/01/22	REPAIR DAMAGED MAIN	Open	330.00	0.00		
HABER010	H.A. BERKHEIMER INC.						
22000188	02/28/22	COMMISSION FEE FEB 2022	Open	48.37	0.00		
HOMED010	HOME DEPOT CREDIT SERVICES						
22000199	02/28/22	SUPPLIES	Open	2,463.35	0.00		
LANDI010	LANDIS BLOCK & CONCRETE						
22000196	03/01/22	DRAINAGE SUPPLIES	Open	225.81	0.00		
MSMAR005	M.S. MARTIN ENTERPRISES INC						
22000192	03/03/22	NOPTIC CAMERA	Open	3,219.00	0.00		
NORTH050	NORTH PENN WATER AUTHORIT						
22000194	02/21/22	WATER	Open	164.10	0.00		
NOVA0010	NOVA						
22000208	03/11/22	FRIEND SPONSORSHIP	Open	250.00	0.00		
PAPCO005	PAPCO						
22000191	03/02/22	PUBLIC WORKS FUEL	Open	1,725.13	0.00		
PECOE020	PECO ENERGY-PAYMENT PROCESSING						
22000184	03/03/22	ELECTRIC	Open	438.50	0.00		
READY005	READY REFRESH BY NESTLE						
22000200	02/08/22	BOTTLED WATER	Open	89.87	0.00		
TDAME010	TD AMERITRADE INSTITUTIONAL						
22000183	03/09/22	EMPLOYEE PENSION CONTRIBUTIONS	Open	10,009.38	0.00		

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
UNITE010	UNITED INSPECTION AGENCY INC.	22000187	03/02/22	OUTSIDE INSPECTIONS	Open	635.00	0.00		
VERIZ010	VERIZON	22000190	02/27/22	INTERNET	Open	110.99	0.00		
WEHRU010	WEHRUNG'S	22000198	02/28/22	MATERIALS	Open	49.80	0.00		
Total Purchase Orders:		19	Total P.O. Line Items:		0	Total List Amount:	83,333.90	Total Void Amount:	0.00

March 15, 2022  
11:40 AM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

P.O. Type: All		Open: N	Paid: N	Void: N
Range: First	to Last	Rcvd: Y	Held: Y	Aprv: N
Format: Condensed		Bid: Y	State: Y	Other: Y Exempt: Y

Vendor #	Name						
PO #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
COSTC010		COSTCO WHOLESALE MEMBERSH					
22000182	02/11/22	SUPPLIES	Open	291.78	0.00		

Total Purchase Orders:	1	Total P.O. Line Items:	0	Total List Amount:	291.78	Total Void Amount:	0.00
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**EXPENDITURES PREVIEW  
APPROVAL**

**NBT BOARD OF SUPERVISORS**

**APPROVED BY THE BOARD OF  
SUPERVISORS**

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**Attest:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board approve all items on the consent agenda, dated March 21, 2022, per the attachment.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**Consent Agenda Items for the Next Meeting (03/21/2022)**

1. Execution of the Record Plans for Naplin One Limited Partnership in reference to, 4373 County Line Road, TMP #26-005-002-004. They have executed all required documents, paid all fees, and posted the appropriate financial security.

# FINAL LAND DEVELOPMENT PLANS

OF:

## A PROPOSED INDUSTRIAL DEVELOPMENT

LOCATED AT:

4371 COUNTY LINE ROAD  
TAX MAP PARCEL No. 26-005-002-004

SITUATED IN:

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

DEVELOPED BY:

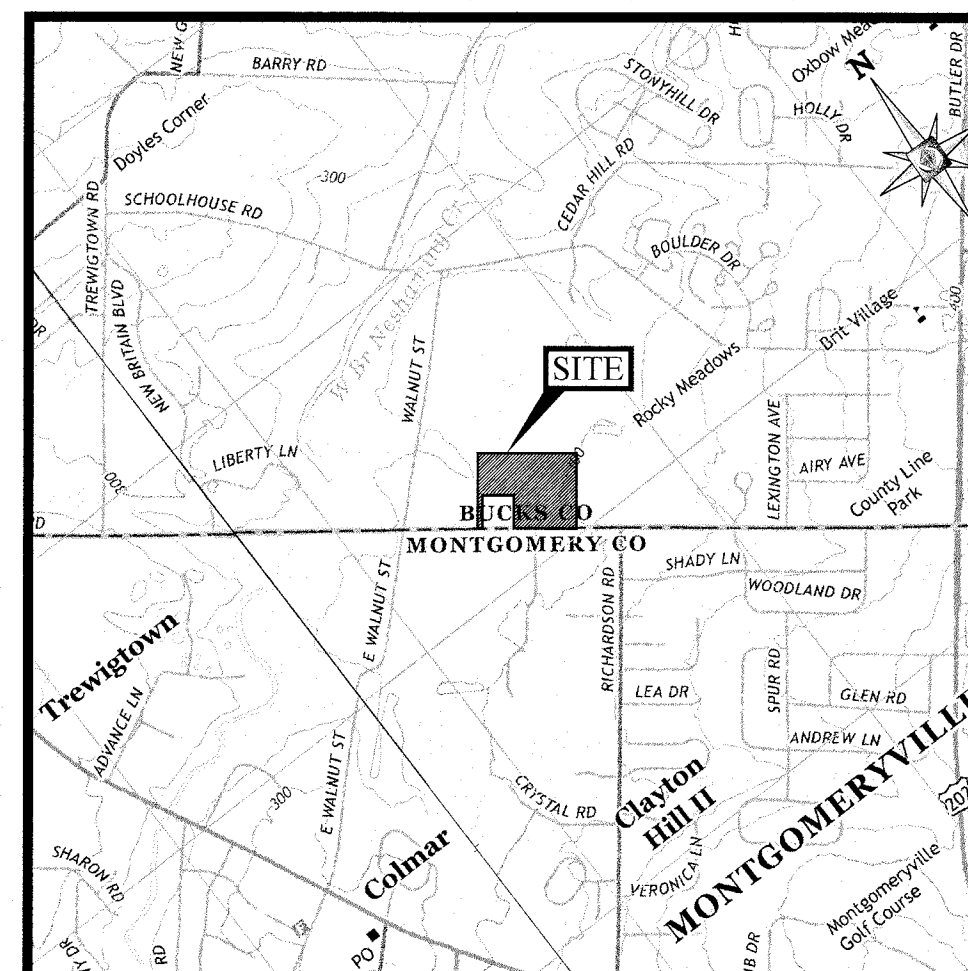
NAPLIN ONE LIMITED PARTNERSHIP

### VARIANCE GRANTED BY THE NEW BRITAIN TOWNSHIP ZONING HEARING BOARD

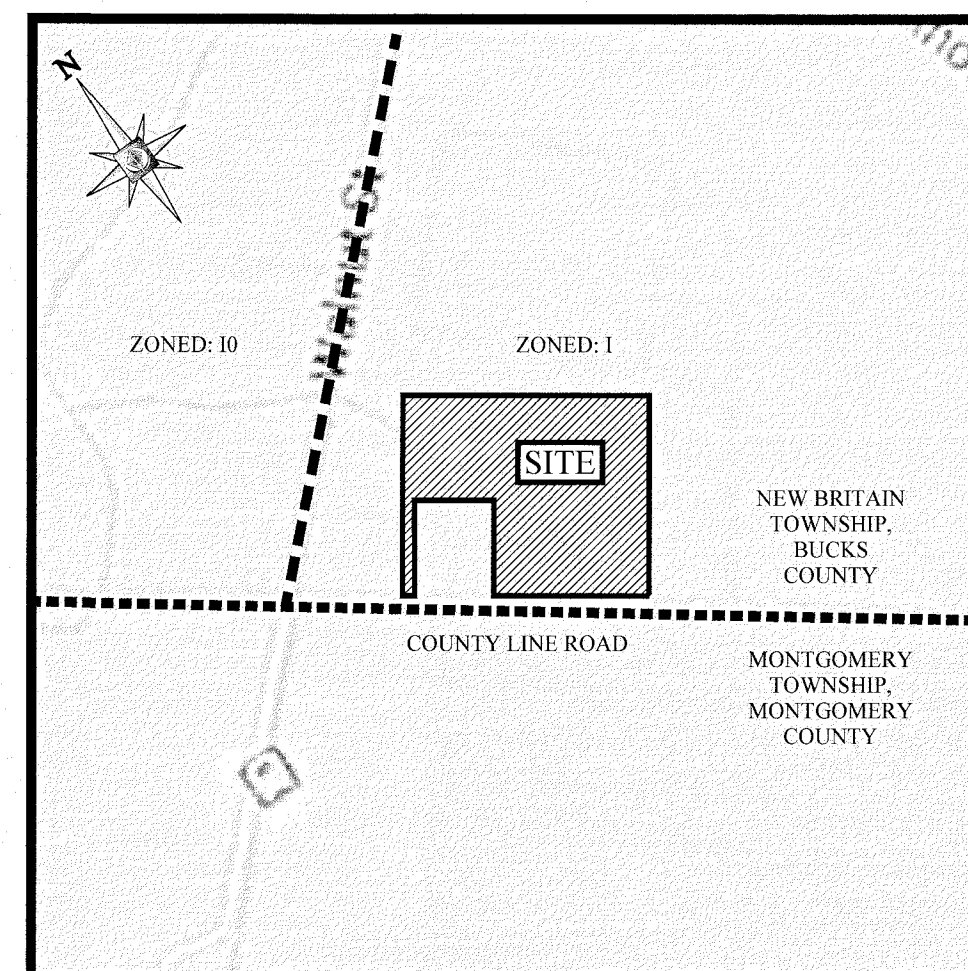
- §27-1702.a - REQUIRES THAT NO USE IN THE INDUSTRIAL DISTRICT SHALL EXCEED 35 FEET IN HEIGHT, WHEREAS 40 FEET IS PROPOSED.

### WAIVERS GRANTED BY THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

- §22-704.4 - REQUIRES THAT NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE AREA OF AN EASEMENT AND THE AREA SHALL BE KEPT AS LAWN OR IN A NATURAL STATE, WHEREAS A PARKING LOT AND SIDEWALK IS PROPOSED ATOP THE EXISTING 10' WIDE SANITARY EASEMENT FOR FORCEMAIN.
- §22-705.3.A AND §22-705.3.C - REQUIRES FOR ARTERIAL ROADS THAT A 25 FT. WIDE HALF-WIDTH CARTWAY BE PROVIDED, WHEREAS THE WIDENING IS NOT PRACTICAL DUE TO THE EXTENT OF EXISTING UTILITY RELOCATIONS AND IMPACT TO THE EXISTING CULVERT.
- §22-706.1.B - REQUIRES THAT CURBING SHALL BE INSTALLED ALONG THE PROPERTY FRONTAGE OF EVERY EXISTING STREET ABUTTING A PROPOSED SUBDIVISION AND/OR LAND DEVELOPMENT, WHEREAS A PARTIAL WAIVER IS REQUESTED FOR THE PORTIONS OF THE ROADWAY WHERE CURB IS NOT PROPOSED BASED ON THE ROAD IMPROVEMENTS REQUIRED BY PENNDOT.
- §22-708.2.B - REQUIRES THAT ALL PARKING STALL STRIPING SHALL BE DOUBLE-LINED IN ACCORDANCE WITH THE DETAIL LISTED IN THE APPENDIX, WHEREAS SINGLE-LINE STRIPING IS PROPOSED.
- §22-712.4.J - REQUIRES THAT ALL PORTIONS OF THE DETENTION BASIN BOTTOM SHALL BE SLOPED TOWARDS THE OUTLET STRUCTURE AT A MINIMUM SLOPE OF 2%, WHEREAS THE BASINS ARE PROPOSED TO BE FLAT TO PROMOTE GROUNDWATER RECHARGE.
- §22-712.5.E - REQUIRES THAT STORM SEWER SHALL BE REINFORCED CONCRETE PIPE WITH A MINIMUM DIAMETER OF 15" OR EQUIVALENT, WHEREAS THE PIPING FOR THE ROOFDRAINS AND THE UNDERDRAIN PIPING OF THE BASINS IS SMALLER DIAMETER.
- §22-712.13.A(2) - REQUIRES THAT, IN PART, THAT THE STABILIZED ACCESS TO THE BASIN BE NO STEEPER THAN 12 HORIZONTAL TO ONE VERTICAL (8.33%), WHEREAS THE SLOPE OF THE ACCESSES INTO EACH BASIN HAS A MAXIMUM SLOPE OF 12.5%.



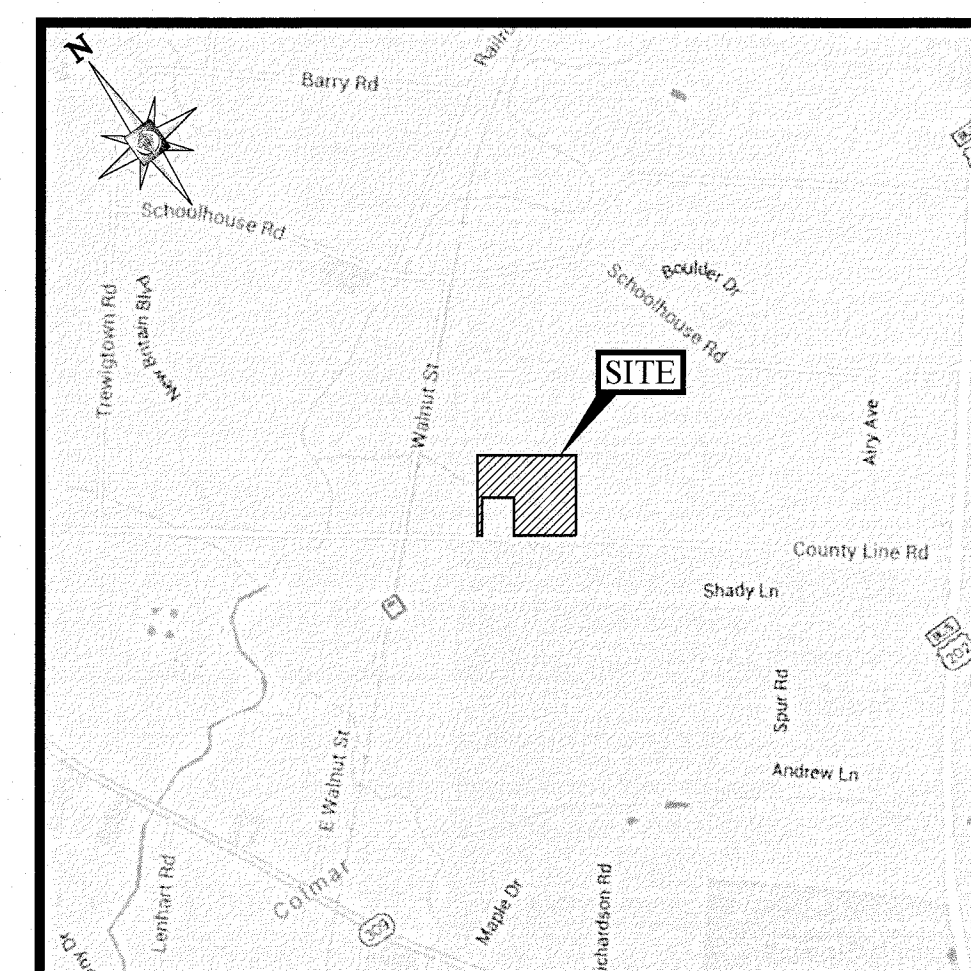
USGS MAP  
(DOYLESTOWN, TELFORD USGS QUAD)  
SCALE: 1"=2,000'



LOCATION MAP

1"=800'

LEGEND  
SYMBOL  
1  
10



VICINITY MAP

1"=2,000'

### OWNER CERTIFICATION

TO ALL WHOM THESE PRESENT MAY COME, WE, NAPLIN ONE LIMITED PARTNERSHIP SEND GREETINGS.

KNOW YE THAT WE HAVE LAID OUT UPON OUR LAND, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, CERTAIN LOTS ACCORDING TO THE ACCOMPANYING PLANS WHICH IS INTENDED TO BE FORTHWITH RECORDED.

WITNESS OUR HANDS AND SEALS THIS 10<sup>TH</sup> DAY OF FEBRUARY, 2020.

ATTEST: NAPLIN ONE LIMITED PARTNERSHIP,  
A PENNSYLVANIA LIMITED PARTNERSHIP

BY: NAPLIN1, LLC,  
A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: NAPPEN & ASSOCIATES,  
A PENNSYLVANIA LIMITED PARTNERSHIP, ITS SOLE MEMBER

BY: NAME: ROBERT W. NAPPEN, ALLAN I. NAPPEN WITNESS  
TITLE: MANAGING GENERAL PARTNER

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF MONTGOMERY

ON THE 10<sup>TH</sup> DAY OF FEBRUARY, 2020, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, PERSONALLY APPEARED ROBERT W. NAPPEN, ALLAN I. NAPPEN

MANAGING GENERAL PARTNER OF NAPPEN & ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP, SOLE MEMBER OF NAPLIN1, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NAPLIN ONE LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THIS PLAN TO BE THE OFFICIAL PLAN OF PROPERTY SHOWN HEREON, SITUATE IN THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA, AND DESIRE THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

Denise Denhold  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
DENISE WENHOLD, Notary Public  
Montgomery County  
My Commission Expires February 4, 2026  
Commission Number 1176887

MY COMMISSION EXPIRES: 2/4/2026

### SURVEYOR'S CERTIFICATION

I, JAMES C. WEED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY OF 4371 COUNTY LINE ROAD COMPLETED UNDER MY SUPERVISION IN NEW BRITAIN TOWNSHIP, THAT ALL THE MARKERS SHOWN HEREON ACTUALLY EXIST; THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

JAMES C. WEED  
PROFESSIONAL LAND SURVEYOR  
PENNSYLVANIA LICENSE NO.: #SU075250

### RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AT DOYLESTOWN,  
PENNSYLVANIA IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

### WETLAND CERTIFICATION For county line road

I HEREBY CERTIFY THE DELINEATED WETLANDS SHOWN ON THE PLAN IS IN ACCORDANCE WITH THE FINDINGS OF MY FIELD INVESTIGATION AND BASED UPON THE U.S. ARMY CORPS OF ENGINEER GUIDELINES.

Sethe C. Bacon  
2/18/2022  
DATE  
WITHIN THE RIGHT OF WAY  
OF COUNTY LINE ROAD

### APPROVAL OF THE NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS:

APPROVED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP THIS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

SECRETARY

### APPROVAL OF THE NEW BRITAIN TOWNSHIP PLANNING COMMISSION:

APPROVED BY THE PLANNING COMMISSION OF NEW BRITAIN TOWNSHIP ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN

SECRETARY

### BUCKS COUNTY PLANNING COMMISSION

BCPC NO.: 1112-F

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES' PLANNING CODE, CERTIFIED THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

EXECUTIVE DIRECTOR, BUCKS

### REVIEW OF THE TOWNSHIP ENGINEER:

REVIEWED BY NEW BRITAIN TOWNSHIP ENGINEER

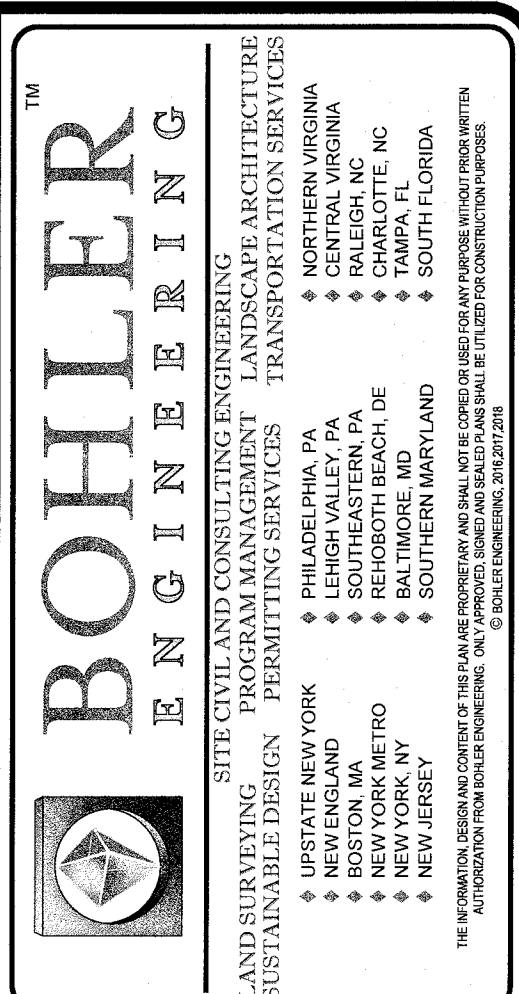
TOWNSHIP ENGINEER: James Marchand

DATE: 3/15/2022

### LIST OF DRAWINGS

SHEET	DESCRIPTION
1	COVER SHEET (RECORD PLAN 1 OF 6)
2	SITE PLAN (RECORD PLAN 2 OF 6)
3	GENERAL NOTES PLAN (RECORD PLAN 3 OF 6)
4	EXISTING FEATURES AND NATURAL RESOURCE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	PROFILES
8	SANITARY FORCE MAIN PROFILE
9	LANDSCAPE PLAN
10	LANDSCAPE DETAILS
11	LIGHTING PLAN
12	SOIL EROSION & SEDIMENT POLLUTION CONTROL PLAN
13	SOIL EROSION & SEDIMENT POLLUTION CONTROL NOTES
14	SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS
15	SOIL EROSION & SEDIMENT POLLUTION CONTROL DETAILS
16	DETAILS
17	DETAILS
18	DETAILS
19	NORTH WALES WATER AUTHORITY DETAILS
20	VEHICLE CIRCULATION PLAN
21	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (RECORD PLAN 4 OF 6)
22	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES (RECORD PLAN 5 OF 6)
23	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS (RECORD PLAN 6 OF 6)
24	PRE-DEVELOPMENT DRAINAGE AREA PLAN
25	POST DEVELOPMENT DRAINAGE AREA PLAN
26	INLET DRAINAGE AREA PLAN
27	AERIAL PLAN

NOTE:  
SHEETS 1 THROUGH 3 AND 21 THROUGH 23 OF THIS PLAN SET WILL BE CONSIDERED A COMPLETE RECORD PLAN SET FOR FILING PURPOSES IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE.



REV	DATE	COMMENT	BY
1	02/02/17	REVISED PER TOWNSHIP ENGINEER'S COMMENTS	J.C.F.
2	05/27/17	REVISED PER TOWNSHIP COMMENTS	LGU
3	09/22/17	REVISED PER NPDES SUBMISSION	E.N.P.
4	03/12/18	REVISED PER FORCE MAIN RELOCATION	A.M.T.
5	08/14/18	REVISED PER HOP IMPROVEMENTS	J.C.F.
6	05/24/19	GENERAL REVISIONS	J.C.F.
7	08/08/19	REVISED PER TOWNSHIP COMMENTS	M.A.S.

### CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL

PA1  
1-800-242-1776  
POCS SERIAL NUMBER  
20152680845

PROJECT No.: PC1512501  
DRAWN BY: J.C.F.  
CHECKED BY: R.E.K.  
DATE: 2018-07-28  
SCALE: AS NOTED  
CAD I.D.: PC1512501DETAILS-7

PROJECT:

FINAL  
LAND DEVELOPMENT  
PLANS  
  
NAPLIN ONE  
LIMITED PARTNERSHIP  
PROPOSED INDUSTRIAL  
DEVELOPMENT  
  
4371 COUNTY LINE ROAD  
NEW BRITAIN TOWNSHIP  
BUCKS COUNTY  
PENNSYLVANIA 18914

BOHLER  
ENGINEERING  
1600 MANOR DRIVE, SUITE 200  
CHALFONT, PENNSYLVANIA 18914  
Phone: (215) 996-9100  
Fax: (215) 996-9102  
www.BohlerEngineering.com

RE KLOS JR.  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE045479E

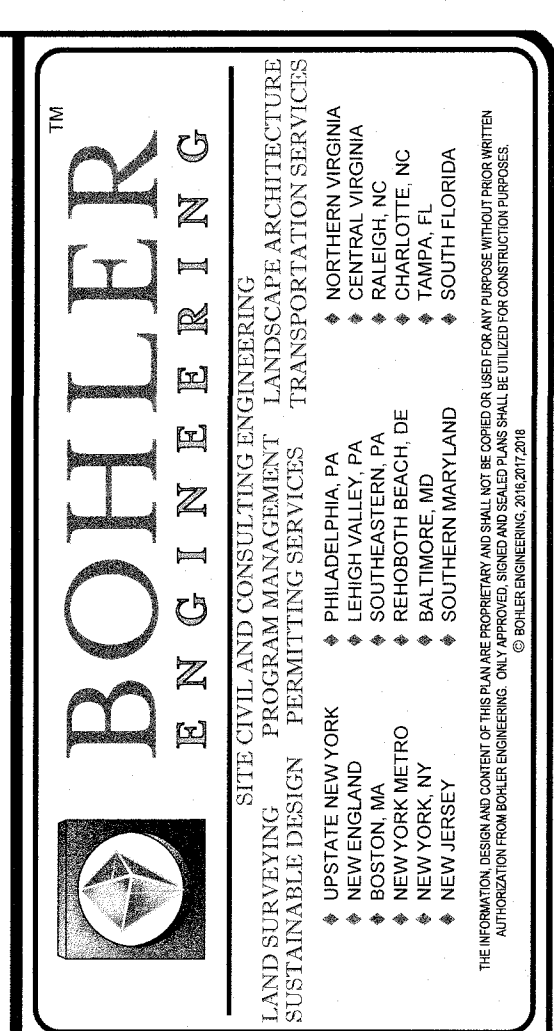
SHEET TITLE:

COVER SHEET  
(RECORD PLAN 1 OF 6)

SHEET NUMBER:  
1  
OF 27

REVISION No. 7





REVISIONS			
REV	DATE	COMMENT	BY
1	02/02/17	REVISED PER TOWNSHIP ENGINEER'S COMMENTS	J.C.F.
2	06/27/17	REVISED PER TOWNSHIP COMMENTS	LGU
3	09/21/17	REVISED PER NPDES SUBMISSION	E.N.P.
4	03/12/18	REVISED PER FORCE MAIN RELOCATION	A.M.T.
5	08/14/18	REVISED PER HOP IMPROVEMENTS	J.C.F.
6	05/24/19	GENERAL REVISIONS	J.C.F.
7	08/08/19	REVISED PER TOWNSHIP COMMENTS	M.A.S.

PROJECT No.: PC1512501  
DRAWN BY: J.C.F.  
CHECKED BY: R.E.K.  
DATE: 2016.07.28  
SCALE: 1"=50'  
CAD I.D.: PC1512501LANDDEV-7

PROJECT:

FINAL  
LAND DEVELOPMENT  
PLANS

NAPLIN ONE  
LIMITED PARTNERSHIP

PROPOSED INDUSTRIAL  
DEVELOPMENT

4371 COUNTY LINE ROAD  
NEW BRITAIN TOWNSHIP.  
BUCKS COUNTY  
PENNSYLVANIA 18914

 **BOHLER**  
ENGINEERING

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1600 MANOR DRIVE, SUITE 200  
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www.enr.com

R.E. KLOS, JR.  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE045479E

SHEET TITLE:	
<div>SITE PLAN (RECORD PLAN 2 OF 6)</div>	
SHEET NUMBER:	
<div>2 OF 27</div>	
REVISION No. 7	

OBSTRUCTIONS TO VISIBILITY SHALL NOT BE PERMITTED WITHIN 2 FEET AND 7 FEET ABOVE THE EDGE OF PAVING WITHIN THE CLEAR SIGHT TRIANGLE. ANY PLANT MATERIALS PLACED WITHIN CLEAR SIGHT TRIANGLES SHALL BE PROPERLY MAINTAINED TO CONTINUALLY COMPLY WITH THE HEIGHT RESTRICTIONS AND THE TOWNSHIP HAS THE RIGHT TO ENTER THE AREA AND PERFORM MAINTENANCE IF DEEMED CRITICAL TO PUBLIC WELFARE PURSUANT TO A DECLARATION OF COVENANTS, RESTRICTIONS, AND CONDITIONS APPROVED BY THE BOARD.











## OVERALL SITE CONSTRUCTION SEQUENCE

§102.8(f)(7)

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED IN COMPLIANCE WITH CHAPTER 102 REGULATIONS BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE LIMITED ONLY TO THOSE AREAS DESCRIBED IN EACH STAGE. UPON COMPLETION OR TEMPORARY CESSATION OF THE EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED FOUR (4) DAYS, OR ANY STAGE THEREOF, THE PROJECT SITE SHALL BE IMMEDIATELY STABILIZED WITH THE APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION.

AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS AND A REPRESENTATIVE OF THE BUCKS COUNTY CONSERVATION DISTRICT FOR AN ON-SITE PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INC. AT 1-800-242-1776 FOR BURIED UTILITIES LOCATION.

BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED E&S CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE BUCKS COUNTY CONSERVATION DISTRICT. THE OPERATOR SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

THE PERMANENT STABILIZATION USED THROUGHOUT THIS SEQUENCE IS MEANT TO DESCRIBE THE PROPER PLACING, GRADING, CONSTRUCTING, REINFORCING, LINING, AND COVERING OF SOIL, ROCK OR EARTH TO ENSURE THEIR PERMANENT RESISTANCE TO EROSION, SLIDING OR OTHER MOVEMENT. FOR AN EARTH DISTURBANCE TO BE PERMANENTLY STABILIZED, THE DISTURBED AREA SHALL BE COVERED WITH ONE OF THE FOLLOWING: A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, WITH A DENSITY CAPABLE OF RESISTING ACCELERATED EROSION AND SEDIMENTATION; OR AN ACCEPTABLE BMP THAT PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION.

FOR EACH OF THE 'CRITICAL STAGES' SPECIFIED BELOW, THE PERMITTEE SHALL PROVIDE ENGINEERING OVERSIGHT. A LICENSED PROFESSIONAL OR DESIGNER KNOWLEDGEABLE IN THE DESIGN AND CONSTRUCTION OF SUBSURFACE INFILTRATION BASINS, PREFERABLY THE DESIGN ENGINEER, SHALL CONDUCT THE OVERSIGHT.

THE CONTRACTOR IS TO BECOME FAMILIAR AND IS TO FOLLOW THE RECOMMENDATIONS IN THE REPORT OF GEOTECHNICAL INVESTIGATION (DATED 11/13/15) AS WELL AS THE EXISTING SANITARY SEWER PIPE EVALUATION LETTER (DATED 02/17/17). THE LETTER INCLUDES RECOMMENDATIONS AND RESTRICTIONS TO WORKING IN AND AROUND THE EXISTING FORCE MAIN PIPE. THE RECOMMENDATIONS/RESTRICTIONS INCLUDE THE FOLLOWING:

- ESTABLISH DESIGNATED CROSSING AREAS FOR THE PIPE
- AT EACH OF THE CROSSING POINTS, PLACE HEAVY METAL PLATES OR TIMBER CRIBBING, CAPABLE OF SPANNING THE DIP WITH AT LEAST FIVE ADDITIONAL FEET ON EITHER SIDE OF THE PIPE.
- ALL COMPACTION ROLLERS ARE TO BE OPERATED IN STATIC MODE UNTIL A MINIMUM OF EIGHT FEET (8') OF SOIL COVER IS ATTAINED OVER THE DIP. THE STATIC MODE OPERATIONS SHOULD EXTEND AT LEAST TEN FEET (10') Laterally ON EACH SIDE OF THE DIP.

1. INSTALL THE CONSTRUCTION ENTRANCES AS DESIGNATED ON THE PLANS.

2. INSTALL ALL PERIMETER COMPOST FILTER SOCKS WITHIN THE DESIGNATED LIMIT OF DISTURBANCE AS INDICATED ON THE PLANS. ONLY LIMITED CLEARING AND GRUBBING NECESSARY TO INSTALL THE PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS IS PERMITTED.

3. PRIOR TO ANY WORK IN AND AROUND THE EXISTING FORCE MAIN PIPE, THE CONTRACTOR IS TO INSTALL VISI FENCE ALONG EACH SIDE OF THE PIPE AT A WIDTH OF AT LEAST THAT OF THE EXISTING EASEMENT. THE CONTRACTOR THEN TO ESTABLISH AS FEW CROSSINGS AS ARE NECESSARY AND AT EACH CROSSING LOCATION, THE CONTRACTOR IS TO SETUP CRIBBING OR STEEL PLATING OVER THE AREA OF THE EXISTING PIPE.

4. CONTRACTOR TO INSTALL PROPOSED 4" DIP FORCE MAIN INCLUDING DOGHOUSE MANHOLE TO CONNECTION TO THE EXISTING GRAVITY SEWER MAIN. KEMA WILL BE RESPONSIBLE FOR THE FORCEMAIN RELOCATION. REFER TO THE NOTES ON SHEET 6 FOR WORK IN AND AROUND THE FORCE MAIN.

5. CONSTRUCT SEDIMENT BASIN 1 AND SEDIMENT TRAP 2. ONLY LIMITED CLEARING AND GRUBBING IS PERMITTED FOR CONSTRUCTION OF ACCESS TO THE SEDIMENT TRAPS. DURING CONSTRUCTION OF THE FACILITY, NOTE THE FOLLOWING:
  - IN THE PERMANENT CONDITION, THESE WILL BOTH BE STORMWATER FACILITIES. AS SUCH, CARE NEEDS TO BE TAKEN DURING CONSTRUCTION TO ENSURE THAT THE FACILITY IS NOT OVERCOMPACTED DURING THE USE OF HEAVY EQUIPMENT. IT IS RECOMMENDED THAT CONSTRUCTION VEHICLES USED DURING CONSTRUCTION OF THE FACILITY WEIGH NO MORE THAN 12 PSI.
  - DURING THE SEDIMENT CONTROL STAGE, THE FACILITY IS NOT TO BE EXCAVATED BELOW THE SEDIMENT TRAP BOTTOM ELEVATION.
  - THE UNDERDRAIN PIPING AND STABILIZED ACCESSSES TO EACH FACILITY ARE NOT TO BE INSTALLED AT THIS STAGE.
  - THE BASIN IS TO BE STABILIZED AND FUNCTIONING PRIORLY PRIOR TO ANY FURTHER EARTH DISTURBANCE ACTIVITIES.
  - THE SEDIMENT TRAPS MUST BE PROTECTED FROM UNAUTHORIZED ACTS OF THIRD PARTIES. REFER ALSO TO THE MONITORING, INSPECTION AND REPORTING REQUIREMENTS PROVIDED HEREIN FOR ADDITIONAL SEDIMENT BASIN REQUIREMENTS DURING CONSTRUCTION.

CONSTRUCTION OF THE SEDIMENT BASIN AND TRAP SHALL INCLUDE THE FOLLOWING:

- THE NECESSARY CLEARING, GRUBBING, AND EARTHWORK NECESSARY TO CONSTRUCT THE FACILITY.
- THE INSTALLATION OF THE BASIN OUTFALL SYSTEM, INCLUDING THE ANTI-SEEP COLLARS, THE OUTLET STRUCTURES, AND THE LEVEL SPREADERS
- CLEANOUT STAKE
- THE EMERGENCY SPILLWAY AND ASSOCIATED LINING
- THE EMBANKMENT PER THE SPECIFICATIONS ON THE PLANS.

6. INITIATE THE NECESSARY EARTHWORK TO REACH THE GRADES INDICATED ON THE PLANS, INCLUDING THE INSTALLATION OF THE RETAINING WALL. BUILDING PAD CONSTRUCTION CAN COMMENCE CONCURRENTLY WITH ON-SITE IMPROVEMENTS. NOTE THAT BUILDING CONSTRUCTION MAY REQUIRE ACCEPTANCE OF BUILDING PAD BY OWNER.
  - THE CONCRETE WASHOUT MUST BE INSTALLED BEFORE ANY CONCRETE CAN BE POURED ON-SITE.
  - THE CONTRACTOR MUST PERFORM BULK OF EARTHWORK TO BALANCE CUTS AND FILLS TO THE GREATEST EXTENT POSSIBLE.
  - ALL AREAS DISTURBED DURING THE EARTHWORK PHASE OF CONSTRUCTION MUST BE TEMPORARILY SEEDED AND STABILIZED IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS AND SEEDING SPECIFICATIONS IF PERMANENT STABILIZATION CANNOT BE ACHIEVED WITHIN FOUR (4) DAYS.

7. INSTALL SANITARY SEWER INSTALLATION, BEGINNING WITH THE CONNECTION AT THE EXISTING MAIN AND WORKING UP SLOPE.
  - PRIOR TO INSTALLATION WITHIN THE SHARED DRIVEWAY, COORDINATE WITH THE QUAD GRAPHICS FACILITY AND ENSURE THAT THE APPROPRIATE TRAFFIC CONTROL MEASURES ARE IN PLACE.

8. CONTINUE WITH THE INSTALLATION OF THE REMAINING STORM DRAINAGE.

9. CONTINUE WITH THE BALANCE OF EARTHWORK.

10. INSTALL UTILITIES (ELECTRIC, GAS, TELEPHONE, CABLE, ETC.) PRIOR TO CONNECTIONS IN COUNTY LINE ROAD AND THE SHARED DRIVEWAY. THE APPROPRIATE TRAFFIC CONTROL MEASURES ARE TO BE IN PLACE.

11. INSTALL THE STONE SUBBASE FOR CURB AND INSTALL CURBING, SIDEWALK, AND CRUSHED AGGREGATE BASE COURSE FOR PAVING.

12. FINAL GRADE AND PLACE TOPSOIL IN ALL LANDSCAPE AREAS. AS SOON AS SLOPES, CHANNELS, DITCHES AND OTHER DISTURBED AREAS REACH FINAL GRADE, THEY MUST BE PERMANENTLY STABILIZED. WHEN FINAL GRADE IS ACHIEVED DURING NON-GERMINATING MONTHS, THE AREA SHOULD BE MULCHED UNTIL THE BEGINNING OF THE NEXT PLANTING SEASON. AS DISTURBED AREAS WITHIN A PROJECT APPROACH FINAL GRADE, PREPARATIONS SHOULD BE MADE FOR SEEDING AND MULCHING TO BEGIN (I.E. ANTICIPATE THE COMPLETION DATE AND SCHEDULE THE SEEDER). IN NO CASE SHOULD AN AREA EXCEEDING 15,000 SQUARE FEET, WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED. WAITING UNTIL EARTHMOVING IS COMPLETED BEFORE MAKING PREPARATIONS FOR SEEDING AND MULCHING IS NOT ACCEPTABLE. SEEDING AND MULCHING REQUIREMENTS ARE SPECIFIED IN THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

## 13. CRITICAL STAGES

### 13.A. CRITICAL STAGE - INSTALL BIORETENTION BASIN FACILITIES

ONCE THE AREAS UP-SLOPE TO EACH OF THE BASINS IS PERMANENTLY STABILIZED, INSTALLATION OF THE FACILITIES CAN COMMENCE, INCLUDING THE FOLLOWING:

- EXCAVATION TO THE SUBGRADE DEPTH
- PLACEMENT OF PLANTING SOIL, UNDERDRAIN PIPING, RIP-RAP, INSTALLATION OF EROSION CONTROL BLANKETS, AND SEEDING. PRIOR TO THE PLACEMENT OF THE SOIL, THE CONTRACTOR SHALL DEMONSTRATE THAT THE SOILS MEET THE DESIGN REQUIREMENTS BY FORWARDING COPIES OF THE LABORATORY REPORTS TO THE DESIGN ENGINEER.
- ANY AREAS DISTURBED DURING CONVERSION ARE TO BE STABILIZED IMMEDIATELY.

### 13.B. CRITICAL STAGE - INSTALL THE INLET WATER QUALITY DEVICES CONSISTING OF THE SNOOT HOODS.

### 13.C. CRITICAL STAGE - INSTALL SOIL AMENDMENTS.

### 13.D. CRITICAL STAGE - INSTALL THE MEADOW PLANTINGS.

14. INSTALL BITUMINOUS PAVEMENT AND CONCRETE INCLUDING SIDEWALKS.

15. INSTALL FINAL VEGETATION AND LANDSCAPING SPECIFIED ON THE LANDSCAPE PLAN.

16. UPON PERMANENT STABILIZATION AND NOTIFICATION TO THE BUCKS COUNTY CONSERVATION DISTRICT, REMOVE ANY REMAINING EROSION AND SEDIMENT CONTROL FACILITIES. ANY AREA DISTURBED DURING THE REMOVAL OF EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE STABILIZED IMMEDIATELY.

17. CLEAR SITE OF DEBRIS AND ALL UNWANTED MATERIALS. OPERATOR SHALL REMOVE FROM SITE, RECYCLE OR DISPOSE OF ALL BUILDING MATERIALS AND WASTES IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 26 PA. CODE 260.1 ET SEQ. 271.1 ET SEQ. THE CONTRACTOR SHALL NOT ILLEGALLY BURY, DUMP OR DISCHARGE ANY BUILDING MATERIAL OR WASTE AT THIS SITE.

18. DEMOBILIZE.

19. A NOTICE OF TERMINATION FORM SHOULD BE SUBMITTED TO THE BUCKS COUNTY CONSERVATION DISTRICT UPON STABILIZATION AND FINAL COMPLETION OF THIS PROJECT.

## RECEIVING SURFACE WATERS

§102.8(f)(5)

1. THE SUBJECT SITE DRAINS TO AN UNNAMED TRIBUTARY OF THE WEST BRANCH NESHAMINY CREEK, WHICH HAS A WWF (WARM WATER FISHES) & MF (MIGRATORY FISHES) CHAPTER 93 CLASSIFICATION.

2. THE DEVELOPMENT IS IN NEITHER AN HQ NOR AN EV WATERSHED AND THEREFORE, NO BOUNDARIES ARE SHOWN.

3. THERE ARE NO WETLANDS LOCATED ON THE PROJECT SITE.

## GENERAL PCSM PLANNING AND DESIGN

§102.8(b)

THE FOLLOWING MEASURES WERE TAKEN TO PRESERVE THE INTEGRITY OF STREAM CHANNELS AND MAINTAIN AND PROTECT THE PHYSICAL, BIOLOGICAL, AND CHEMICAL QUALITIES OF THE RECEIVING STREAM.

- DIRECT RUNOFF FROM IMPERVIOUS SURFACES INCLUDING ROADWAYS TO BMPs
- THE USE OF NATIVE SPECIES REQUIRES LESS FERTILIZATION AND CHEMICAL APPLICATION THAN NONNATIVE SPECIES.

THE FOLLOWING MEASURES WERE TAKEN TO PREVENT AN INCREASE IN THE RATE OF STORMWATER RUNOFF:

- DIRECT RUNOFF TO 2 BIORETENTION BASINS TO CONTROL RUNOFF RATES
- MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE ANY INCREASE IN STORMWATER RUNOFF VOLUME:

- DIRECT RUNOFF TO 2 BIORETENTION BASINS TO HELP REDUCE RUNOFF VOLUME
- PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME
- MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE IMPERVIOUS AREAS:

- THE LAYOUT MINIMIZED THE IMPERVIOUS AREAS BY DEVELOPING IN THE SMALLEST FOOTPRINT POSSIBLE

THE FOLLOWING MEASURES ARE TAKEN TO MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- PROTECT WOODLANDS AND EXISTING TREES WITH TREE PROTECTION FENCING

THE FOLLOWING MEASURES WERE TAKEN TO MINIMIZE LAND CLEARING AND GRADING:

- PROTECT WOODLANDS AND EXISTING TREES WITH TREE PROTECTION FENCING
- ADJUST ROAD SLOPE AND SITE GRADING SO THERE ARE NO DRASTIC PROPOSED CUTS OR FILLS TO EXISTING GRADES

THE FOLLOWING MEASURES ARE TAKEN TO MINIMIZE SOIL COMPACTION:

- ACCESS THE SITE THRU DESIGNATED CONSTRUCTION ENTRANCE
- USE OF TREADED MACHINERY WHERE PRACTICAL DURING EARTHMOVING OPERATIONS
- GRADE SITE TO MINIMIZE EXTENT OF CUTS/FILLS

THE FOLLOWING MEASURES WERE TAKEN TO UTILIZE OTHER STRUCTURAL OR NONSTRUCTURAL BMPs THAT PREVENT OR MINIMIZE CHANGES IN STORMWATER RUNOFF:

- DIRECT RUNOFF TO 2 BIORETENTION BASINS TO CONTROL RUNOFF RATES AND HELP REDUCE RUNOFF VOLUME
- PROVIDE LANDSCAPE RESTORATION TO HELP REDUCE RUNOFF VOLUME
- MINIMIZE IMPERVIOUS AREAS WHERE PRACTICAL

ALL BASIN EMBANKMENTS SHALL BE PLACED IN LIFTS NOT TO EXCEED ONE FOOT IN THICKNESS.

A PERIMETER AS-BUILT PLAN SHALL BE SUBMITTED AND APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO BEGINNING ANY BUILDING CONSTRUCTION TO CONFIRM THE CONSTRUCTED VOLUMES ARE IN ACCORDANCE WITH THE DESIGN.

## RECYCLING OR DISPOSAL OF MATERIALS

§102.8(f)(11)

THE FOLLOWING IS A LIST THAT INCLUDES, BUT THAT IS NOT LIMITED TO, THE POTENTIAL CONSTRUCTION WASTES THAT MAY EXIST ON-SITE:

- CONCRETE CURB AND SIDEWALK
- ASPHALT
- E&S BMP - COMPOST FILTER SOCKS
- E&S BMP - EROSION CONTROL MATTING
- E&S BMP - REGULATED FILL MATERIALS

ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 26 PA. CODE 260.1 ET SEQ. 271.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE. BELOW IS A LIST OF METHODS FOR THE PROPER RECYCLING/DISPOSAL OF VARIOUS MATERIALS:

1.) DUST CONTROL - CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE AT THE STABILIZED CONSTRUCTION ENTRANCE. THE PURPOSE IS TO TRAP DUST AND MUD THAT WOULD OTHERWISE BE CARRIED OFF-SITE BY CONSTRUCTION TRAFFIC. WATER TRUCKS WILL BE USED AS NEEDED DURING CONSTRUCTION TO REDUCE DUST GENERATED ON THE SITE. DUST CONTROL MUST BE PROVIDED BY THE CONTRACTOR TO A DEGREE THAT IS ACCEPTABLE TO THE LOCAL CONSERVATION DISTRICT. AFTER CONSTRUCTION, THE SITE WILL BE STABILIZED, WHICH WILL REDUCE THE POTENTIAL FOR DUST GENERATION.

2.) SOLID WASTE DISPOSAL - NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, ARE ALLOWED TO BE DISCHARGED FROM THE SITE WITH STORMWATER. ALL SOLID WASTE, INCLUDING DISPOSABLE MATERIALS INCIDENT AL TO THE MAJOR CONSTRUCTION ACTIVITIES, MUST BE COLLECTED AND PLACED IN CONTAINERS. THE CONTAINERS WILL BE EMPTIED AS NECESSARY BY A CONTRACT TRASH DISPOSAL SERVICE AND HAULED AWAY FROM THE SITE.

3.) SANITARY FACILITIES - ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. TEMPORARY SANITARY FACILITIES WILL BE PROVIDED AT THE SITE THROUGHOUT THE CONSTRUCTION PHASE. THEY MUST BE UTILIZED BY ALL CONSTRUCTION PERSONNEL AND WILL BE SERVICED BY A LICENSED COMMERCIAL OPERATOR.

4.) WATER SOURCE - NON-STORMWATER COMPONENTS OF SITE DISCHARGE MUST BE CLEAN WATER. WATER USED FOR CONSTRUCTION WHICH DISCHARGES FROM THE SITE MUST ORIGINATE FROM A PUBLIC WATER SUPPLY OR PRIVATE WELL APPROVED BY THE STATE HEALTH DEPARTMENT. WATER USED FOR CONSTRUCTION THAT DOES NOT ORIGINATE FROM AN APPROVED PUBLIC SUPPLY MUST NOT DISCHARGE FROM THE SITE.

5.) CONCRETE WASTE FROM CONCRETE READY-MIX TRUCKS - DISCHARGE OF EXCESS OR WASTE CONCRETE AND/OR WASH WATER FROM CONCRETE TRUCKS WILL BE ALLOWED ON THE CONSTRUCTION SITE, BUT ONLY IN SPECIFICALLY DESIGNATED Diked AREAS. PREPARATIONS TO PREVENT CONTACT BETWEEN THE CONCRETE AND/OR WASH WATER AND STORMWATER THAT WILL BE DISCHARGED FROM THE SITE.

## LIST OF CRITICAL STAGES

§102.8(f)(7)

- INSTALLATION OF THE BIORETENTION BASIN FACILITIES
- INSTALLATION OF THE INLET WATER QUALITY DEVICES CONSISTING OF SNOOT HOODS
- INSTALLATION OF THE SOIL AMENDMENTS
- INSTALLATION OF THE MEADOW PLANTINGS

## GEOLOGIC FORMATIONS OR SOIL CONDITIONS

§102.8(f)(12)

THERE ARE NO GEOLOGIC FORMATIONS OR SOIL CONDITIONS THAT COULD CAUSE CONTAMINANT POLLUTION DURING EARTH DISTURBANCE ACTIVITIES.

## RIPARIAN FOREST BUFFER MANAGEMENT PLAN

§102.8(f)(14)

REGARDING EXISTING OR PROPOSED RIPARIAN FOREST BUFFERS, NOTE THE FOLLOWING:

- THERE ARE EXISTING RIPARIAN BUFFERS. (RIPARIAN BUFFER ZONES 1 & 2 WITHIN THE TRIBUTARY TO WEST BRANCH NESHAMINY CREEK) CONSERVATION EASEMENT
- THE APPROPRIATE RIPARIAN BUFFER OFFSET IS SHOWN ON THE PCSM PLAN

## SOIL AMENDMENT SPECIFICATIONS

### DESIGN CONSIDERATIONS

1.) COMPOST SHOULD BE ADDED AT A RATE OF 2:1 (SOIL:COMPOST). IF A PROPRIETARY PRODUCT IS USED, THE MANUFACTURER'S INSTRUCTIONS SHOULD BE FOLLOWED IN TERMS OF MIXING AND APPLICATION RATE.

2.) SOIL RESTORATION SHOULD NOT TAKE PLACE WITHIN THE DRIP LINE OF A TREE TO AVOID DAMAGING THE ROOT SYSTEM.

3.) PROCEDURE: ROTOTILL, OR RIP THE SUBGRADE, REMOVE ROCKS, DISTRIBUTE THE COMPOST, SPREAD THE NUTRIENTS, ROTOTILL AGAIN.

4.) ADD 2-3 INCHES COMPOST / AMENDMENT AND TILL TO A MINIMUM DEPTH OF 8 INCHES.

### COMPOST MATERIALS

1.) COMPOST PRODUCTS SPECIFIED FOR USE IN THIS APPLICATION ARE DESCRIBED IN THE TABLE 1.

2.) ONLY COMPOST PRODUCTS THAT MEET ALL APPLICABLE STATE AND FEDERAL REGULATIONS PERTAINING TO ITS PRODUCTION AND DISTRIBUTION MAY BE USED IN THIS APPLICATION. APPROVED COMPOST PRODUCTS MUST MEET RELATED STATE AND FEDERAL CHEMICAL CONTAMINANT (e.g., HEAVY METALS, PESTICIDES, etc.) AND PATHOGEN LIMIT STANDARDS PERTAINING TO THE FEEDSTOCKS (SOURCE MATERIALS) IN WHICH IT IS DERIVED.

3.) VERY COARSE COMPOST SHOULD BE AVOIDED FOR SOIL AMENDMENT AS IT WILL MAKE PLANTING AND CROP ESTABLISHMENT MORE DIFFICULT.

4.) NOTE - SPECIFYING THE USE OF COMPOST PRODUCTS THAT ARE CERTIFIED BY THE U.S. COMPOSTING COUNCIL'S SEAL OF TESTING (STA) PROGRAM (www.compostingcouncil.org) WILL ALLOW FOR THE ACQUISITION OF PRODUCTS THAT ARE ANALYZED ON A ROUTINE BASIS, USING THE SPECIFIED TEST METHODS. STA PARTICIPANTS ARE ALSO REQUIRED TO PROVIDE A STANDARD PRODUCT LABEL TO ALL CUSTOMERS, ALLOWING EASY COMPARISON TO OTHER PRODUCTS.

### COMPOST APPLICATION PROCEDURE

1.) THE ENTIRE AREA TO BE AMENDED SHOULD BE RIPPED TO LOOSEN SOILS. THE SURFACE SHOULD THEN BE CLEARED OF CLOUDS, ROCKS AND DEBRIS GREATER THAN 2" IN DIAMETER. THE SOIL SURFACE SHALL BE REASONABLY FREE OF LARGE CLOUDS, ROOTS, STONES GREATER THAN 2 INCHES, AND OTHER MATERIAL WHICH WILL INTERFERE WITH THE AMENDMENT PROCESS, PLANTING AND SUBSEQUENT SITE MAINTENANCE.

2.) DISTRIBUTE COMPOST EVENLY TO A DEPTH OF 2-3" INCHES OVER THE ENTIRE SOIL SURFACE. TILL TO A DEPTH OF 8" IN TWO CROSSING DIRECTIONS. FOR SMALL AREAS, COMPOST MAY BE SPREAD BY HAND WITH A SHOVEL AND RAKED EVENLY OVER THE SOIL. FOR LARGER AREAS, USE A TRACTOR-MOUNTED SPREADER OR OTHER SIMILAR DEVICE.

3.) SPREAD LIME AND NUTRIENTS AS INDICATED BY SOIL TESTING.

4.) WATER THOROUGHLY. ALLOW SOIL TO SETTLE FOR ONE WEEK. IF COMPOST IS IMMATURE, EXTEND SETTLING PERIOD TO TWO TO FIVE WEEKS.

5.) FINE GRADE AND HAND ROLL AS NECESSARY TO ACHIEVE AN EVEN FINAL GRADE.

### TABLE 1. PHYSICAL REQUIREMENTS FOR COMPOST

PARAMETERS	REPORTED AS (UNITS OF MEASURE)	GENERAL RANGE
pH	pH UNITS	6.0 - 8.5
SOLUBLE SALT CONCENTRATION (ELECTRICAL CONDUCTIVITY)	dS/m (mmhos/cm)	MAXIMUM 10
MOISTURE CONTENT	% WET WEIGHT BASIS	30 - 60
ORGANIC MATTER CONTENT	% DRY WEIGHT BASIS	30 - 45
PARTICLE SIZE	% PASSING A SELECTED MESH SIZE, DRY WEIGHT BASIS	99% PASS THROUGH 3/4" SCREEN OR SMALLER
STABILITY CARBON DIOXIDE EVOLUTION RATE	mg CO <sub>2</sub> -C PER g OM PER DAY	< 8
MATURITY SEED EMERGENCE AND SEEDLING VIGOR	% RELATIVE TO POSITIVE CONTROL	MINIMUM 80% MINIMUM 80%
PHYSICAL CONTAMINANTS (NERTS)	% DRY WEIGHT BASIS	< 1
CHEMICAL CONTAMINANTS	mg/kg (ppm)	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.13, TABLES 1 AND 3 LEVELS
BIOLOGICAL CONTAMINANTS SELECT PATHOGENS FECAL COLIFORM BACTERIA, OR SALMONELLA	MPN PER GRAM PER DRY WEIGHT MPN PER 4 GRAMS PER DRY WEIGHT	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR § 503.30(a) LEVELS

### LONG-TERM OPERATION AND MAINTENANCE SCHEDULE

§102.8(f)(10)

1. UNTIL THE SITE IS STABILIZED AND DURING THE CONSTRUCTION ACTIVITIES, ALL BMPs MUST BE MAINTAINED PROPERLY BY CONTRACTOR. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL BMPs AS SPECIFIED, ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN-OUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY AND IN ACCORDANCE WITH THESE PROCEDURES. PLANS AND DETAILS. ANY AREAS DISTURBED DURING MAINTENANCE MUST BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH THE GENERAL CONSERVATION NOTES AND SPECIFICATIONS.

2. ALL SITE INSPECTIONS MUST BE DOCUMENTED IN AN INSPECTION LOG KEPT FOR THIS PURPOSE INDICATING THE COMPLIANCE ACTIONS AND THE DATE, TIME AND NAME OF THE PERSON CONDUCTING THE INSPECTION. THE INSPECTION LOG MUST BE KEPT ON SITE AT ALL TIMES AND MADE AVAILABLE TO THE DISTRICT UPON REQUEST.

3. SHOULD ON-SITE EROSION OCCUR FROM THE LANDSCAPED AREAS, THE SOURCE OF EROSION SHALL BE IMMEDIATELY STABILIZED AND THE INLETS AND STORMWATER PIPING SHALL BE CHECKED FOR ACCUMULATION AND CLEARED IF ACCUMULATION OF SEDIMENT EXISTS.

4. HEAVY CONSTRUCTION VEHICLES SHALL NOT BE PARKED ON OR DRIVEN OVER BMP FACILITIES AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY EQUIPMENT, INCLUDING MOWERS.

5. INSPECT INFILTRATION FACILITIES AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SIGNS OF EROSION.

6. REMOVE ACCUMULATED SEDIMENT FROM THE FACILITIES AS REQUIRED. RESTORE ORIGINAL CROSS-SECTION IF NECESSARY. PROPERLY DISPOSE OF SEDIMENT AS SPECIFIED. FOR ABOVE-GROUND INFILTRATION FACILITIES, REMOVE AND REPLACE SAND/STONE LAYER AS NECESSARY IF FACILITY MAINTENANCE IS BEST DONE WHEN PERFORMED WITH A VACUUM TRUCK.

NAPLIN ONE LIMITED PARTNERSHIP IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT BMPs AS DESCRIBED HEREIN.

BMP	QUANTITY	SCHEDULE	INSPECTION TASK	MAINTENANCE	FAILURE INDICATORS
BMP 6.4.5 BIORETENTION BASINS	2	4 TIMES PER YEAR	- INSPECT FOR LITTER AND SEDIMENT ACCUMULATION - INSPECT VEGETATIVE COVER CONDITION - EVALUATE PLANT GROWTH	NEEDED MAINTENANCE SHOULD BE CONDUCTED IMMEDIATELY AFTER EACH INSPECTION. THE LITTER AND SEDIMENT SHALL BE REMOVED TO RESTORE DESIGN CAPACITIES AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.	FAILURE INDICATORS INCLUDE IF THE BIORETENTION BASIN DOES NOT DEWATER WITHIN 72 HOURS OR IF AN ABUNDANCE OF WETLAND PLANTS ARE FOUND WITHIN THE BIORETENTION BASIN. UPON OBSERVING A FAILURE INDICATOR A QUALIFIED INDIVIDUAL SUCH AS AN ENGINEER OR SOIL SCIENTIST/ENGINEER SHALL BE CONSULTED TO DETERMINE THE EXACT CAUSE OF THE FAILURE. REMEDIATION SHALL BE IMPLEMENTED TO RESTORE THE BASIN TO ITS ORIGINAL DESIGN CAPACITIES. THIS INCLUDES PERFORMING ADDITIONAL INFILTRATION TESTING TO DETERMINE WHETHER THE FACILITY HAS BEEN BROUGHT BACK TO ITS ORIGINAL DESIGN CAPACITIES.
BMP 6.4.8 VEGETATED SWALE	1	2 TIMES PER YEAR	- REMOVE DETRITUS, CUT BACK DORMANT PERENNIAL PLANTS - INSPECT FOR INVASIVE PLANT SPECIES - INSPECT MULCH LEVEL AND REPLENISH AS NECESSARY	NEEDED MAINTENANCE SHOULD BE CONDUCTED IMMEDIATELY AFTER EACH INSPECTION. THE LITTER AND SEDIMENT SHALL BE REMOVED TO RESTORE DESIGN CAPACITIES AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. AREAS OF EROSION SHALL BE REGRADED AND STABILIZED AND SEDIMENT MUST BE REMOVED TO RESTORE DESIGN CAPACITIES. SEDIMENT AND LITTER SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.	FAILURE INDICATORS OF VEGETATED SWALES INCLUDE THE CHANNEL, ERODING OR VEGETATION FAILS TO ESTABLISH OR DIES OFF. UPON OBSERVING A FAILURE INDICATOR A QUALIFIED INDIVIDUAL SUCH AS A LANDSCAPE ARCHITECT/ARBORIST OR SOIL SCIENTIST/ENGINEER SHALL BE CONSULTED TO DETERMINE THE EXACT CAUSE OF FAILURE. REMEDIATION SHALL BE IMPLEMENTED TO RESTORE THE VEGETATED SWALE TO ITS ORIGINAL DESIGN.
SNOOT WATER QUALITY DEVICES	5	SEE 'MAINTENANCE' COLUMN	- INSPECT FOR LITTER	FOR THE FIRST YEAR OF SERVICE, A MONTHLY INSPECTION OF KEY STRUCTURES IS RECOMMENDED. WHERE POSSIBLE, SEDIMENT DEPTH SHOULD BE MEASURED AFTER EACH RAIN EVENT OF 0.5 INCHES OR MORE, OR MONTHLY AND LOGGED TO ESTABLISH A PLOT THAT SHOWS SOILS ACCUMULATION VERSUS RAINFALL, WHICH WILL BE USEFUL IN PLANNING MAINTENANCE. THE STRUCTURE SHOULD BE SCHEDULED FOR MAINTENANCE WHEN THE SUMP IS HALF FULL (I.E., TWO (2) FT. OF MATERIAL HAS ACCUMULATED IN A FOUR (4) FT. SUMP) OR ANNUALLY, WHICHEVER COMES FIRST. ALSO, STRUCTURES SHALL BE SERVICED IMMEDIATELY FOLLOWING ANY SPILL OR OTHER INCIDENTS WHICH CAUSE A LARGER THAN NORMAL ACCUMULATION OF POLLUTANTS IN A STRUCTURE. SHOULD ALL STRUCTURES WITHIN THE STORM SEWER SYSTEM DESIGN INCLUDE SNOOTS, BEST MANAGEMENT PRODUCTS, INC. RECOMMENDS ANNUAL CLEANING. HOWEVER, IF THERE ARE TWO (2) OR MORE NON-SNOOT STRUCTURES FLOWING INTO A SNOOT STRUCTURE, THEN A SEMIANNUAL CLEANING IS RECOMMENDED. MAINTENANCE IS BEST DONE WHEN PERFORMED WITH A VACUUM TRUCK. ALL COLLECTED WASTE MUST BE HANDLED AND DISPOSED OF ACCORDING TO LOCAL ENVIRONMENTAL REQUIREMENTS.	FAILURE INDICATORS INCLUDE FLOODING AROUND THE INLETS AND TRASH/SEDIMENT ACCUMULATION INSIDE THE INLETS. UPON OBSERVING A FAILURE INDICATOR A QUALIFIED INDIVIDUAL SUCH AS AN ENGINEER OR THE MANUFACTURER SHALL BE CONSULTED TO DETERMINE THE EXACT CAUSE OF FAILURE. REMEDIATION SHALL BE IN ACCORDANCE WITH THE QUALIFIED INDIVIDUAL'S RECOMMENDATIONS BASED ON THEIR INVESTIGATION.
BMP 6.7.2 LANDSCAPE RESTORATION		ANNUALLY	- INSPECT FOR DYING/DEAD PLANT MATERIAL - INSPECT FOR INVASIVE SPECIES	LANDSCAPING THAT IS POOR CONDITION SHALL BE REPLACED AS SOON AS POSSIBLE. TREES THAT ARE NOT TO BE REMOVED UNLESS ONE IS PROPOSED TO REPLACE IT SOMEWHERE ELSE WITHIN THE DRAINAGE AREA. PRUNING IS ALLOWED HOWEVER, EXCESSIVE BRANCH REMOVAL SHOULD BE AVOIDED.	FAILURE INDICATORS INCLUDE PLANT MATERIALS THAT FAILS TO ESTABLISH OR DIES OFF OR EXCESSIVE QUANTITY OF INVASIVE SPECIES. UPON OBSERVING A FAILURE CONDITION A QUALIFIED INDIVIDUAL SUCH AS A LANDSCAPE ARCHITECT SHALL BE CONSULTED TO DETERMINE THE EXACT CAUSE OF FAILURE. REMEDIATION SHALL BE IN ACCORDANCE WITH THE QUALIFIED INDIVIDUALS RECOMMENDATIONS BASED ON THEIR INVESTIGATION.
BMP 6.7.3 SOILS AMENDMENT & RESTORATION		AS NEEDED	- MINIMUM MAINTENANCE IS REQUIRED - AERATE COMPACTED AREAS AS NEEDED	MINIMUM MAINTENANCE IS REQUIRED FOR SOIL AMENDMENTS. WHEN THE SOIL BECOMES OVERLY COMPACTED OVER TIME, THE SOIL SHALL BE AERATED.	FAILURE INDICATORS INCLUDE OVERLY COMPACTED SOIL AND/OR A LACK OF GRASS/VEGETATIVE COVER A QUALIFIED INDIVIDUAL SUCH AS A LANDSCAPE ARCHITECT OR A SOIL SCIENTIST/ENGINEER SHALL BE CONSULTED TO DETERMINE THE EXACT CAUSE OF THE FAILURE. REMEDIATION SHALL BE IN ACCORDANCE WITH THE QUALIFIED INDIVIDUALS RECOMMENDATIONS BASED ON THEIR INVESTIGATION.

## TYPES, DEPTH, SLOPE, LOCATIONS AND LIMITATIONS OF THE SOILS AND GEOLOGIC FORMATIONS

§102.8(f)(2)

### SOIL DESCRIPTIONS

SOIL	DESCRIPTION	HYDROLOGIC SOIL GROUP
Aa	ABBOTSTOWN SILT LOAM, 0-3% SLOPES	D
AaB	ABBOTSTOWN SILT LOAM, 3-8% SLOPES	D
B <sub>o</sub>	BOWMANVILLE-KNAUERS SILT LOAMS (ALLUVIAL)	C/D
D <sub>oA</sub>	DOYLESTOWN SILT LOAM, 0-3% SLOPES	C/D
ReB	READINGTON SILT LOAM, 3-8% SLOPES	C
UgB	URBAN LAND-ABBOTSTOWN COMPLEX, 0-8% SLOPES	D

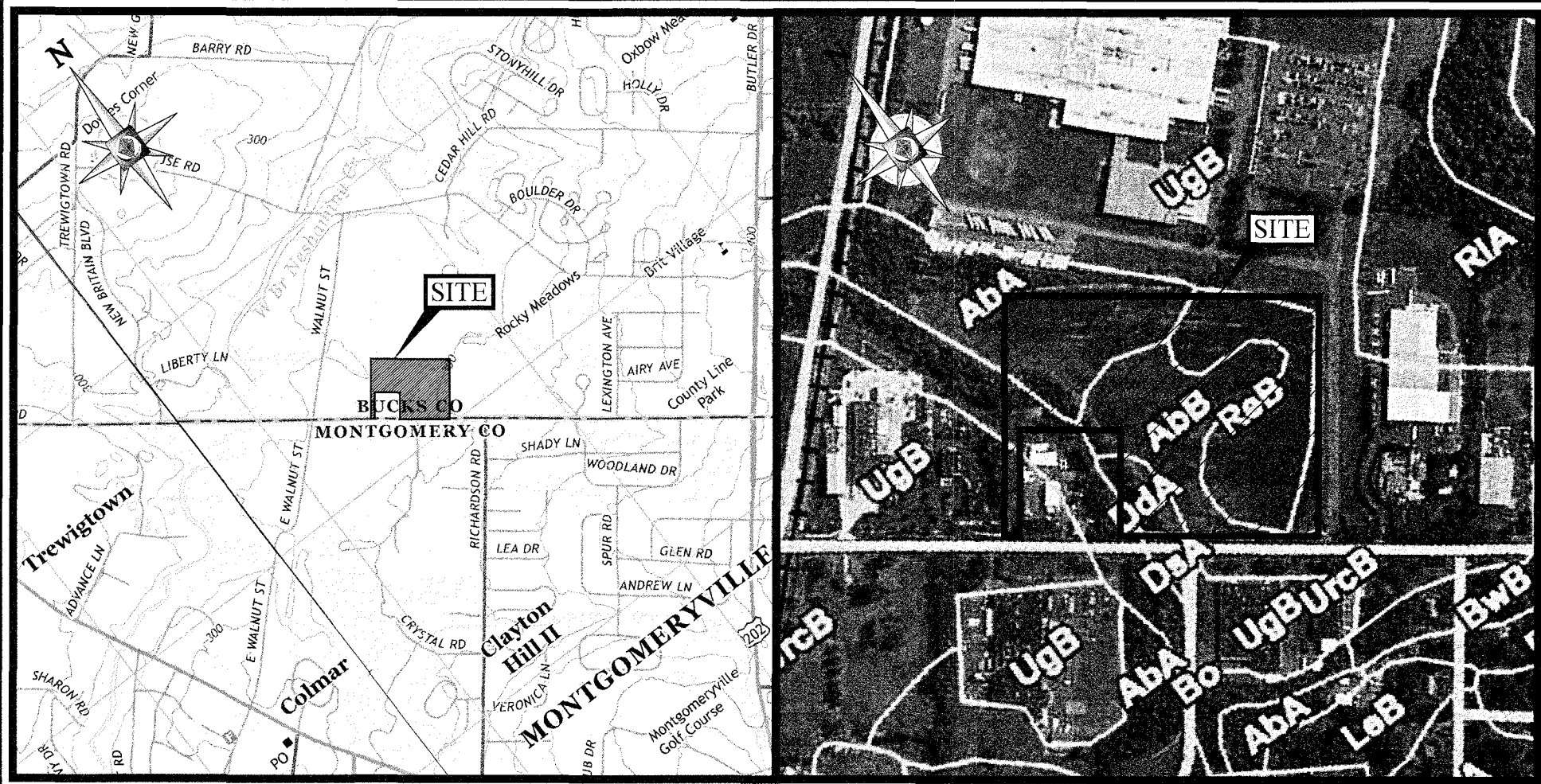
### SOIL USE LIMITATIONS AND THEIR RESOLUTIONS PROVIDED

CONTRACTOR SHALL CONSULT WITH GEOTECHNICAL ENGINEER TO DETERMINE SOIL LIMITATIONS AND RESOLUTIONS SPECIFIC TO THIS PROJECT.

1. SOIL TYPES POORLY SUITED AS SOURCES OF TOPSOIL RESTRICT OR PLACE CONDITIONS ON PLANNING VEGETATIVE STABILIZATION. ACIDIC, LOW FERTILITY, EXCESSIVE DRYNESS AND EXCESSIVE WETNESS LIMIT PLANT GROWTH.

RESOLUTIONS: IDENTIFYING AND RESOLVING CHARACTERISTICS THAT RENDER THE SOIL TYPES POORLY SUITED AS TOPSOIL.



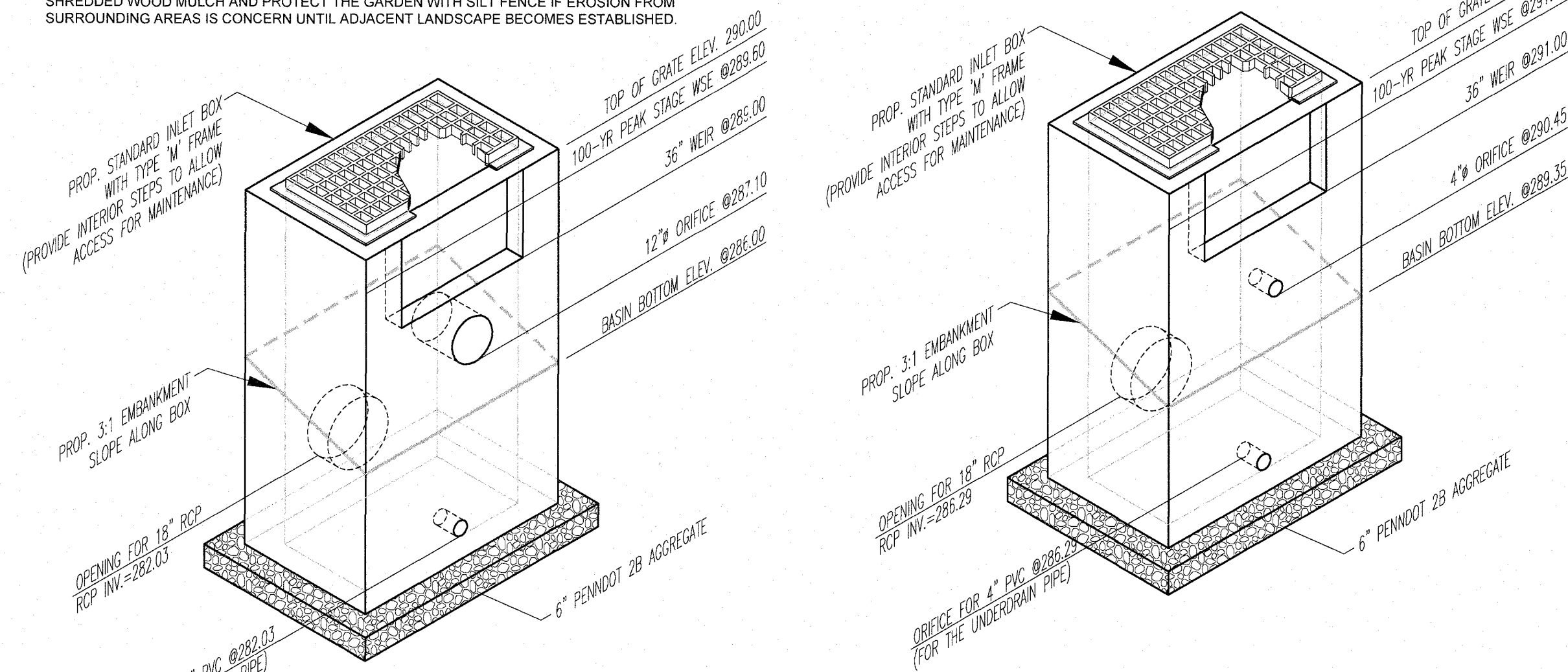


# PLANTING SOIL SPECIFICATIONS FOR B.M.P. FACILITIES

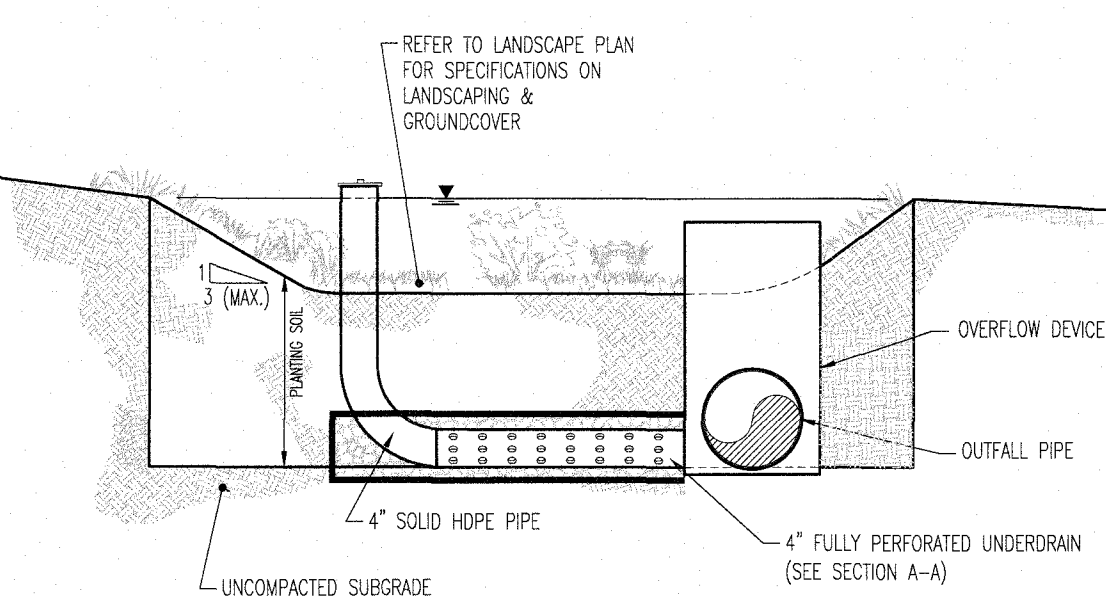
PLANTING SOIL SHALL BE A MANUFACTURED SOIL COMPRISED OF A CLEAN TOPSOIL SUPPLEMENTED WITH ORGANIC MATERIAL. THE TOPSOIL COMPONENT SHALL BE COMPRISED OF 80% SHARP SAND (MINIMUM, 10% CLAY (MAXIMUM) AND 10% SILT BY VOLUME (PER PERMEABILITY CLASS K4 - SOILS WITH PERMEABILITY OF 6-20 IN/HR. OF THE USDA SOIL PERMEABILITY/TEXTURAL TRIANGLE). IT SHALL BE FREE OF ROCKS OR DEBRIS LARGER THAN 1/2" IN DIAMETER. THE ORGANIC MATTER COMPONENT SHALL BE COMPRISED OF COMPOST HIGH IN ORGANIC CONTENT (25%-40% ORGANIC MATTER). COMPOST SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S (USCC) SEAL OF TESTING ASSURANCE (STA) PROGRAM, WHICH HAS BEEN REVIEWED AND CERTIFIED UNDER THE THESE COMPONENTS ARE TO BE KEPT SEPARATE UNTIL INSTALLATION. AT TIME OF INSTALLATION, THE TOPSOIL COMPONENT IS TO BE INSTALLED FIRST TO FULL DEPTH (PER THE DETAIL WITH EXCEPTION OF THE TOP 2-3". 2-3" OF THE ORGANIC MATTER COMPONENT IS TO BE LAYERED ON TOP AND THEN FILLED TO A DEPTH OF 8-10" AND THEN HAND-RAKED SMOOTH. ONCE THE ORGANIC MATTER COMPONENT HAS BEEN PUT IN PLACE, HEAVY MACHINERY SHALL NOT PERMITTED WITHIN THE BMP AREA. THE FINISHED SOIL SHALL HAVE A pH OF 5.5-6.5 AND AN ORGANIC CONTENT 5-15%. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION INCLUDING TEST DATA SHOWING, AT A MINIMUM, THE EXACT TEXTURAL COMPOSITION, THE pH AND SPECIFIC ORGANIC MATERIAL TO BE USED IN EACH BMP.

# BIORETENTION CONSTRUCTION SEQUENCE

- 1) THE BIORETENTION FACILITY SHALL BE EXCAVATED TO THE DEPTH AND SIZE REQUIRED. THE CONTRACTOR MUST TAKE CARE TO NOT COMPACT IN-SITU SOILS.
- 2) SUBSOILS IN THE ENTIRE BASIN AREA MUST BE THOROUGHLY AND DEEPLY SCARIFIED BEFORE THE CONTRACTOR PLACES THE PLANTING SOIL MATERIAL. SCARIFYING MUST BE DONE WITH A "TOOTHED" BACKHOE.
- 3) EVERY BIORETENTION FACILITY SHALL HAVE AN UNDERDRAIN AND AN OVERFLOW DRAIN. THESE SHALL BE INSTALLED BEFORE PROCEEDING.
- 4) THE UNDERDRAIN IS TO BE INSTALLED IN AN AGGREGATE LAYER AT THE DEPTH SHOWN IN THE TYPICAL BIORETENTION FACILITY AREA DETAIL. THE AGGREGATE LAYER IS TO BE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC.
- 5) INSTALL PEA GRAVEL LAYER AS REQUIRED.
- 6) INSTALL PLANTING SOIL MIX TO DEPTH REQUIRED.
- 7) PRE-SOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION IN ORDER TO AID IN SETTLEMENT.
- 8) PLANT BIORETENTION FACILITIES WORKING FROM THE BOTTOM OF THE BASIN UP SIDES. BIORETENTION FACILITY SHRUBS AND TREES SHALL BE INSTALLED PER THE LANDSCAPE PLAN.
- 9) THE CONTRACTOR SHALL COVER THE PLANTING SOIL MIX WITH A MAXIMUM OF 2 INCHES OF SHREDDED WOOD MULCH AND PROTECT THE GARDEN WITH SILT FENCE IF EROSION FROM SURROUNDING AREAS IS CONCERN UNTIL ADJACENT LANDSCAPE BECOMES ESTABLISHED.



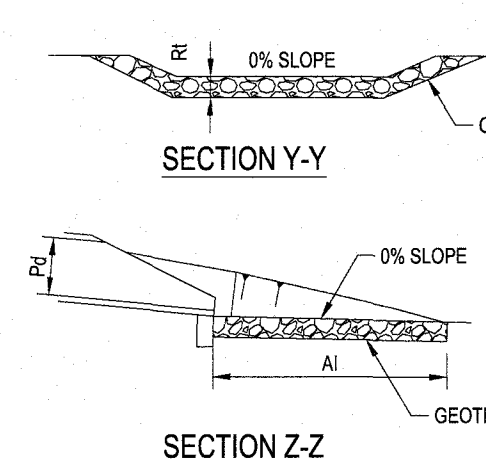
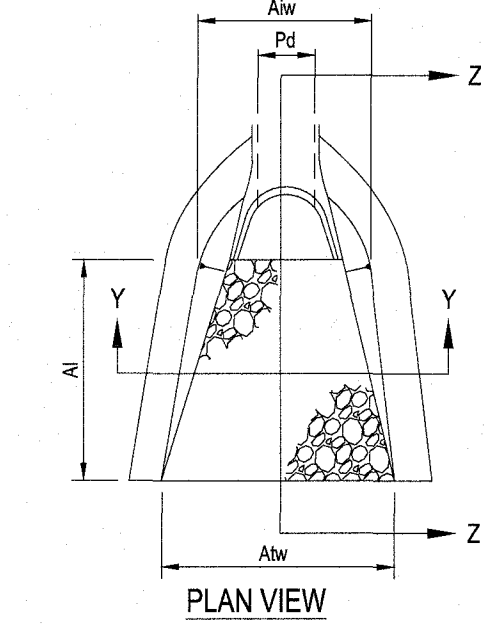
# OUTLET STRUCTURE DETAIL (OS1)



NO.	BOTTOM ELEVATION	ORIFICE SOIL DEPTH (FT)	MAXIMUM PONDING DEPTH	OVERFLOW DEVICE	PLANTING SOIL DEPTH (FT)	LIMIT OF RANGARDEN ELEVATION	DESIGN INFILTRATION RATE (IN/HR)	EMERGENCY SPILLWAY ELEVATION
1	286.00	287.10	1.1	TYPE 'M' INLET	2.00	284.00	0.00	281.00
2	289.35	290.45	1.1	TYPE 'M' INLET	2.00	287.35	0.00	283.00

# BIORETENTION BASIN BED DETAIL

N.T.S.



# SECTION Z-Z

N.T.S.

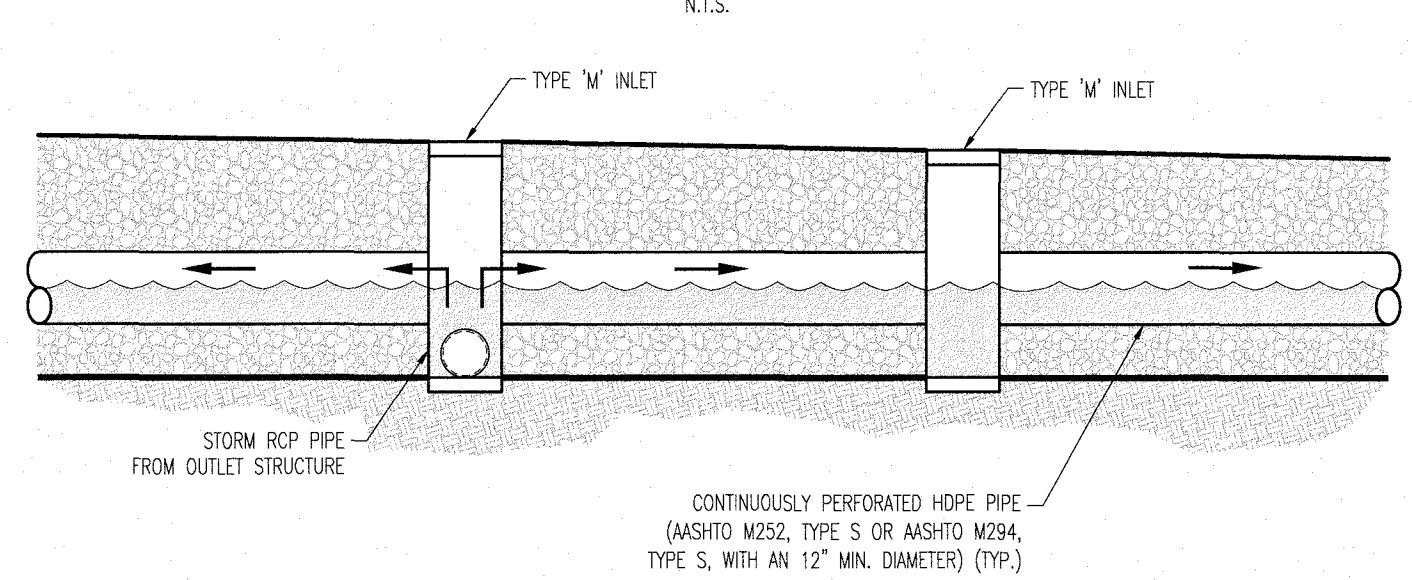
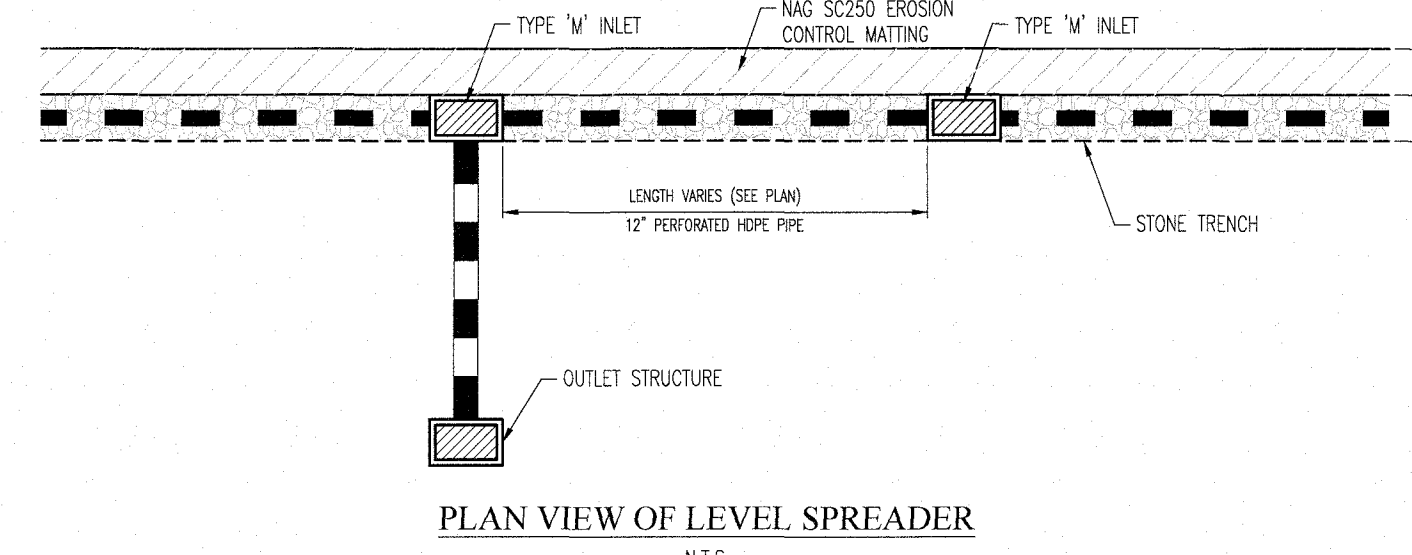
# STANDARD CONSTRUCTION DETAIL #9-1

# RIPRAP APRON AT PIPE OUTLET

# WITH FLARED END SECTION OR ENDWALL

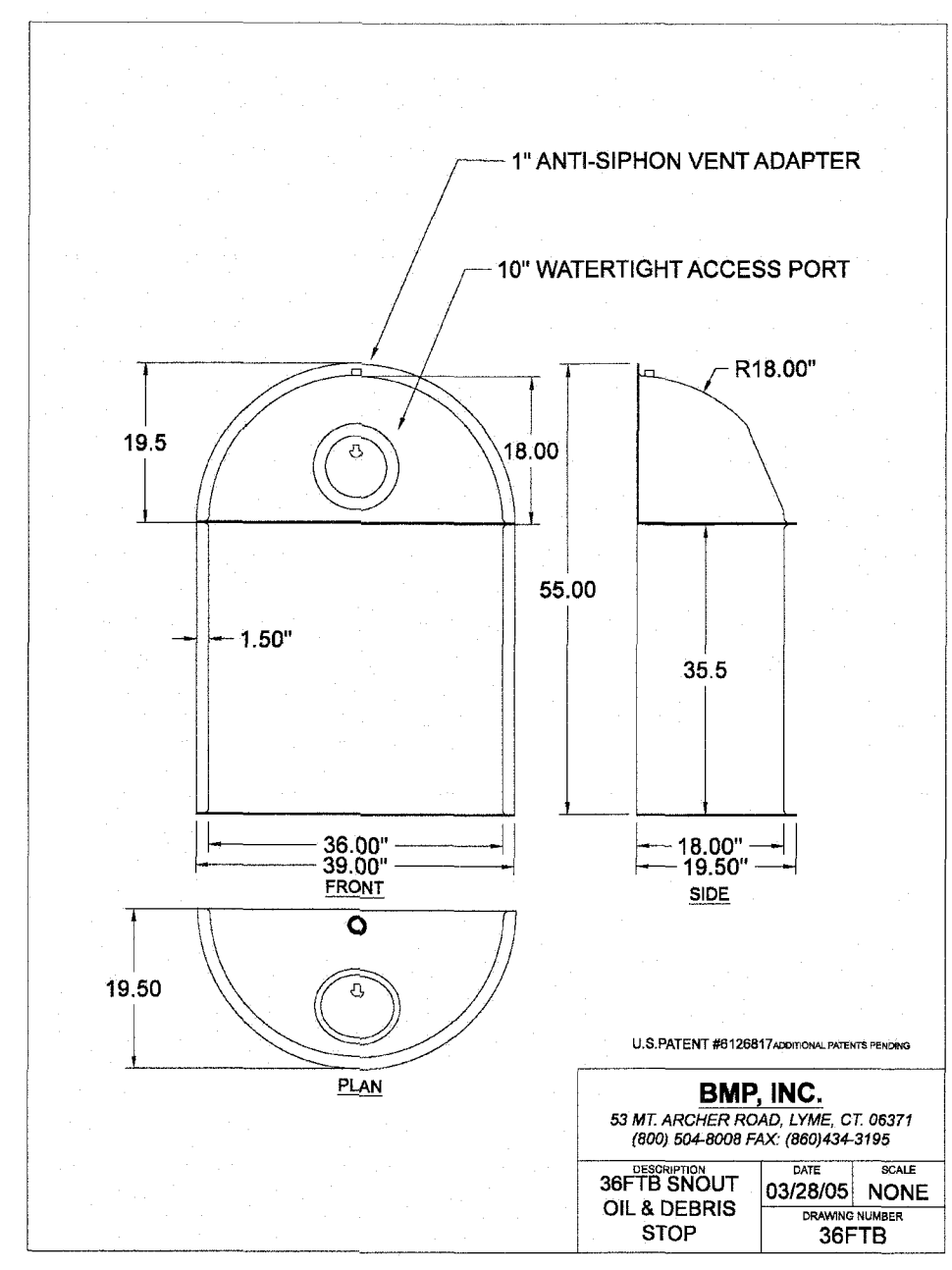
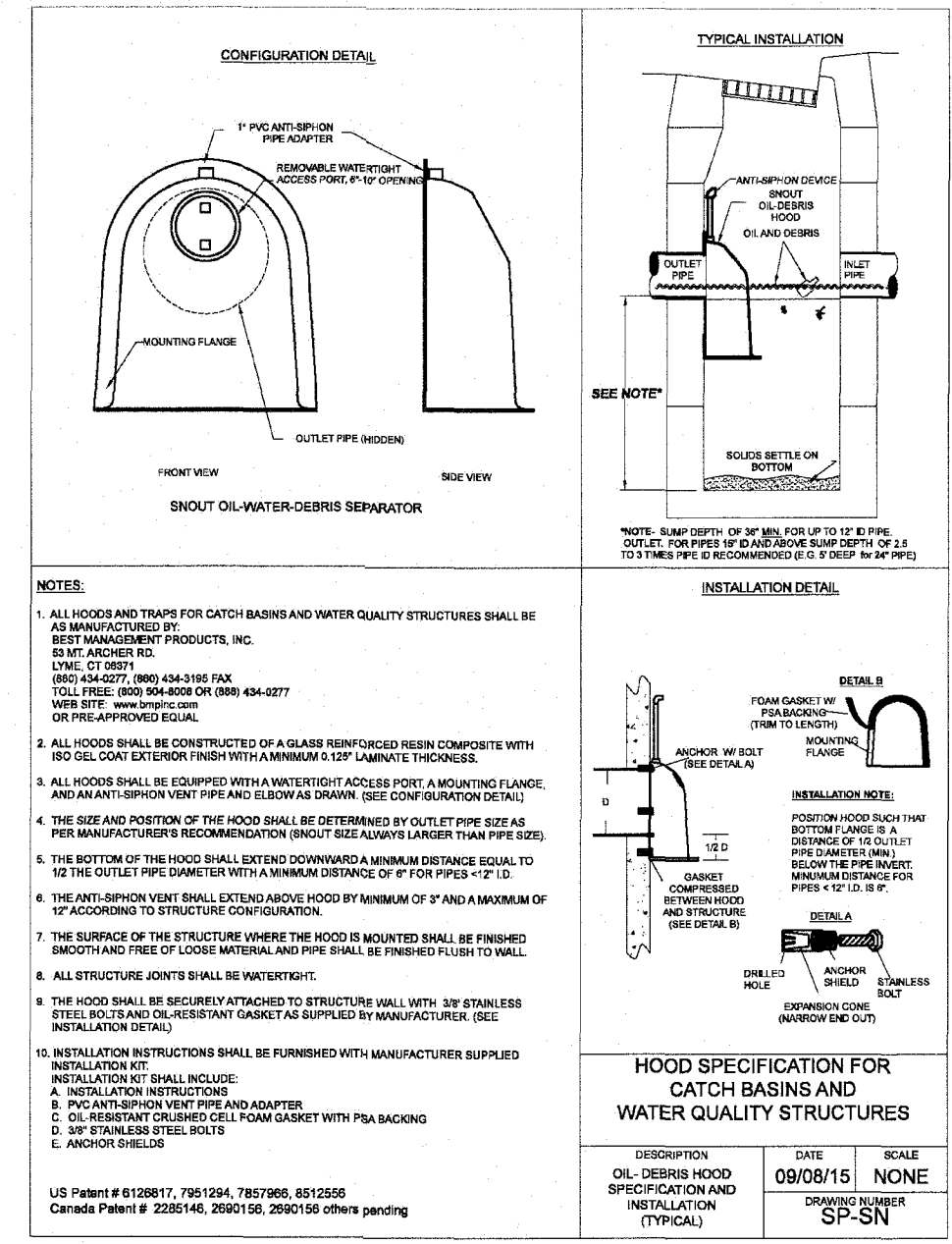
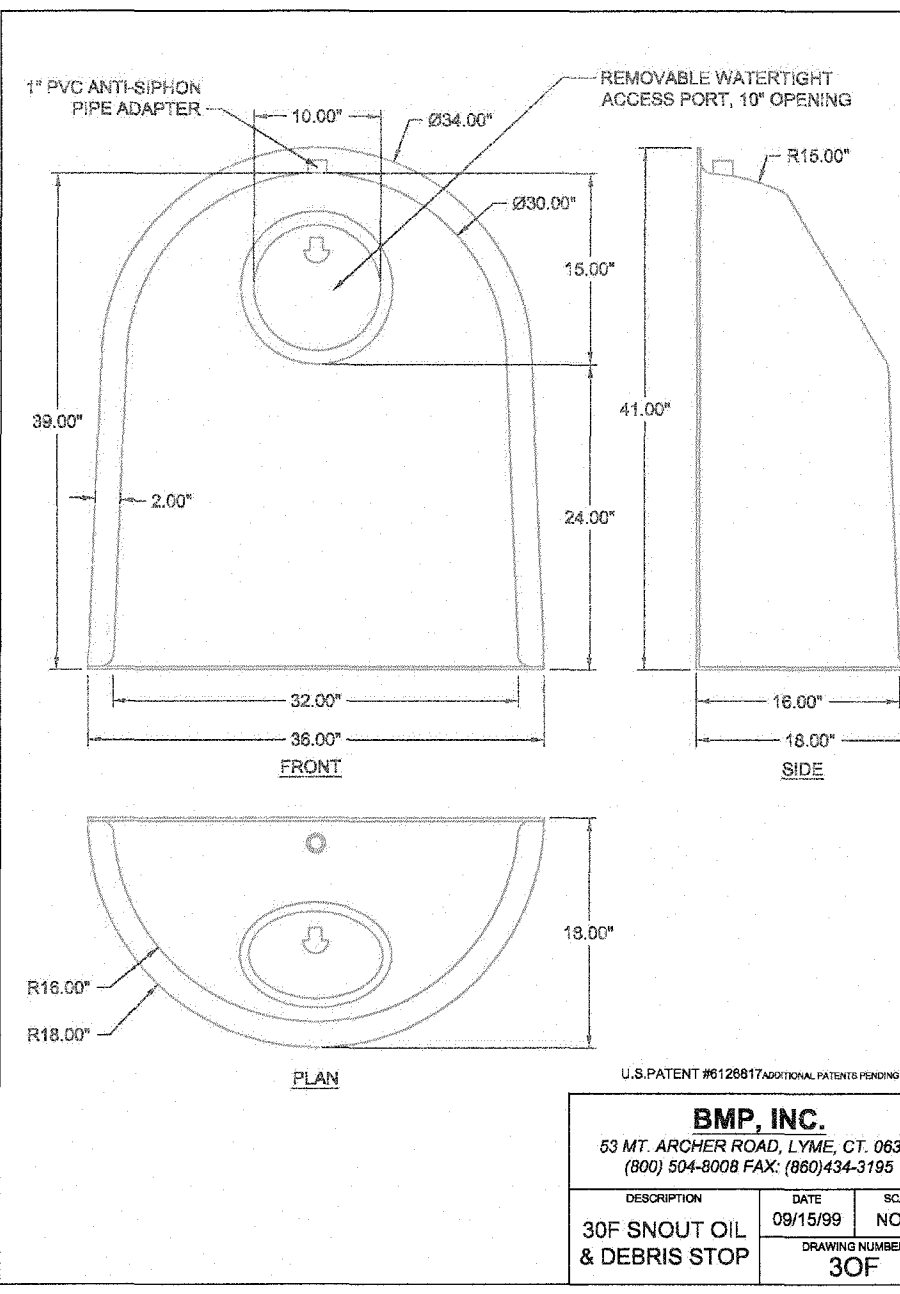
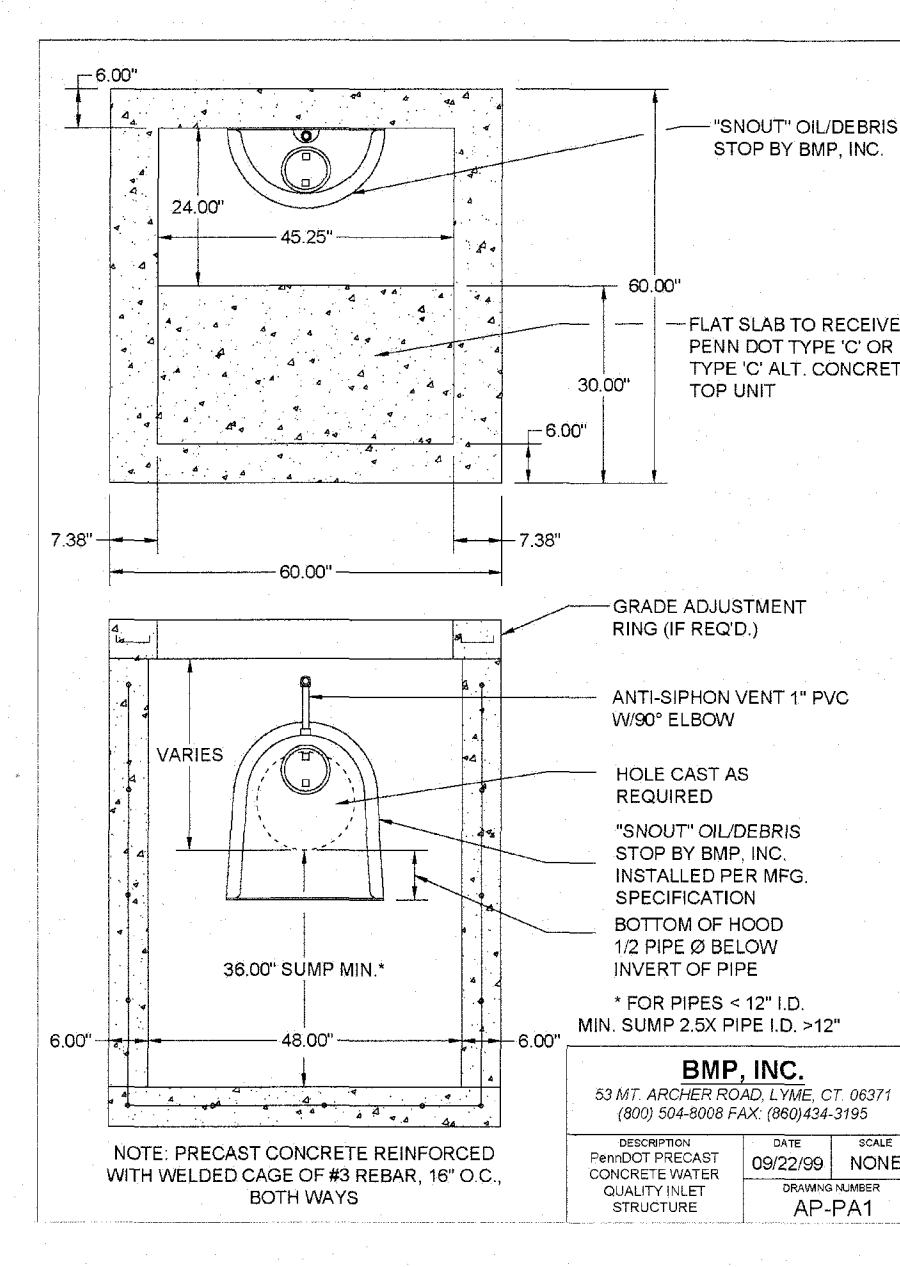
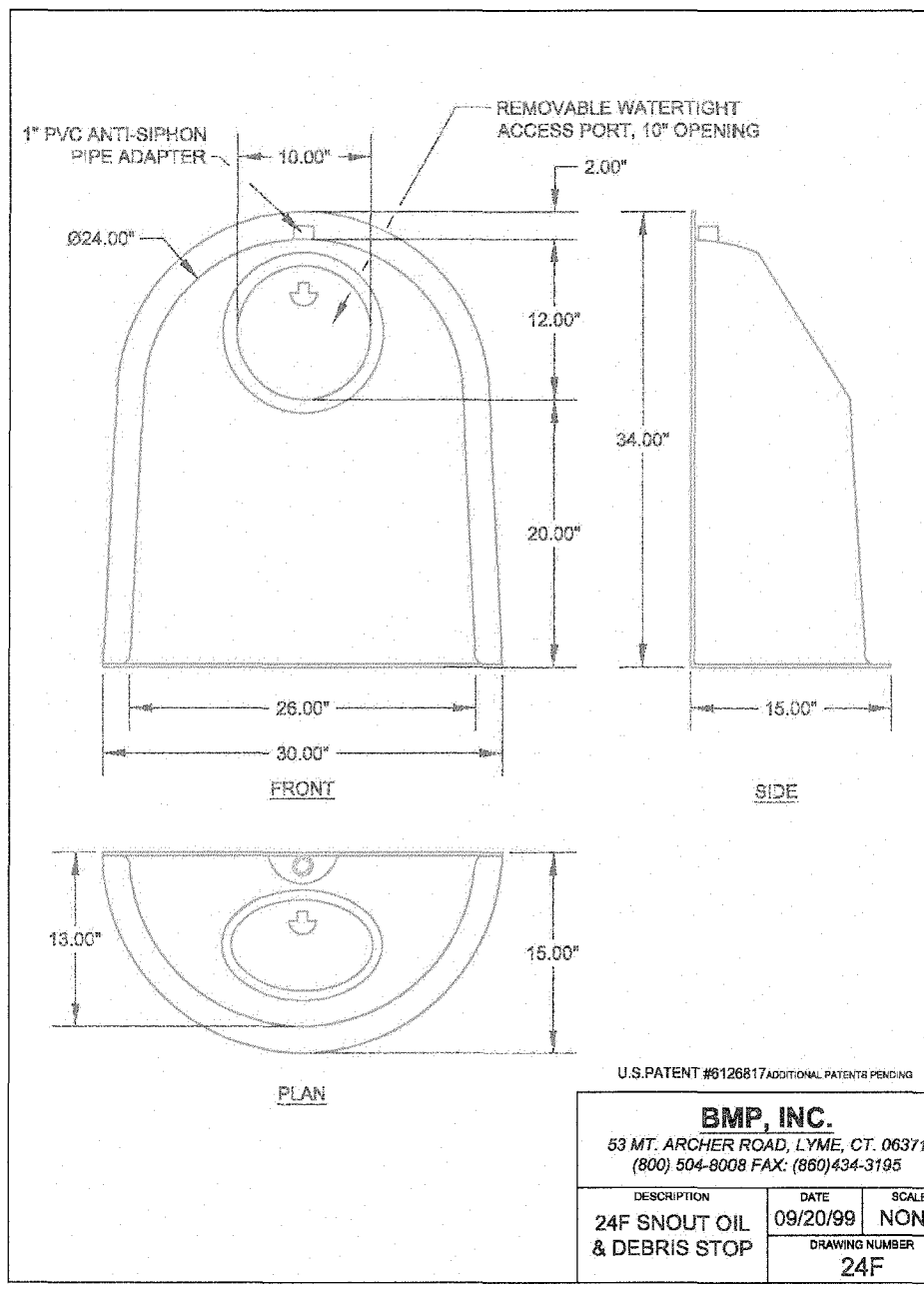
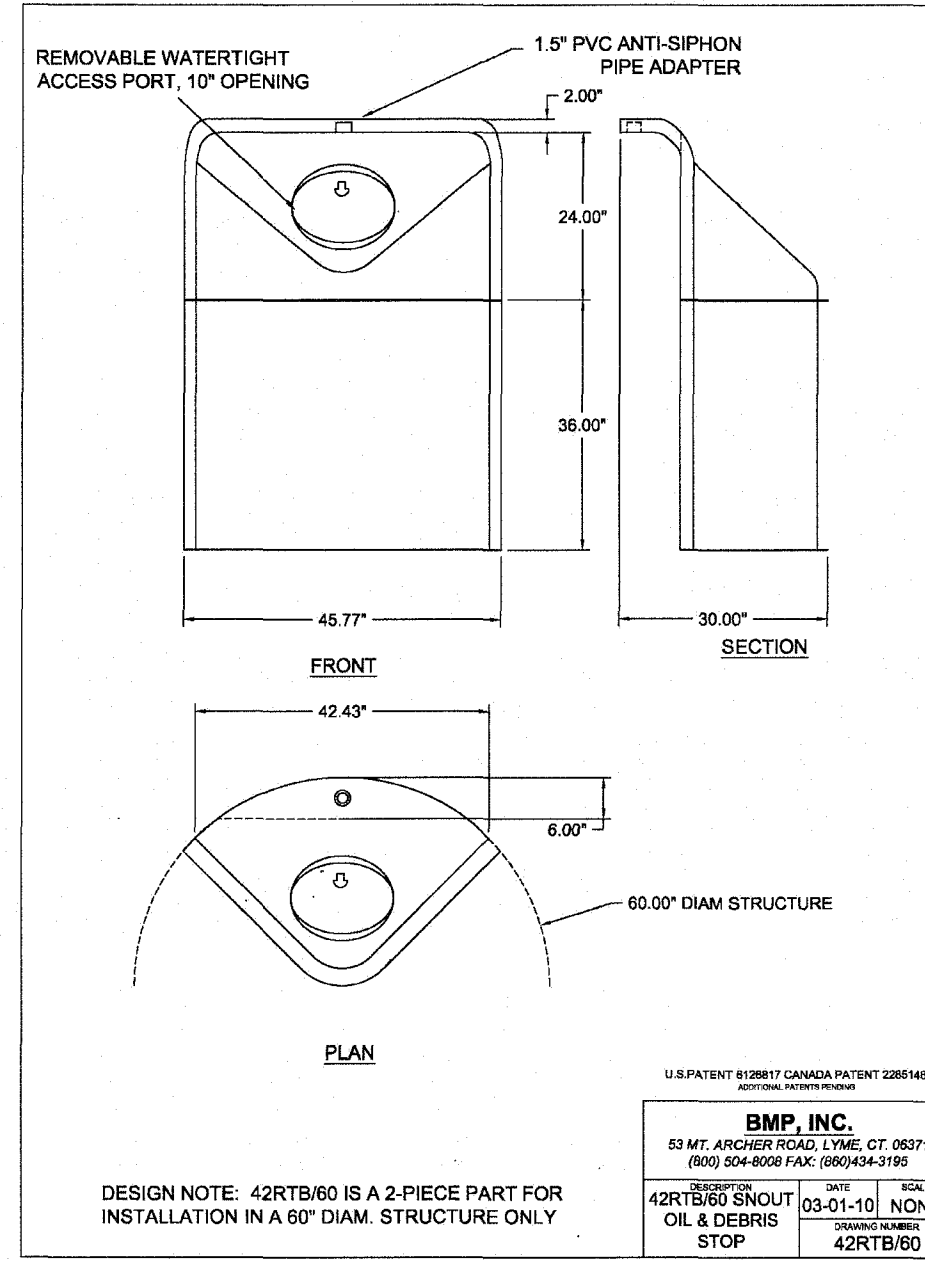
NOT TO SCALE

NOTES:  
ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN. TERMINAL WIDTHS SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.  
ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT. DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.



# PROFILE OF LEVEL SPREADER

N.T.S.



**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING DESIGN  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

NORTHERN VIRGINIA  
CENTRAL VIRGINIA  
CHARLOTTE, NC  
RENO, NV  
SOUTH FLORIDA

PHILADELPHIA, PA  
LEHIGH VALLEY, PA  
BETHLEHEM, PA  
NEW YORK, NY  
NEW JERSEY

UPSTATE NEW YORK  
NEW ENGLAND  
NEW YORK METRO  
NEW JERSEY

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REV	DATE	COMMENT	BY
1	02/02/17	REVISED PER TOWNSHIP ENGINEER'S COMMENTS	J.C.F.
2	06/27/17	REVISED PER TOWNSHIP COMMENTS	L.G.U.
3	08/22/17	REVISED PER NPDES SUBMISSION	E.N.P.
4	03/12/18	REVISED PER FORCE MAIN RELOCATION	A.M.T.
5	08/14/18	REVISED PER HOP IMPROVEMENTS	J.C.F.
6	05/24/19	GENERAL REVISIONS	J.C.F.
7	08/08/19	REVISED PER TOWNSHIP COMMENTS	M.A.S.

**CALL BEFORE YOU DIG!**

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN PHASE - STOP CALL

PA1  
1-800-242-1776

POCS SERIAL NUMBER  
20152680845

PROJECT No.: PC1512501  
DRAWN BY: J.C.F.  
CHECKED BY: R.E.K.  
DATE: 2016.07.28  
SCALE: NOT TO SCALE  
CAD I.D.: PC1512501DETAILS-7

PROJECT:

**FINAL LAND DEVELOPMENT PLANS**

NAPLIN ONE LIMITED PARTNERSHIP

PROPOSED INDUSTRIAL DEVELOPMENT

4371 COUNTY LINE ROAD  
NEW BRITAIN TOWNSHIP  
BUCKS COUNTY  
PENNSYLVANIA 18914

**BOHLER ENGINEERING**

1600 MANOR DRIVE, SUITE 200  
CHALFONT, PENNSYLVANIA 18914  
Phone: (215) 996-9100  
Fax: (215) 996-9102  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

**R.E. KLOS, JR.**

PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE NO. PE045479E

SHEET TITLE:  
**POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS**  
(RECORD PLAN 6 OF 6)

SHEET NUMBER:  
**23**  
OF 27

REVISION No. 7



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board adopt Resolution #2022-06: Budget Amendment Fund Transfers, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_





# MEMO

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**TO:** Board of Supervisors  
**CC:** Matt West  
**FROM:** John Bates  
**DATE:** March 10, 2022  
**RE:** Fund Transfer

---

Hello all,

This memo is requesting approval to transfer the following funds:

- 1) Transfer \$500,000.00 from the General Fund Operating Account (01-106-000) to the General Reserve Fund Account (15-106-300) for future reserves
- 2) Transfer \$100,000.00 from the Parks & Recreation Fund Operating Account (07-106-000) to the Parks & Recreation Capital Account (07-102-501) to be used for future Park & Recreation investment opportunities

Based upon a periodic review of the New Britain Township budget, which examines the need for projected revenues and expenses, Township staff recommends that the aforementioned transfers be made as we continually monitor the budget to accurately reflect the Township's monetary requirements.

Thank you,

John Bates  
Finance Director

**Resolution 2022-06**

**NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP  
FORMALLY AMENDING THE F.Y 2022 BUDGET**

**WHEREAS**, it is prudent and sound fiscal management to periodically conduct a review of the New Britain Township budget; and

**WHEREAS**, the review provides an opportunity to examine projected revenues and expenses; and

**WHEREAS**, the review was conducted and it is recommended the following budget adjustments and/or amendments are proposed to reflect changes in fiscal management:

Reduce the amount of \$500,000.00 from Account #01.106.000 General Fund Savings; and  
Increase the amount of \$500,000.00 to Account #15.106.300 General Reserve Savings for future reserve.

Reduce the amount of \$100,000.00 from Account #07.106.000 Park & Recreation Fund Savings; and  
Increase the amount of \$100,000.00 to Account #07.102.501 Park & Recreation Capital for future Park & Recreation investments.

**NOW, THEREFORE, BE IT RESOLVED**, this 21<sup>st</sup> day of March, 2022, by the New Britain Township Board of Supervisors that the Treasurer is authorized and directed to make the afore referenced Budget adjustments.

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

---

Gregory T. Hood, Chair

---

William B. Jones, III, Vice Chair

---

Cynthia M. Jones

---

Matt West, Township Manager

---

MaryBeth McCabe, Esq.

---

Stephanie M. Shortall



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board adopt Resolution 2022-07: 409 W Butler Avenue Prelim/Final Approval, per the attachment.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



## **RESOLUTION NO. 2022-07**

### **NEW BRITAIN TOWNSHIP BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO BUTLER PIKE PROPERTIES, LP, FOR THE LAND DEVELOPMENT PLANS FOR BUTLER PIKE PROPERTIES, LP, PREPARED BY HOLMES CUNNINGHAM, LLC, DATED NOVEMBER 30, 2021, CONSISTING OF 21 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF TWO BUILDINGS FOR RESIDENTIAL AND COMMERCIAL PURPOSES.

WHEREAS, Butler Pike Properties, L.P. (the “Applicant”) has submitted an application for preliminary/final plan land development approval of a mixed-use land development that proposes the construction of two (2) buildings on a vacant lot (the “Project”), consisting of 7.27 acres, located on West Butler Avenue and denoted as Bucks County Tax Map Parcel #26-005-023 (the “Property”); and

WHEREAS, the proposal is reflected on a plan entitled “Land Development Application for Butler Pike Properties, LP”, prepared by Holmes Cunningham, LLC, dated November 30, 2021, consisting of 21 sheets (the “Plan”); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its February 22, 2022, meeting, and found the Plan to be in substantial compliance with the provisions of the Settlement Stipulation and Agreement approved by the Honorable Wallace H. Bateman, Jr., President Judge of the Court of Common Pleas of Bucks County, at Docket No. 2021-00629, on October 21, 2021.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township hereby grants preliminary/final plan approval to the Project subject to Applicant’s compliance with the following conditions:

1. Applicant shall comply with all recommendations of the Gilmore and Associates Review Letter dated January 19, 2022, unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit “A.” (Township Code §22-403, §22-502)
2. Applicant shall comply with all recommendations of the Bucks County Planning Commission Review Letter dated January 18, 2022, except with regard to comment number 3. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit “B.” (Township Code §22-403, §22-502)

3. Applicant shall comply with all recommendations of the New Britain Township Fire Marshal review letter dated January 11, 2022, unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "C." (Township Code §22-403, §22-502)
4. Applicant shall comply with the Settlement Stipulation and Agreement noted previously in this Resolution, which was approved by Order of Judge Wallach H. Bateman, Jr., President Judge, on October 21, 2021. A true and correct copy of the Settlement Stipulation and Agreement is attached hereto and incorporated herein as Exhibit "D."
5. If applicable, Applicant shall provide natural resource protection easements across the Property in accordance with the Township Zoning Ordinance. (Township Code §27-502.3, §27-505 & §27-2401.c)
6. Applicant shall construct all public improvements shown on the Plan at its sole cost and expense, including but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay; or to the extent said improvements are referenced in the Settlement Stipulation and Agreement referenced previously.
7. Although noted in the Settlement Stipulation and Agreement, Applicant shall contribute to the Township the sum of \$185,000.00 as a fee in lieu of the required park and recreation improvements, with the understanding that (a) fifty percent (50%) of the total sum or \$92,500.00 shall be payable upon recording the final land development Plan; and (b) the balance of \$92,500.00 shall be payable upon issuance of the first occupancy permit for either building on the property. (Township Code §22-715)
8. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee of \$1,522.50 (\$2.50 per linear foot of existing and proposed roads within the development) contemporaneously with execution of Development Agreements. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)
9. Applicant shall pay the Stormwater BMP Maintenance Guarantee fee applied to all proposed BMPs installed within the Township for the timely installation, proper construction, and continued maintenance of such facilities by the owner of the subject property. The fee is 5% of the construction costs of all the BMPs proposed as a part of the Project, with a minimum fee of \$100.00, but not to exceed \$10,000.00. This fee will be determined by the Township Engineer once Applicant's Opinion of Probable Cost is reviewed and approved by the Township Engineer. (Township Code §22-712.13, §§26-151 - 164; Township Fee Resolution No. 2021-3)

10. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection (“DEP”) NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)
11. Prior to recording of Final Plans, if applicable, Applicant shall submit any condominium documents in a form approved by the Township Solicitor. (Township Code §22-406.1, §27-2703)
12. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements. (Township Code §22-406.1, §22-903, §22-904)
13. Applicant shall execute Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township. (Township Code §22-406.1)
14. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. Descriptions for those areas of land specified on the Plans for dedication to the Township shall be submitted to the Township Engineer in a form suitable to the Engineer. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes. (Township Code §22-406.1)
15. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township’s professional consultants. (Township Code §22-406.1)
16. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
17. Applicant and its professionals shall execute, notarize, and seal the Final Record Plan. (Township Code §22-406.2)
18. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes, except to the extent any

Township rules, regulations, codes, or ordinances are modified in accordance with the terms of the Settlement Stipulation and Agreement. (Township Code §22-905)

20. Plans and project shall be ADA compliant.
21. A screen shall be constructed as an evergreen screen planted between the rear of the Property and the adjoining residential properties, which said evergreen screen shall be subject to the approval of the Township Engineer.
22. Applicant shall provide a Plan showing the off-site stormwater improvements proposed to be constructed by the Applicant, which shall meet the approval of the Township Engineer.
23. No trees shall be removed to facilitate construction of the trail to the rear of the property behind the parking lot, unless otherwise approved by the Township Engineer.
24. If the Township receives any complaints regarding lighting or sound after construction is completed, the Applicant shall adjust any lighting or buffering as recommended by the Township Engineer.

**BE IT FURTHER RESOLVED**, in response to Applicant's written request, the Board of Supervisors hereby grants waivers to the following sections of Chapter 22 of the Township Code (Subdivision and Land Development). The grant of these waivers is conditioned upon the Applicant meeting the following requirements, where noted:

- a. Section 22-202 – From providing a Community Impact Assessment Report.
- b. Section 22-705.3 – From undertaking roadway widening and associated improvements along the Butler Avenue frontage, subject to such improvements as may be required under the jurisdiction of the Pennsylvania Department of Transportation.
- c. Section 22-713.5.B(6) – From providing berm and screen plantings for a B7 Apartment Use, as to the Butler Avenue frontage only.
- d. Section 22-715 – From providing park and recreation land.
- e. Section 22-722 – From compliance with the Butler Avenue Overlay requirements other than those specifically required in paragraph 9 of the Settlement Stipulation and Agreement, or as shown on the Settlement Plan attached as Exhibit "A" to the Settlement Stipulation and Agreement.
- f. Section 22-711.4(c) – To permit grading within five (5) feet of the property line.

**BE IT FURTHER RESOLVED**, that Applicant shall make the following off-site improvements:

- a. Installation of a variable width (4 to 5 foot) sidewalk in compliance with Township and PennDOT standards along the frontage of Butler Avenue from the northern property line of the Property to the connection with existing sidewalk, including requisite ADA compliant ramps, generally as depicted on the Settlement Plan attached as Exhibit “A” to the Settlement Stipulation and Agreement.
- b. Installation of a variable width (4 to 5 foot) sidewalk in compliance with Township and PennDOT standards along the frontage of Butler Avenue from the southern property line of the Property to the connection with existing sidewalk, including requisite ADA compliant ramps, generally as depicted on the Settlement Plan attached as Exhibit “A” to the Settlement Stipulation and Agreement.

**BE IT FINALLY RESOLVED**, that the conditions of approval have been made known to Applicant, and this preliminary/final plan approval is to be deemed expressly contingent upon Applicant’s affirmative written acceptance of the said conditions on a form prescribed by the Township within 30 days of the approval of this Resolution. If an unconditional acceptance of the conditions is not received in writing by that date, the application for preliminary/final plan approval shall be deemed denied based upon Applicant’s failure to agree to and/or fulfill the said conditions.

**[THIS SPACE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS.]**

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA  
**RESOLUTION NO. 2022-07**

**DULY ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2022, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

ATTEST:

\_\_\_\_\_  
Matthew West, Township Manager

\_\_\_\_\_  
Gregory T. Hood, Chairman

\_\_\_\_\_  
William B. Jones, III, Vice Chairman

\_\_\_\_\_  
Cynthia M. Jones, Member

\_\_\_\_\_  
MaryBeth McCabe, Esquire, Member

\_\_\_\_\_  
Stephanie Shortall, Member

## **EXHIBIT “A”**



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

January 19, 2022

File No. 19-04109

Matthew West, Township Manager  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

Reference: County Builders, Inc. - Preliminary LD Plan Review 1  
West Butler Avenue  
TMP # 26-005-023

Dear Matt:

Pursuant to your request, Gilmore & Associates, Inc. has reviewed the Preliminary Plan for the above-referenced project. Upon review by our office, we offer the following comments for consideration:

I. Submission

- A. Preliminary and Final Land Development Plans for Butler Avenue Property, as prepared by Holmes Cunningham, LLC, consisting of twenty-one (21) Sheets, dated November 30, 2021.
- B. Post Construction Stormwater Management Plan Narrative for Butler Avenue Property, as prepared by Holmes Cunningham, LLC, dated November 30, 2021.
- C. Traffic Impact Assessment for Proposed Mixed Use Development – Butler Avenue, as prepared by Heinrich & Klein Associates, Inc. dated November 29, 2021.
- D. New Britain Township Subdivision & Land Development Application dated December 7, 2021.
- E. Sewage Facilities Planning Module Mailer for Butler Avenue Mixed Use.

II. Reference Documentation

- A. Settlement Stipulation and Agreement between New Briatin Township Board of Supervisors and Butler Pike Properties, L.P., Land Use Appeal Docket No. 2021-00629 dated October 7, 2021.

III. General Information

The subject property, TMP #26-005-023, is a 7.27-acre parcel on the 400 block of West Butler Avenue (S.R.4202) within the Township's C-1 Commercial District and Butler Avenue Corridor Overlay District. The wooded lot is situated adjacent to C-1-zoned parcels to the north (Spatolas/Mavis Tire), RR/PRD-1 to the east (Highlands/Grey Friar), OP/SA-3 to the south (Chalfont Motor Lodge) and RR to the west (Cedar Hill single-famiy detached dwellings). The Applicant proposes I1 Medical Office, a By-Right Use, and B7 Apartment Use, which is not a permitted use within the C1 District. Related improvements include public water and sewer, 247 parking spaces, public green, fence with masonry piers and site trail. Stormwater management is proposed to be addressed with a Managed Release Concept basin at the rear of the property.

New Britain Township Board of Supervisors and Butler Pike Properties L.P. entered into a Settlement Stipulation and Agreement on October 7, 2021 which permitted the Apartment Use and included several variances and waivers.

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

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### III. Review Comments

#### A. Stipulated Agreement

The Stipulated Agreement was based on the "Butler Avenue Property Settlement Plan, sheet CP-6", prepared by Holmes Cunningham Engineering, Inc, dated August 1, 2019, last revised, June 24, 2021 ("Settlement Plan"). Per #3 of the Stipulated Agreement, the Settlement Plan shall be deemed compliant with the Zoning Ordinance and the variances granted by the Zoning Hearing Board were confirmed and/or modified generally as follows:

- §27-300.a. – To permit more than one principal use and more than one principal structure.
- §27-3005.b.B7 - To permit the B7 Apartment Use to be developed on the Property.
- §27-1201. – To permit the B7 Apartment Use and the D1 Nursery School/Day-Care Center Use in the C-1 Commercial Zoning District.
- §27-2400.f.2. – To permit disturbance of up to 70% of woodlands on the Property with associated planting of replacement trees for disturbance beyond 60%.
- §27-2904.g.5 – To permit the paved area adjacent to the proposed buildings to be ten (10) feet from the abutting exterior walls.

We offer the following comments below related to the Stipulated agreement and Settlement Plan where the numbers referenced are as noted within the filed Stipulated Agreement:

1. Stipulated Agreement #5 – The Property Owner shall be entitled to land development approval for the residential and commercial development of the Property for the apartment and commercial use(s) upon the filing of a land development plan in substantial conformity with the "Settlement Plan". We note the following deviations from the "Settlement Plan":
  - a. Building B is shown as 11,500 SF on the Preliminary Plan as compared to the 8,000-SF building on the Settlement Plan. We note that the parking layout has been revised from the Settlement Plan to eliminate 10 spaces along the rear of Building B, as well as 2 spaces along the main access driveway. This results in 19 of the 66 parking spaces required for Building B being provided on the opposite side of the main access driveway.
  - b. The Stipulation #8 allows for additional commercial uses on the ground floor of the Apartment building, though no commercial uses appear to be proposed in Building A. Although not required, the BCPC recommends the applicant explore some amount of commercial spaces on the ground floor of Building A to create a more characteristic mixed-use-type development.
  - c. Based on the Apartment and Medical Office uses proposed, 206 spaces are required. The total number of parking spaces was reduced from 263 on the Settlement Plan to 247 spaces. The layout shall be revised to provide the number of parking spaces as depicted on the Settlement Plan.
  - d. The asphalt trail has been adjusted at the rear of the property through the woodlands and around the proposed stormwater facility.
  - e. The sidewalk adjacent to the two buildings were shown as 10 feet wide on the Settlement Plan, where now a 5-foot walkway is proposed. However, where parking stalls are proposed adjacent to a sidewalk or walkway, the minimum width of the sidewalk or walkway shall be increased to a minimum width of six feet. (§22-708.2.F)
2. Stipulated Agreement #9.a. – The plans depict the Butler Avenue Corridor Overlay District (BACOD) fencing as required. A Construction Detail shall be provided in accordance with §22-722.4.D.(7)(a).



3. Stipulated Agreement #9.d. – The Property Owner identifies the Public Green at the Butler Avenue frontage. However, SALDO§22-722.4.G requires green spaces to contain shrubs and trees, public benches, and some type of public amenity, such as gardens, sculptures, gazebos, or fountains. While the proposed Public Green provides 9 shade trees (3 Red Maple, 3 Sugar Maple, and 3 Scarlet Oak per Sheet 18 of 21), shrubs, benches and an amenity shall be provided as approved by the Board of Supervisors (Board).
4. Stipulated Agreement #10.a. – The plans depict the installation of a 5-foot sidewalk along the frontage of Butler Avenue from the northern and southern property lines of the Property, generally as depicted on the Settlement Plan. The proposed sidewalk along Butler Avenue shall extend through TMP# 26-5-23.2 and connect to the existing sidewalk on TMP# 26-5-23.3 to complete the accessible route in accordance with the Stipulated Agreement including all requisite curb ramps and Streetprint crosswalks in accordance with Township and PennDOT standards.
5. Stipulated Agreement #11 – The proposed development shall meet the requirements of the PADEP and New Britain Township Stormwater Management Ordinance, to the satisfaction of the Township Engineer. Comments related to compliance with the Township Stormwater Management Ordinance are provided herein.
6. Stipulated Agreement #12 – The proposed development shall meet the buffer yard requirements of the Zoning Ordinance and Township SALDO. The location of the 45-foot buffer yard shall be shown and labeled on the Record Plan for the medical office, while a 30-foot buffer yard is required for B7 Apartment Buildings. At the discretion of the Board of Supervisors, existing deciduous and coniferous trees larger than 2 inches in caliper and/or 6 feet in height located within a proposed buffer yard may be considered to meet the requirements of this section. The Applicant shall present the existing buffer trees to the Board for approval and it shall be determined if supplemental plantings are required. Every buffer yard shall be permanently protected by the placement of a conservation easement over it running with the land. (§§27-2803.a & e)
7. Stipulated Agreement #13 – The Plans shall note the following granted waivers from the provisions of the New Britain Township SALDO:
  - a. §22-505 – From providing a Community Impact Assessment Report.
  - b. §22-705.3 – From undertaking roadway widening and associated improvements along the Butler Avenue frontage, subject to such improvements as may be required under the jurisdiction of PennDOT.
  - c. §22-713.5.B(6) – From providing berm and screen plantings for a B7 Apartment Use, as to the Butler Avenue frontage only.
  - d. §22-715 – From providing park and recreation land.
  - e. §22-722 – From compliance with the Butler Avenue Overlay requirements other than those specifically required under [the Agreement] or as shown on the Settlement Plan.
8. Stipulated Agreement #15 – Additional disturbance beyond 60%, up to a maximum of 70% of the woodlands on the Property, shall be permitted, provided that the planting of replacement trees is provided for the additional disturbed area beyond 60%. The Resource Protection Calculations on Sheet 4 of 21 indicate that 31.1% of the woodlands is being protected which equates to 68.9% disturbance. Therefore, 8.9% of woodlands requires 66 replacement trees based on 0.33 acres at 200 trees per acre. We note that the the woodlands disturbance area does not consider trees that were certified as dead by an arborist. In addition, there are individual trees within the front yard that do not appear to be considered woodlands. Finally, the calculation does not include disturbance required for the perimeter asphalt trail as it's noted to be field located to avoid tree disturbance. We recommend a site meeting to determine if the existing, living trees have a continuous canopy and if the trail can be installed without disturbing the woodlands required to be protected.



9. Stipulated Agreement #15.d. – The individual planting location and the specific species of each replacement tree shall be determined by the Township. The plans propose 34 Shade Trees and 32 Ornamental Trees for a total of 66 trees per Sheet 18 of 21. It shall be clarified which plantings are proposed to satisfy the tree replacement requirement and the Board shall approve the locations and species.
10. Stipulated Agreement #16 – The date of the Settlement Stipulation and conditions #3, #4, #6, #7, #8, #13 and #14 related to variances and waivers granted, approved zoning uses for Buildings A and B, and required fees which supercede the Township code, shall be noted on the plan.

B. Zoning Ordinance

We offer the following comments with respect to the New Britain Township Zoning Ordinance:

1. §27-201 – The ratio base site area is the area definition used to calculate the impervious and building areas for the site. It shall be clarified that the coverage calculations on Sheet 4 of 21 utilize the Ratio Base Site Area.
2. §27-1202.a – No use in the C-1 Commercial District shall exceed 35 feet in height, however, apartment buildings, Use B7, are permitted to be 40 feet. The proposed building heights and maximum permitted height shall be noted on the Record Plan, Sheet 4.
3. §27-1202.b – The front, side and rear yard setback lines shall be dimensioned and labeled on the Record Plan, Sheet 4. We note that apartment buildings have separate setback requirements for the B7 Use.
4. §27-2401.c – For subdivisions and land developments, deed restrictions meeting Township specifications must be placed in the deed for each site that has natural resource protection areas within its boundaries. The restrictions shall provide for the continuance of the resource protection areas. A natural resource easement shall be designated on the plan described by metes and bounds to protect the minimum 30% of existing woodlands to remain and an Agreement prepared by the Township Solicitor.
5. The Traffic Impact Assessment (TIA) states that there will be some increase in peak hour traffic delay due to the proposed uses, however, there will be no anticipated changes in levels of service to the noted intersections, with the exception of one Level of Service drop for Highland Drive. We offer the following comments related to the TIA:
  - a. §27-2501.a.1. – The TIA shall include the number of floors and a comprehensive description of the proposed Apartment building to verify that the correct land use was applied for the trip generation calculations.
  - b. §27-2501.a.6. – All roadways and/or intersections showing a level of service below C shall be considered deficient, and specific recommendations for the elimination of these problems shall be listed. This listing of recommended improvements shall include, but not be limited to, the following elements: internal circulation design, site access location and design, external roadway and intersection design and improvements and widenings, traffic signal installation and operation including signal timing, transit design improvements, and reduced intensities of use. All physical roadway improvements shall be shown in sketches. The recommended improvements for both roadways and transit shall include, for each improvement, the party responsible for the improvement, the cost and funding of the improvement and the completion date for the improvement.

- c. The TIA indicates turning lanes are warranted at the access driveway and two left-hand turning lanes are shown on the plans at the proposed entrance. A separate right deceleration lane is not noted to be warranted. In addition, the TIA indicates a two-way center left turn lane should be extended to the north and south of the "Low Volume Driveway". Given the other left-turn lanes in the vicinity, a center-turn lane should be considered and discussed with PennDOT from Schoolhouse Road to north of Cedar Hill Road. The HOP Plan shall be provided showing the extent of the proposed improvements as required by PennDOT, once determined.
  - d. We recommend the Applicant coordinate with Bucks County Transport regarding a designated Doylestown DART bus service stop at this development.
  - e. A Signage and Pavement Marking Plan along Butler Avenue indicating the calculated, proposed lane shift and taper lengths shall be provided. This may be deferred to the HOP phase, however, the proposed northbound striping approaching the access will need to be addressed.
6. §27-2600 – The location and details of any proposed signs for the medical office and apartment building shall be reviewed and approved by the Zoning Officer.
  7. §27-2901 – The Zoning Table shall be revised to list the number of required spaces for each use under the Required/Permitted column and the number of spaces proposed under the Proposed column.
  8. §27-2904.d.3 – Access driveways shall have a 6% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 3% grade. Based on the curb elevations on Sheet 7, it appears the initial 20 feet from the cartway may exceed 3%, while the remainder of the driveway has a slope of approximately 6.7 to 7.5%. The driveway grading shall be verified to clearly meet the minimum required driveway slopes.

C. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current New Britain Township Subdivision and Land Development Ordinance:

1. §22-502.1.A.(3) – The property metes and bounds should be shown with a darker text for visibility on the Record Plan. In addition, the title line, legal and ultimate right-of-way lines, shall be clearly labeled on the Record Plan, as well as, the metes and bounds.
2. §22-502.1.A.(4) – Legal descriptions shall be submitted for the ultimate right-of-way to be dedicated to the Township (via easement), legal right-of-way to be dedicated to PennDOT, all defined easements such as biketrail and clear sight triangle easements, deed-restricted areas, such as open space or conservation easements, buffer yards, access easements, and offsite temporary construction easements. The plan shall include bearings and distances as necessary so the legal descriptions can be reviewed against the plan.
3. §22-502.1.B – A copy of the deed for the subject tract shall be submitted.
4. §22-502.1.B.(8) – The zoning classifications of the surrounding properties shall be noted on the Record Plan.
5. §22-502.1.B.(16) – Architectural sketches are encouraged to be submitted showing elevation, perspective, building materials and colors. We recommend the Applicant present renderings for the Board's review demonstrating architectural consistency between the materials, designs and styles used for the buildings, retaining walls, masonry piers/fencing, trash screens, etc.



6. §22-502.1.B.(20) – Plan notations regarding offers of dedication of public rights-of-way and improvements and plan notations for ownership and maintenance responsibilities of open space, public green, protected natural resources easements, stormwater management facilities, utilities, etc. shall be provided. The Record Plan shall include notations specifying the area between the title line and the legal to be dedicated to PennDOT and the area between the Legal and Ultimate right-of-way lines are to be dedicated to the Township.
7. §22-502.1.B.(21) – The recording certification shall be provided on the Record Plan for the Professional land surveyor.
8. §22-502.1.D.(10) – Contour lines measured at vertical intervals of two feet, as determined by an on-site field survey, not interpretation of United States Geologic Service (USGS) Maps, are required for the area within 100 feet of the tract. The plans shall indicate the benchmark elevation and the location and shall be based on the Chalfont-New Britain Township Joint Sewage Authority vertical datum. Additional topography shall be provided downstream of the level spreader, and as needed for any required emergency access or offsite improvements.
9. §22-502.1.I.(3) – Utility crossings for the water, sanitary sewer and storm pipe shall be shown on the profiles to verify adequate clearance between utility lines. Concrete encasements shall be provided as necessary.
10. §22-502.1.I.(4) – A centerline profile for the proposed access driveway shall be provided to the street intersection, showing elevations at ten-foot intervals, slope, ultimate right-way line and curb line and edge of pavement.
11. §22-502.1.J.(1) – The following comments related to the construction details shall be addressed:
  - a. The Trash Enclosure Detail shows the installation of the perimeter fence outside of the concrete pad. This would conflict with the adjacent parking spaces and curb. The detail shall be revised to clarify how the enclosure should be constructed in the proposed locations.
  - b. A detail shall be provided for the trash enclosure bollards, as applicable.
  - c. The plan includes a detail for a Vinyl Chain Link Fence. The plan shall clarify where this fence is proposed.
12. §22-704.2.A – Easements for single utility lines shall be a minimum of 20 feet. The Utility Plan shows the proposed sanitary sewer connection crossing through TMP# 26-5-23.2 to the existing manhole. In addition, the water line extends through TMP# 26-5-24 where it connects at an existing valve that appears to be within the Butler Avenue ultimate right-of-way. Both of these utility connections are between the legal and ultimate right-of-way for these adjacent properties. The Developer shall determine if the ultimate rights-of-way has been accepted for dedication or if easements will be required for the installation of these utilities across the adjacent properties.
13. §22-705. – The Applicant shall obtain a Highway Occupancy Permit (HOP) from PennDOT, for the access to Butler Avenue (SR4202). The Applicant shall copy the Township on all correspondence with PennDOT and extend an invitation to the Township for all meetings. Additionally, to facilitate the Township review of the HOP submission, the Applicant shall include Gilmore & Associates as an "Engineering Firm" on the permit application within the PennDOT ePermitting System. Though the Applicant received a waiver from road improvements, subject to PennDOT's requirements, our office may have additional comments related to the HOP Plans once submitted. We recommend that a condition be placed on any Township Plan Approvals, that once approved, any significant changes to the plan as required by PennDOT or other outside agency be presented to the Board of Supervisors prior to construction.



14. §22-705.5.C & 13.H – A fifty-foot clear sight triangle must be provided for all driveways, measured from the point of intersection of the street right-of-way line and edge of the driveway. The site plan shall contain a notation that states that the applicant is required to maintain the area of the clear sight triangle and the Township has the right to enter and perform required maintenance in the area if deemed critical to public welfare pursuant to a Declaration of Covenants, Restrictions, and Conditions approved by the Board.
15. §22-705.6 – Minimum sight distances for stopping, passing and intersections shall comply with PennDOT standards. The required and available sight distance lines and measurements shall be shown on the plans.
16. §22-705.15.D. & §22-722 7.F.(3) – Proposed crosswalks shall have the brick red thermoplastic street imprinted with the herringbone pattern and a six-inch white line on either side. See attached details. Crosswalks on the adjacent properties shall be provided as well.
17. §22-706.2.C. – Sidewalks shall be located within a public right-of-way, public easement or common open space area. An easement should be provided for the entirety of the 5-foot-wide asphalt path through the site. In addition, easements shall be provided for the proposed public sidewalk on the adjacent properties unless it can be confirmed that the sidewalks are proposed within the public right-of-way or existing easement.
18. §22-706.3.B – All curbs and sidewalks shall provide access in accordance with accessibility guidelines. The PennDOT Curb Ramp detail provided on Sheet 5 does not appear to be applicable. The Detailed Grading Plan of the crosswalks and accessible ramps shall include additional spot elevations for the sidewalk showing a maximum 2% slope at all landing and turning areas.
19. §22-706.3.G – The extent of the detectable warning surface shall also be shown. A note specifying all curb ramps shall be provided with "brick red" detectable warning surfaces or other approved contrasting color shall be added to the detail.
20. §22-707.B.(4) – The maximum center-line grade for pedestrian walkways and recreational trails shall not exceed 8%. Based on the proposed contours, it appears the asphalt trail exceeds an 8% slope where it enters and exits the woodlands area. The grading of the trail shall be revised to 8% or less.
21. §22-707.C – The Asphalt Trail detail on Sheet 5 shall be revised to specify 2 ½ inches of 9.5mm Superpave wearing course.
22. §22-708.6.B – The grade of parking areas shall be a maximum of 5% and a minimum of 1%. The parking area behind Building B and a portion of the center aisle behind Building A have slopes which exceed 5%. The parking lot grading shall be revised as necessary to meet this requirement.
23. §22-708.6.H – Stop signs and stop bars shall be provided as necessary throughout the parking area where crosswalks are proposed and at the end of parking aisles where they intersect the main access drive. In addition, the location of all accessible parking signs shall be shown on the Record Plan.
24. §22-710.2 & 3 - All comments from the Fire Marshal's review dated January 11, 2022 shall be addressed related to fire lanes, emergency site and building access, water service, etc. Adequate access shall be provided to the Fire Marshal's satisfaction.
25. §22-711 – The following comments related to the grading design/plan shall be addressed:

- a. Detailed grading shall be provided for the proposed driveway crossings on the adjacent properties to demonstrate accessibility.
  - b. Additional spot elevations shall be provided along the driveway around the eastern corner on Building A to clarify the high point grade break.
  - c. Spot elevations shall be provided at the corners of the rear parking lot along the NW curblin.
  - d. An additional spot elevation shall be provided at the southern corner of the parking area between Buildings A and B.
  - e. The TC/BC spot elevation of 393.85 at the southern corner of Building A indicates a depressed curb and appears to be incorrect. This spot elevation shall be revised as necessary.
  - f. The inlet locations shall be provided on the Grading Plan to verify the proposed slopes to the inlets.
26. §22-711.2 – The following comments related to erosion controls shall be addressed:
- a. Prior to the installation of the parking lot curb, sediment from disturbance on the northeastern half of the site will bypass the sediment basin and runoff to the rear of the site. Measures shall be provided where necessary to direct the sediment runoff towards the sediment trap until the curb is constructed.
  - b. Additional silt sock shall be provided at the following locations:
    - 1) On the downslope side of the northern retaining wall to prevent sediment runoff onto the adjacent property.
    - 2) Along the southern property line where grading for the proposed asphalt trail will result in sediment runoff onto the adjacent property.
    - 3) Downslope of the disturbance between the parking lot and the asphalt trail to protect the area of woodlands to remain.
    - 4) Downslope of the disturbance from the sidewalk installation on the adjacent properties.
  - c. Erosion control matting shall be provided for the 3:1 slopes on the low end of the northern retaining wall.
  - d. The type of erosion control matting on the downslope side of the level spreader shall be specified.
27. §22-711.4.A – Retaining wall specifications, calculations and design details shall be approved by the Township Engineer prior to final plan approval by the Township. Design plans, specifications and details, signed and sealed by a licensed professional engineer, shall be provided. Wall style, finish and color shall be coordinated with proposed building architecture.
- In addition, the asphalt walkway is directly adjacent to the retaining wall along the southern side of the site. Fall protection fence or railing is required to be installed where there is a 30-inch or greater vertical change. A detail shall be provided for any required fence while insuring the minimum walkway width is maintained.
28. §22-711.4.C – The top or bottom edge of slopes shall be a minimum of 5 feet from property lines in order to permit normal rounding of the edge without encroaching onto the abutting property. The proposed grading and retaining wall construction will require disturbance within 5 feet of the adjacent properties. Further, improvements are required along Butler Avenue on adjacent properties. The grading shall be revised, however, if a waiver is granted, the Developer shall obtain temporary construction easements as necessary to allow access for the proposed grading and improvements.



29. §§22-712.2.B & F – The Applicant shall install stormwater management facilities, on- and offsite, as necessary to convey stormwater runoff along or through the property to a natural outfall, such as a watercourse, drainage swale, storm sewer, or other drainage facilities. If an applicant concentrates or redirects stormwater runoff to discharge at another location on the property, the applicant is responsible for constructing an adequate channel or storm sewer system on downstream properties until a natural outfall is reached. A natural outfall shall have sufficient capacity to receive stormwater without deterioration of the facility and without adversely affecting property in the watershed. Though a level spreader is proposed, there has been a history of drainage complaints in the area. Additional information shall be provided to demonstrate the downstream properties receiving stormwater runoff from the site are not adversely impacted.
30. §22-712.3.G – The calculations for the 10 minute time of concentration used for Proposed PR1 shall be provided in the PCSM Plan Narrative. We note that the time of concentration path for Proposed PR1 shown on the Post Development Drainage Area Map does not appear consistent with the proposed storm sewer layout.
31. §22-712.4.G – All basin outlet pipes shall be watertight reinforced concrete having "O-Ring" joints. The plan shall specify O-ring RCP for the pipe between the basin outlet structure and the level spreader.
32. §22-712.4.H – The spillway elevation on the Basin Spillway Detail on Sheet 17 shall be coordinated with the spot elevations shown on the plans and report.
33. §22-712.4.L – The inlet grate shall only be used as an emergency outflow and the grate elevation shall be equal to or higher than the one-hundred-year water surface elevation, but at least six inches below the emergency spillway elevation. The outlet structure grate elevation of 384.42 is lower than the 100-year water elevation of 384.66. The outlet structure shall be revised to provide a grate elevation equal to or higher than the 100-year water surface elevation.
34. §22-712.4.N – Detention basins shall be installed before the construction of any buildings or site improvements, unless otherwise approved by the Board and the Bucks County Conservation District. A preliminary basin as-built plan must be submitted and approved by the Township Engineer prior to beginning any building construction to confirm that the constructed volumes are in accordance with the design plans. A note requiring this shall be included on the record plan and in the sequence of construction.
35. §§22-712.6 & 8 – The following comments related to the storm structures shall be addressed:
  - a. The inverts of the roof drain connections should be included for the inlet construction.
  - b. The plan and profiles shall specify the type of inlet and inlet top.
  - c. Cleanouts shall be provided for the basin underdrain and the level spreader distribution pipe.
36. §§22-712.6.E & 712.12 – At least one inlet shall be required at the curb tangent on the upstream side of all access drive intersections with public roadways. A culvert or storm sewer shall be provided for all access drives.
37. §22-712.8.B – A Type "DW" endwall shall be provided at the termination of all storm sewer systems. DW endwalls shall be provided at the outlet pipes into the basin.
38. §22-712.13.C.(1) – The BMP Maintenance Plan on Sheet 17 shall be revised as necessary to clarify the ownership and maintenance responsibilities of the stormwater management facilities and storm sewer conveyance system.
39. §22-712.13.D. – A fee is required to maintain the stormwater management facilities located within public right-of-way or any easement owned by the Township.
40. §22-713. – The following issues related to the Landscape Plan should be addressed:



- a. There are multiple locations where proposed plantings are in close proximity to underground utilities. We recommend a minimum distance of 10 feet be provided between proposed plantings and utilities.
  - b. The Plant Schedule provided on Sheet 18 of 21 Landscape Plan indicates a quantity of 90 Scallywag Holly, whereas the plan shows 97. The plan and schedule shall be coordinated.
  - c. The Golden Rain Tree species shall be replaced with an alternate species due to this being on the DCNR invasive plant "Watch" list.
41. §22-713.3.D. – The placement of light standards shall be coordinated with the landscape plan to avoid conflicts. We recommend a minimum distance of 10 feet be provided between proposed plantings and light fixtures. For instance, it appears that a proposed tree in the Public Green area is in close proximity to a proposed light fixture.
  42. §22-713.5.B.(1) – One deciduous or evergreen shrub shall be planted every five feet along the perimeter of the parking area. We note that 16 shrubs are required along the southern property boundary and 16 shrubs are provided, whereas the proposed spacing does not provide an effective buffer due to a 20-foot gap in the plantings. Shrubs shall be placed five feet on center in a continuous hedge.
  43. §22-713.5.B.(2) – This section requires, at a minimum, a 6-foot wooden shadow-box fence with a staggered row of evergreen trees be provided at 10-foot spacings to screen from trash areas. We note that the Trash Enclosure Detail provided on Sheet 5 of 21 Site Construction Details indicates that a board on board fence OR a black vinyl chain link fence with privacy slats will be utilized. The proposed screening shall be provide in accordance with the Ordinance and clarified and detailed on Sheet 5 of 21, Site Construction Details.
  44. §§22-714.2 & 7 – Pedestrian scaled lighting shall be positioned along on-site walks and trails such that lighting levels along them maintain a consistent 0.2 footcandle. No lighting is proposed along the front of Building B, within the public green, and the associated walkway is not adequately illuminated. Lighting shall be provided for the areas and walkways open to the general public and multifamily residents.
  45. §22-714.4.B. – Light standards shall be a maximum of 20 feet in height, and have a concrete base raised 30 inches above finished grade. The Light Pole Foundation Detail on Sheet 20 notes that the foundation for fixture 'B' extends 30 inches above finished pavement. This shall also be specified for fixture 'A' which is directly behind the curb and could be damaged by vehicles pulling into the adjacent parking spaces.
  46. §22-714.4.C. – Light standards shall be located in planting islands or planting strips within parking areas, not installed directly on the parking area surface. Several of the light standards at the rear of Buildings A and B are located directly on the parking surface and shall be relocated.
  47. §22-714.7. – The Statistics chart provided on Sheet 19 of 21 Lighting Plan indicates a Max/Min ratio of 21.5:1 and a Avg/Min ratio of 7.5:1 for the Main Parking Area. Current IES guidelines recommend a Max/Min ratio no greater than 20:1 and the Township of New Britain Subdivision and Land Development Ordinance specifies a Avg/Min ratio no greater than 4:1. Lighting shall be revised to comply with current recommended guidelines and Ordinance.
  48. §22-716.2.C. – Concrete monuments shall be shown on the Record Plan at the intersections of the Ultimate right-of-way with the property lines and at any changes in direction.
  49. §22-718 – Correspondence shall be submitted from North Wales Water Authority indicating that they have adequate water supply to service the proposed apartment building and medical office. In addition, approval and service agreements shall be provided for the proposed connections.



50. §22-720 – We note that a Sewage Planning Module Application Mailer has been submitted. Unless DEP indicates a full Planning Module is not required, a completed PADEP Sewage Facilities Planning Module shall accompany the subsequent preliminary plan application. Prior to submitting the planning module to the Township for approval, the planning module shall have been executed by the applicant, responsible engineer, CNBJSA, Department of Health and Bucks County Planning Commission. A Sewage Facilities Planning Module shall be approved by the Township, Authority, and PADEP prior to final plan approval by the Township. A copy of the “Will-Serve” letter and approved sewer agreement, shall be submitted to the Township and our office prior to plan recording.
51. §22-905.1.A - The Applicant is responsible for any other required reviews, approvals, permits, etc. (i.e., BCPC, BCCD, PADEP, PennDOT, CNBJSA, Fire Marshal, North Wales Water Authority, Aqua, Township Road Opening Permit, etc.) as applicable.

D. Stormwater Management Ordinance

The design uses the Managed Release Concept (MRC) for the stormwater facility which impounds the 1.2-inch/2-hour storm for vegetation, filters the runoff through a soil media, infiltrates into undisturbed soils to the extent possible, with stormwater released through an underdrain.

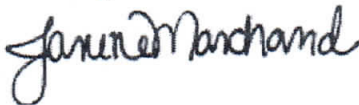
1. §26-123.2 – The proposed design utilizes the MRC developed by PADEP to meet the volume control requirement which is permitted for situations where infiltration is infeasible. We note that the proposed managed release concept is subject to PADEP approval.
2. §26-123.C.(6) – A soils evaluation of the project site shall be required to determine the suitability of infiltration facilities. All regulated activities are required to perform a detailed soils evaluation by a qualified design professional which at minimum address soil permeability, depth to bedrock, and subgrade stability. The PCSM report notes that infiltration tests were not conducted based on the soil maps. A soils evaluation must still be completed to verify infiltration is not feasible before proposing to use the managed release concept. In addition, test pits shall be completed to determine the depth to restrictive features, such as bedrock or groundwater which could effect the design and constructability of the managed release concept basin.
3. §26-125.2 & §22-712.3.B – Stormwater runoff peak discharges from all development sites with a drainage area greater than one acre shall be calculated using a generally accepted calculation technique that is based on the NRCS Soil Cover Complex Method. The peak rates provided in the PCSM report were calculated using the Dekalb Rational Method. Based on a disturbance area of 6.35 acres, the peak rates shall be calculated using the SCS method. We defer review of the remaining analysis until the stormwater report is updated to utilize the correct method.
4. §26-162.3.D – A statement, signed by the facility owner, acknowledging that the stormwater facilities and BMPs are fixtures that can be altered or removed only after approval by the municipality, shall be added to the plan.
5. §26-164.1 – The Applicant shall sign an Operation and Maintenance (O&M) agreement with the municipality covering all stormwater and storm sewer facilities and BMPs that are to be privately owned. The O&M agreement shall be transferred with transfer of ownership and shall be prepared by the Township Solicitor.
6. §26-165.2 – The owner must provide the municipal easements to perform inspections and maintenance for stormwater runoff conveyance, detention, etc. We recommend a blanket easement be provided via a note on the plan and within the O&M Agreement.

7. Township Resolution #2022-03 – The Applicant will be required to pay a fee for the proposed onsite BMP to provide a financial guarantee for the timely installation, proper construction and continued maintenance by the owner of the subject property. The fee shall be 5% of the total construction cost of the proposed BMP. The Applicant's professional shall submit a cost estimate once the design is finalized.

Considering the extent of the required plan revisions identified in this letter, we may have additional comments upon resubmission by the Applicant and upon review of the final plan requirements. In order to help expedite the review process of the resubmission of the plan, the Applicant shall submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments shall also be identified in the response letter.

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

Sincerely,



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

JM/tw/sl

Attachments (Streetprint Crosswalk Detail)

cc: Michael Walsh, Assistant Manager  
Ryan Gehman, Assistant Planning and Zoning Officer  
Randy Teschner, Fire Marshall  
Peter Nelson, Esq., Grim, Biehn & Thatcher  
Kevin Reilly, County Builders, Inc., Applicant  
Kellie A. McGowan, Eastburn and Gray  
Robert T. Cunningham, P.E., Holmes Cunningham, LLC.  
John Schmidt, CNBTJSA  
Robert C. Bender, North Wales Water Authority  
Craig D. Kennard, P.E., C.O.O, Gilmore & Associates, Inc.  
Damon Drummond, P.E., Gilmore & Associates, Inc.

## **EXHIBIT “B”**





# BCPC

## Bucks County Planning Commission

The Almshouse Neshaminy Manor Center 1260 Almshouse Road  
Doylestown, Pennsylvania 18901 215.345.3400 FAX 215.345.3886  
E-mail: [planningcommission@buckscounty.org](mailto:planningcommission@buckscounty.org)

### PLANNING COMMISSION:

Tom Tosti, *Chairman*  
Richard Donovan, *Vice Chairman*  
Thomas J. Jennings, Esq., *Secretary*

James J. Keenan  
James E. Miller, Jr.  
David R. Nyman  
Judith J. Reiss  
Edward J. Tokmajian  
Walter S. Wydro

Evan J. Stone  
*Executive Director*

### **MEMORANDUM**

To: New Britain Township Board of Supervisors  
New Britain Township Planning Commission

From: Staff of the Bucks County Planning Commission

Date: January 18, 2022

Subject: BCPC #9134-C  
Preliminary Plan of Land Development for Butler Avenue Mixed Use  
TMP #26-5-23  
Applicant: Butler Pike Properties, LP  
Owner: Same  
Plan Dated: November 30, 2021  
Date Received: December 22, 2021

This proposal has been reviewed by the Bucks County Planning Commission professional staff, which prepared the following comments in accordance with the Pennsylvania Municipalities Planning Code (Section 502).

### **GENERAL INFORMATION**

Proposal: Construct two structures on a 7.27-acre lot. The first structure (Building A) has a proposed footprint of 27,120 square feet and includes 70 apartment units. The second structure (Building B) has a proposed footprint of 11,500 square feet and includes a medical office. Both structures are proposed to be served by public water and public sewer.

Location: Along the northwest side of West Butler Avenue, approximately 800 feet northeast of its intersection with Schoolhouse Road.

Zoning: The C-1 Commercial District does not permit Use B7 Apartment. The C-1 District permits Use I1 Medical Office on lots of at least 1 acre with minimum yards of 40 feet, 15 feet, and 30 feet, for front, side, and rear yards, respectively.

The site is subject to a Settlement Stipulation and Agreement dated October 7, 2021. The agreement includes land development terms and conditions pertaining to allowing more than one principal use and more than one principal structure on the site. Various terms and conditions are specified for amenities, off-site improvements, fee-in-lieu of recreation lands, and woodlands disturbance.

Present Use: Vacant



## COMMENTS

1. **Settlement Stipulation and Agreement, Ground floor commercial**—The Settlement Stipulation and Agreement outlines the terms of agreement for the mixed-use development proposed on the site and requires substantial conformity with the plan entitled “Butler Avenue Property Settlement Plan, sheet CP-6,” which is included as Appendix “A” in the agreement. Paragraph 8. of the agreement states that a portion of the ground floor of Building A may also be used for commercial use. The proposed plan does not appear to include such a use for Building A.

Mixed-use development, in its truest sense, features multiple uses within the same structure. This configuration also better aligns with the idea that concentrated mixed-use development patterns can promote non-vehicular travel, and can serve as a foundation for placemaking, a strategy outlined in the DVRPC report *Butler Avenue Revitalization Strategies* (DVRPC, 2009). For this reason, we recommend the applicant explore the inclusion of some amount of commercial space on the ground floor of Building A.

2. **Granted waivers**—The Settlement Stipulation and Agreement indicates that the township and property owner agree that the applicant be entitled to the granting of waivers from the following subdivision and land development ordinance (SALDO) requirements:

Section 22-505

from providing a Community Impact Assessment Report

Section 22-705.3.

from undertaking roadway widening and associated improvements along the Butler Avenue frontage

Section 22-715

from providing park and recreation land

Section 22-722

from compliance with most of the Butler Avenue Overlay requirements

The final plan should note all granted waivers.

3. **Parking allotment**—The amount of parking spaces shown on the plan (247) does not match that which is shown as proposed within the zoning table (206). This discrepancy should be corrected.

Additionally, while we recognize that Section 27.2901 of the zoning ordinance specifies two parking spaces per dwelling unit for apartment units of 1 to 3 bedrooms, we are skeptical that this amount in its entirety is necessary. We recommend that consideration be given to reducing the amount of provided parking to align with a recent study published by the Delaware Valley Regional Planning Commission (DVRPC)<sup>1</sup>. The study estimates vehicles per household in comparable communities to be 0.90 for Studio/1-bedroom apartments, 1.39 for 2-bedroom apartments, and 1.61 for 3-bedroom apartments. The area’s access to public transportation options (Doylestown DART and SEPTA Regional Rail) also supports an anticipated reduction in vehicle trip generation rates resulting from higher transit-accessibility. A reduction in parking area can also help reduce impervious coverage, optimize site development, and create more area for public space and amenities.

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<sup>1</sup> Multifamily Housing Research Summary (DVRPC, October 2018).

[https://www.dvrpc.org/SmartGrowth/Multifamily/pdf/DVPRC\\_Multifamily-Housing-Research-Summary.pdf](https://www.dvrpc.org/SmartGrowth/Multifamily/pdf/DVPRC_Multifamily-Housing-Research-Summary.pdf)



The zoning ordinance allows for the consideration of a conditional reduction in off-street parking under the process outlined in Section 27.2903.b. We strongly recommend the applicant and township consider the possibility of a reduction in parking area for the reasons mentioned above.

4. **Doylestown DART coordination**—We note that this site is situated along an existing service route of the Doylestown DART. The proposed residential and medical office uses will greatly benefit from this access to public transportation; however, to maximize the usage of this service, we recommend the applicant coordinate with Bucks County Transport, the agency that operates the DART. Specifically, we recommend seeking the provision of signage and a designated stop in front of this proposed development.
5. **Landscape plan**
  - a. **Registered landscape architect**—We recommend that the landscape plan be prepared, signed, and sealed by a registered landscape architect licensed in the state of Pennsylvania.
  - b. **Golden rain tree**—The plan proposes six golden rain trees (*Koelreuteria paniculata*) within the parking area. We note that this is a weak wooded tree and can create a significant amount of seed and leaf litter. Given the proposed location within a parking area, we recommend the applicant explore an alternative species.
  - c. **Oak trees**—As part of the overall landscaping for the site, the landscape plan proposes 24 oak trees consisting of white oaks, swamp white oaks, scarlet oaks, pin oaks, and shumard oaks. Oak trees, while typically a good native tree for plantings, are subject to bacterial leaf scorch which is an infectious chronic disease that is affecting several species of oaks in southeastern Pennsylvania.<sup>2</sup> Municipal officials should monitor planting plans to ensure that oaks are not overplanted, to avoid the risk of infection and eventual loss of these trees.
6. **Sewage facilities**—The applicant must submit a Sewage Facilities Planning Module Application Mailer to the Pennsylvania Department of Environmental Protection (PaDEP) to determine if an Act 537 Planning Module must be submitted for this proposed land development.

This review will be included in the Bucks County Planning Commission board materials for the February 2, 2022, meeting. It is not necessary for you to attend this meeting, but you are welcome to do so and to offer comments on the proposal to the BCPC board and staff.

In order that we may be more aware of your concerns, please send us a copy of all municipal decisions sent to this applicant.

JS:emh

cc: Kevin Reilly, Butler Pike Properties, LP (via email)  
Robert Cunningham, PE, Holmes Cunningham Engineering (via email)  
Janene Marchand, PE, Gilmore & Associates, Township Engineer (via email)  
Matt West, Township Manager (via email)  
Vince Volpe, Executive Director, Bucks County Transport (via email)  
Lou White, Doylestown DART Committee (via email)

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<sup>2</sup> <https://extension.psu.edu/bacterial-leaf-scorch>

## **EXHIBIT “C”**





## Township of New Britain

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Office of Fire Marshal  
Office of Code Enforcement

January 11, 2022

RE: Fire Marshal review Butler Avenue Property T.P. # 26005-023

Review By: Randal J. Teschner Fire Marshal, Code Enforcement Officer

**The following is a list of items to be addressed:**

1. A second Entrance needs to be added. This could be an emergency access located on the east end of property by Spatolas Pizza
2. There should be three hydrants added to plans ( see map )
  - a. One west side of main drive
  - b. One west side of second entrance
  - c. One in rear of large building located on island main entrance drive
3. The water line on west butler should be 12 inches
4. Show all water services to building.
5. Supply a plan showing that ladder truck can make turns in the parking lot around the building.

## **EXHIBIT “D”**

**OBERMAYER REBMANN MAXWELL & HIPPEL LLP**

By: Kellie A. McGowan, Esquire  
Attorney I.D. No. 93460  
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Daniel S. Lyons, Esquire  
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Doylestown, PA 18901  
(215) 606-0760

*Attorneys for Intervenor,  
Butler Pike Properties, L.P.*

**In re: APPEAL OF THE NEW BRITAIN  
TOWNSHIP BOARD OF SUPERVISORS  
FROM THE BUTLER PIKE  
PROPERTIES, L.P. DECISION OF THE  
NEW BRITAIN TOWNSHIP ZONING  
HEARING BOARD**

**LAND USE APPEAL**

**BUCKS COUNTY  
COURT OF COMMON PLEAS**

**No. 2021-00629**

**JOINT MOTION FOR ENTRY OF AGREED ORDER**

Appellant, New Britain Township Board of Supervisors, by and through its solicitor Grim, Biehn & Thatcher, and Intervenor, Butler Pike Properties L.P., by and through its attorneys, Obermayer Rebmann Maxwell & Hippel LLP, hereby move your Honorable Court to approve the Settlement Stipulation and Agreement among Appellant and Intervenor, on the terms set forth in the Settlement Stipulation and Agreement, attached hereto and incorporated herein.

Respectfully submitted,

**GRIM, BIEHN & THATCHER**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**OBERMAYER REBMANN  
MAXWELL & HIPPEL LLP**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**EXHIBIT "A"**  
**SETTLEMENT STIPULATION AND AGREEMENT**



**OBERMAYER REBMANN MAXWELL & HIPPEL LLP**

By: Kellie A. McGowan, Esquire  
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*Attorneys for Intervenor,  
Butler Pike Properties, L.P.*

**In re: APPEAL OF THE NEW BRITAIN  
TOWNSHIP BOARD OF SUPERVISORS  
FROM THE BUTLER PIKE  
PROPERTIES, L.P. DECISION OF THE  
NEW BRITAIN TOWNSHIP ZONING  
HEARING BOARD**

**LAND USE APPEAL**

**BUCKS COUNTY  
COURT OF COMMON PLEAS**

**No. 2021-00629**

**SETTLEMENT STIPULATION AND AGREEMENT**

Intended to be legally bound, Appellant, New Britain Township Board of Supervisors (“*Township*”) and Intervenor, Butler Pike Properties L.P. (“*Property Owner*”) enter into this Settlement Stipulation and Agreement in resolution of the above-captioned action and as such, do hereby stipulate and agree as follows:

**WITNESSETH**

**WHEREAS**, Township initiated the instant action by filing an appeal from the decision of the New Britain Township Zoning Hearing Board (“*ZHB*”) granting zoning relief to Property Owner (“*Decision*”) to facilitate the development of the vacant property located at West Butler Avenue, New Britain Township, Bucks County, identified as Bucks County Tax Map Parcel No. 26-005-023 (“*Property*”) as and for a mixed use townhouse and commercial community; and

**WHEREAS**, the Decision provided Property Owner with the following specific relief from the provisions of the New Britain Township Zoning Ordinance ("**Zoning Ordinance**"): Section 27-300.a - to permit more than one principal use and more than one principal structure on the Property; Section 27-1201 - to permit the Use B5 Townhouse use in the C-1 Commercial Zoning District; Sections 27-305.B.B5.b.4 and 27-1202.b - to permit an impervious surface ratio of 50% on the Property; Section 27-2400.f.2. - to permit disturbance of 60% of woodlands on the Property and from complying with the associated tree replacement requirement; and Section 27-2904.g.5 - to permit the paved area adjacent to the proposed buildings to be one (1) foot from the abutting exterior walls; and

**WHEREAS**, previously in 2018, Property Owner approached Township with several proposals for the development of the Property, including a proposal for an integrated development consisting of commercial and multifamily apartment uses; and

**WHEREAS**, Township and Property Owner have continued discussions of the most suitable development of the Property considering the best interests of Township; and

**WHEREAS**, Property Owner has performed studies and investigations to confirm the condition of existing natural features on the Property, including woodlands, and has prepared an inventory of dead or dying trees in connection with those discussions; and

**WHEREAS**, Township and Property Owner have agreed upon the terms pursuant to which the Property Owner shall be entitled to land development approval for the development of the Property; and

**WHEREAS**, Township and Property Owner have approved the within Agreement to resolve the instant action.

**NOW THEREFORE**, the parties to this Agreement do, in recognition of the mutual covenants, terms, provisions, and understandings set forth in this Agreement, and in consideration therefore, intending to be legally bound, agree as follows:

1. This Agreement is made and entered into and among the undersigned parties to effect a full and final settlement between them in the Land Use Appeal filed in the Court of Common Pleas of Bucks County, Pennsylvania, at Docket No. 2021-0629.

2. In consideration of the legal and factual issues related to the instant action, as well as the burden and cost of continued litigation, the parties have determined and concluded that it is in the best interest of Township and Property Owner to settle and agree in the manner and upon the terms and conditions as set forth in this Agreement.

3. The Settlement Plan shall be deemed compliant with the Zoning Ordinance, and all the zoning relief granted by the ZHB is hereby specifically confirmed and/or modified as follows:

- a. Section 27-300.a - to permit more than one principal use and more than one principal structure on the Property.
- b. Section 27-305.b.B7 – to permit the B7 Apartment Use to be developed on the Property as depicted on the Settlement Plan (as defined hereinbelow).
- c. Section 27-1201 - to permit the B7 Apartment Use and the D1 Nursery School/Day-Care Center Use in the C-1 Commercial Zoning District.
- d. Section 27-2400.f.2. - to permit disturbance of up to 70% of woodlands on the Property and to not require the associated planting of replacement trees, subject to paragraph 15, hereinbelow.
- e. Section 27-2904.g.5 - to permit the paved area adjacent to the proposed buildings to be ten (10) feet from the abutting exterior walls.

4. Township and Property Owner agree that the Property shall not be developed as and for B5 Single-Family Attached Use (townhouses).

5. Township and Property Owner agree that Property Owner shall be entitled to land development approval for the residential and commercial development of the Property for the apartment and commercial uses upon the filing of a land development plan in substantial conformity with the attached plan entitled "Butler Avenue Property Settlement Plan, sheet CP-6", prepared by Holmes Cunningham Engineering, Inc, dated August 1, 2019, last revised, June 24, 2021 ("**Settlement Plan**"); said Settlement Plan attached hereto and incorporated herein as Exhibit "A".

6. Township and Property Owner agree that the building identified as "Building A" on the Settlement Plan shall be used as and for the A7 Apartment Use, together with residential amenities customarily incidental to the use, including, but not limited to, a fitness center facility, business center, and common areas.

7. Township and Property Owner agree that the building identified as "Building B" on the Settlement Plan shall be used solely for those commercial uses permitted by right in the C-1 Commercial Zoning District as of the date of this Stipulated Settlement Agreement, together with the potential D1 Nursery School/Day-Care Center Use. Said list of allowed uses is attached hereto and incorporated herein as Exhibit "B".

8. Township and Property Owner agree that a portion of ground floor of the building identified as "Building A" on the Settlement Plan may also be used for those commercial uses permitted by right in the C-1 Commercial Zoning District as of the date of this Stipulated Settlement Agreement as listed in the attached Exhibit "B".



9. Township and Property Owner agree that as a condition to land development approval, Property Owner shall provide the following amenities on the Property:

- a. Installation of a black aluminum decorative fence and shrubbery along the entirety of the Property's frontage on Butler Avenue in compliance with the Township Code's applicable requirements in section 22-722.D.(7)(a) for the Corridor Overlay District;
- b. Installation of a five (5) foot wide sidewalk for the length of the frontage of the Property on Butler Avenue;
- c. Installation of streetscape improvements, including, but not limited to, landscaping and street trees, in locations shown on the Settlement Plan in compliance with the Township Code's applicable requirements in section 22-722.4.C.(7)(a)-(d) for the Corridor Overlay District;
- d. Installation of a public green space at the Butler Avenue frontage, specifically in the size and location as depicted on the Settlement Plan in general compliance with the Township Code's applicable requirements in section 22-722.4.G for the Corridor Overlay District; and
- e. Installation of a five (5) foot wide macadam walking trail substantially in the location shown on the Settlement Plan;

10. Township and Property Owner agree that as a condition to the land development approval, Property Owner shall provide the following off-site improvements:

- a. Installation of a variable width (4 to 5 foot) sidewalk in compliance with Township and PennDOT standards along the frontage of Butler Avenue from the northern

property line of the Property to the connection with existing sidewalk, including requisite ADA compliant ramps, generally as depicted on the Settlement Plan; and

- b. Installation of a variable width (4 to 5 foot) sidewalk in compliance with Township and PennDOT standards along the frontage of Butler Avenue from the southern property line of the Property to the connection with existing sidewalk, including requisite ADA compliant ramps, generally as depicted on the Settlement Plan.

11. Township and Property Owner agree that the proposed development shall meet the requirements of the Pennsylvania Department of Environmental Protection and New Britain Township Stormwater Management Ordinance, to the satisfaction of the Township Engineer.

12. Township and Property Owner agree that the proposed development shall meet the buffer yard requirements of the Zoning Ordinance and Township Subdivision and Land Development Ordinance, except as set forth in paragraph 13.c, herein, as applied to the Butler Avenue frontage.

13. Township shall grant preliminary/final land development approval of the Settlement Plan within ninety (90) days of the date of application by Property Owner. Township and Property Owner agree that in connection with the land development approval, Property Owner shall be entitled to the grant of such waivers from the provisions of the New Britain Township Subdivision and Land Development Ordinance as are necessary to facilitate the development as generally shown on the Settlement Plan, including, but not limited to, the following:

- a. Section 22-505 – From providing a Community Impact Assessment Report.
- b. Section 22-705.3 – From undertaking roadway widening and associated improvements along the Butler Avenue frontage, subject to such improvements as

may be required under the jurisdiction of the Pennsylvania Department of Transportation.

- c. Section 22-713.5.B(6) – From providing berm and screen plantings for a B7 Apartment Use, as to the Butler Avenue frontage only.
- d. Section 22-715 – From providing park and recreation land.
- e. Section 22-722 – From compliance with the Butler Avenue Overlay requirements other than those specifically required under this Agreement in paragraph 9, hereinabove or as shown on the Settlement Plan.

14. Township and Property Owner agree that Property Owner shall be required to pay a fee-in-lieu of recreation in the maximum amount of \$185,000.00, pursuant to the current residential per-unit and commercial square footage requirements of the fee schedule of New Britain Township, which shall be payable as follows: (a) Fifty percent (50%) of the total sum, up to a maximum of \$92,500.00 shall be payable upon the recording of final land development plans; and (b) the balance shall be payable upon issuance of the first occupancy permit for either Building on the Property.

15. Township and Property Owner agree that disturbance of up to sixty percent (60%) of woodlands is permitted on the Property. Additional disturbance beyond sixty percent (60%), up to a maximum of seventy percent (70%) of the woodlands on the Property, shall be permitted, provided that the planting of replacement trees is provided for the additional disturbed area beyond sixty percent (60%). If the planting of replacement trees is not feasible on the Property in accordance with the Zoning Ordinance, as determined by the Township Engineer, the Property Owner shall pay a fee-in-lieu of such planting in the amount of \$50,000 per acre, or part thereof, of disturbed woodlands over sixty percent (60%).

16. Township and Property Owner agree that the terms of this Settlement Stipulation shall supersede directly inconsistent requirements of the Township Code.

17. If any party is found to be in default of any provision herein, the opposing party shall provide written notice of the default to the defaulting party and its counsel. If the defaulting party does not remedy the default within thirty (30) days of receipt of the written notice, the opposing party may file an action with the Court of Common Pleas in Bucks County.

18. If any action is brought by any party to enforce or to seek damages for breach of any provision of this Stipulation, the prevailing party in such action, if there is a prevailing party, shall be entitled to recover, in addition to the costs of suit, such reasonable attorneys' fees as a tribunal determining the action may award.

19. The whereas clauses set forth in the preamble of this Agreement are hereby incorporated into the terms of this Agreement. This Agreement constitutes the entire agreement among the parties with reference to the zoning relief granted to Property Owner and the future development of the Property, and any representations, oral or written, not contained herein are without effect.

20. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania. Any legal action arising out of this Agreement must be filed in the Court of Common Pleas of the County of Bucks.

21. This Agreement shall only be modified, amended, or terminated by a writing signed by all of the parties herein, their grantees, successors, or assigns.

22. The parties agree that neither this Agreement nor the furnishing of consideration in exchange for this Agreement shall be deemed or construed at any time for any purpose as a waiver by any party of any right or obligation under any statute, ordinance, rule, and/or regulation of any



kind. Moreover, forbearance by either party to exercise their rights under this Agreement in the event of any breach by the other party shall not be deemed or construed to be a waiver of any of non-breaching party's rights under this Agreement. No delay or omission by a party in the exercise of any right or remedy upon any breach by the other party shall impair such right or remedy or be construed as a waiver.

23. The person or persons signing on behalf of any party expressly represent and affirm, with respect to the party for whom he/she/they are signing the Agreement, that he/she/they have the authority to execute this Agreement on behalf of that party and to thereby bind that party.

24. The parties represent that they have had the opportunity to review the terms of this Stipulation and Order with their legal counsel, and they understand all of the terms, conditions, and obligations contained herein.

25. The parties agree that this Agreement may be executed in counterparts and desire that the terms set forth herein be approved as an Order of Court.

26. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid, unenforceable, unconstitutional, or void, for any reason, only that provision shall be illegal, invalid, unenforceable, unconstitutional, or void and the remainder of this Agreement shall be in full force and effect.

27. The provisions of this Agreement shall survive the settlement contemplated hereunder.

**[THIS SPACE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS.]**

**IN WITNESS WHEREOF**, Township and Property Owner have executed this Settlement  
Stipulation and Agreement with the intent to be legally bound.

**New Britain Township Board of Supervisors, *Appellant***

By: \_\_\_\_\_  
Gregory T. Hood  
Chairman

ATTEST: \_\_\_\_\_  
Matthew West, Manager

**Butler Pike Properties, LP, *Intervenor***

By: \_\_\_\_\_  
Name:  
Title:

**OBERMAYER REBMANN MAXWELL & HIPPEL LLP**

By: Kellie A. McGowan, Esquire  
Attorney I.D. No. 93460  
[Kellie.McGowan@obermayer.com](mailto:Kellie.McGowan@obermayer.com)  
Daniel S. Lyons, Esquire  
Attorney I.D. No. 325401  
[Daniel.Lyons@obermayer.com](mailto:Daniel.Lyons@obermayer.com)  
10 S. Clinton Street, Suite 300  
Doylestown, PA 18901  
(215) 606-0760

*Attorneys for Intervenor,  
Butler Pike Properties, L.P.*

**In re: APPEAL OF THE NEW BRITAIN  
TOWNSHIP BOARD OF SUPERVISORS  
FROM THE BUTLER PIKE  
PROPERTIES, L.P. DECISION OF THE  
NEW BRITAIN TOWNSHIP ZONING  
HEARING BOARD**

**LAND USE APPEAL**

**BUCKS COUNTY  
COURT OF COMMON PLEAS**

**No. 2021-00629**

**CERTIFICATE OF SERVICE**

I, Kellie A. McGowan, Esquire, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ 2021, true and correct copies of the Motion for Entry of Agreed Order and the Stipulation and Agreement filed on behalf of Appellant and Intervenor were served via first class mail and/or the e-filing system upon all parties of record.

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Kellie A. McGowan

Exhibit "A"

Settlement Plan





**Exhibit "B"**

**List of Permitted Uses**

## **LIST OF PERMITTED USES**

A1	General Farming
A2	Crop Farming
A5	Commercial Forestry
A6	Nursery
A7	Garden Center
A8	Farm Support Facility
A11	Animal Hospital
D1	Nursery School/Day Care Center
D2	College, Primary or Secondary School
E1	Public Recreational Facility
E8	Library or Museum
I1	Medical Office
I2	Veterinary Office
I3	Professional Office
I4	Medical and Pharmaceutical Sales Office
J1	Retail Store
J3	Service Business
J4	Financial Establishments
J5	Funeral Home or Mortuary
J6	Eating Place
J7	Drive-In and Other Eating Place
J8	Tavern
J9	Indoor Entertainment
J10	Theater
J11	Indoor Athletic Club
J12	Amusement Hall or Arcade
J15	Hotel/Motel
J16	Guest House
J17	Repair Shop
J18	Laundry

J19	Service Station or Car Wash
J22	Automotive Accessories
J26	Dwelling in Combination
J27	Nonresidential Conversion
J28	Office Supplies and Equipment Sales and Services
J29	Package Delivery Services
J30	Photocopying Services
L	General Accessory Uses and Structures:
L1	Nonresidential Accessory Building
L3	Temporary Structure
L4	Temporary Community Event
L9	Off-Street Parking
L10	Sings





**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board award the 2022-2023 Bucks County Consortium Materials Bid, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



# MEMO

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**TO:** Board of Supervisors  
**FROM:** Ryan Cressman, Superintendent of Public Works  
**DATE:** March 2, 2022  
**RE:** Bucks County Consortium Materials Bid Award

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The Bucks County Consortium (BCC) jointly bids several commodities used by municipalities & authorities throughout Bucks County, which are critical to our annual operations. New Britain Township participates in these joint bids to benefit from the combined purchasing power of the BCC to obtain competitive prices for fuel, salt, blacktop, stone, and other materials.

On Friday, February 25, 2022, at 9:30 A.M., the bids were opened for the 2022- 2023 Bucks County Consortium Materials Bid hosted by New Britain Township. Due to Covid-19 and other supply chain issues, the cost of all materials will be increased in 2022. After reviewing all bids, staff recommends that the Board of Supervisors reward the bid.

**Staff Recommendation:**

Staff recommends the Board of Supervisors award the bid to Eureka Stone Quarry for blacktop at **\$54.94 per ton** as they were the lowest qualified bidder. This represents a **\$7.45 per ton increase** in costs from 2021.

Staff recommends the Board of Supervisors award the bid to Naceville Materials, J.V. Chalfont Quarry & Asphalt for stone as they were the lowest qualified bidder.

**Bucks Consortium Road Materials Bid  
February 25, 2022 Materials Bid Opening**

			Asphalt Maintenance Solutions, LLC		Chalfont Materials		Eureka Stone Quarry, Inc.		Hanson Aggregates BMC Inc.		Hei-way, LLC		Miller Materials		Plumstead Materials	
Material	Unit	Quantity	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered	Unit Price FOB Plant	Unit Price Delivered
Screening/Quarry Grit	tons	1,600	\$ -	\$ -	\$ 9.40	Haul Rates	\$ 9.75	Haul Rates	\$ 10.55	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ 9.40	Haul Rates
1/4" Stone Chips (AS1)	tons	2,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B 3/4" Stone	tons	3,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B 3/8" Stone	tons	500	\$ -	\$ -	\$ -	\$ -	\$ 26.00	Haul Rates	\$ 20.50	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B 1/2" Stone	tons	750	\$ -	\$ -	\$ -	\$ -	\$ 26.00	Haul Rates	\$ 20.50	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1B Stone #8 Wash	tons	100	\$ -	\$ -	\$ 20.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20.00	Haul Rates
N. 2 3/4" Stone	tons	3,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 2B 3/4" Stone	tons	5,605	\$ -	\$ -	\$ 14.50	Haul Rates	\$ 18.00	Haul Rates	\$ 17.65	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ 14.50	Haul Rates
No. 3A 1 1/2" Stone	tons	750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.65	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 4 Stone Ballast	tons	2,990	\$ -	\$ -	\$ 13.50	Haul Rates	\$ -	\$ -	\$ 17.65	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ 13.50	Haul Rates
No. 5 Stone/anti-skid	tons	150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 6S Stone/anti-skid (AS2 or AS4)	tons	200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16.85	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
No. 2A Stone mix	tons	12,100	\$ -	\$ -	\$ 10.00	Haul Rates	\$ 10.75	Haul Rates	\$ 13.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ 10.00	Haul Rates
3/4" stone mix	tons	2,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5-8" mix gabion stone	tons	1,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18.40	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rip-Rap mixed stone	tons	2,070	\$ -	\$ -	\$ 15.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.00	Haul Rates
R-4 Stone	tons	2,290	\$ -	\$ -	\$ 25.00	Haul Rates	\$ -	\$ -	\$ 18.40	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ 25.00	Haul Rates
R-5 Stone	tons	110	\$ -	\$ -	\$ 28.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28.00	Haul Rates
R-6 Stone	tons	100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ID2 1/4" asphalt (top)	tons	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ID2 1/2" asphalt (top)	tons	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ID2 3/4" asphalt (base)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ID-3 Airport Mix	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HE-ID2 SRLH 3/4" (top)	tons	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HE-ID2 SRLH 1/2" (top)	tons	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FB3 Blacktop (Base)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BCBC Blacktop (Base)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PSP cold patching material	tons	3,380	\$ -	\$ -	\$ -	\$ -	\$ 106.00	Haul Rates	\$ 135.00	Haul Rates	\$ 132.00	\$ 132.00	\$ -	\$ -	\$ -	\$ -
Super Pave 9.5 mm Wearing	tons	24,065	\$ -	\$ -	\$ -	\$ -	\$ 54.94	Haul Rates	\$ 58.50	Haul Rates	\$ -	\$ -	\$ 56.00	Haul Rates	\$ -	\$ -
Super Pave 12.5 mm Wearing	tons	2,900	\$ -	\$ -	\$ -	\$ -	\$ 59.94	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Super Pave 19.0 mm Wearing	tons	1,695	\$ -	\$ -	\$ -	\$ -	\$ 50.19	Haul Rates	\$ 53.09	Haul Rates	\$ -	\$ -	\$ 51.50	Haul Rates	\$ -	\$ -
Super Pave 19.0 mm Binder	tons	4,930	\$ -	\$ -	\$ -	\$ -	\$ 50.19	Haul Rates	\$ 53.09	Haul Rates	\$ -	\$ -	\$ 51.50	Haul Rates	\$ -	\$ -
Super Pave 25.0 mm Binder	tons	3,645	\$ -	\$ -	\$ -	\$ -	\$ 46.34	Haul Rates	\$ 50.00	Haul Rates	\$ -	\$ -	\$ 47.50	Haul Rates	\$ -	\$ -
Super Pave 25.0 mm Base	tons	980	\$ -	\$ -	\$ -	\$ -	\$ 46.34	Haul Rates	\$ 50.00	Haul Rates	\$ -	\$ -	\$ 47.50	Haul Rates	\$ -	\$ -
Super Pave 37.5 mm Base	tons	80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Koch 9005 Crack Sealer/Elastoflex 61	pounds	1,035	\$ 1.14	\$ 1.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Koch 9075-r Flex-a-fill/Elastoflex-650	pounds	1,000	\$ 1.09	\$ 1.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bar Sand	tons	105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Sand 1/4"	tons	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AC-20 Asphalt Crack Sealer/AC-20/PG64-22	gallons/lbs.	105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
AC-2000 Liquid Asphalt	gallons	50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Screened Top Soil	tons	435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dirt Fill/Borrow	tons	25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
486 Cold Patch mix w/ fiber/Zero VOC Bulk Cold Patch	tons	2,085	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HEC-Concrete 3500 Mix	yards	2,040	\$ -	\$ -	\$ -	\$ -	\$ 110.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crafco Poliflex II Crack Seal/Elastoflex-650	pounds	41,000	\$ 0.89	\$ 0.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Detack	gallons	125	\$ 22.00	\$ 32.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tack Coat/CSS-1 Water Based Tack Coat	gallons	175	\$ 5.00	\$ 8.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
QPR Cold Patch	tons	410	\$ -	\$ -	\$ 130.00	Haul Rates	\$ -	\$ -	\$ -	\$ -	\$ 132.00	\$ 132.00	\$ -	\$ -	\$ -	\$ -
DSA (Driving Superior Aggregate)	tons	500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crackmaster 3405	pounds	9,000	\$ 0.85	\$ 0.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
High Performance Patch	tons	100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132.00	\$ 132.00	\$ -	\$ -	\$ -	\$ -
<b>NOTE(S) ABOUT BIDS</b>			<b>SEE SCHEDULE OF PRICES FOR REMARKS FROM BIDDER</b>		<b>ALL HAULING RATES ATTACHED &amp; SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER</b>		<b>ALL HAULING RATES ATTACHED &amp; SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER</b>		<b>ALL HAULING RATES ATTACHED &amp; SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER</b>		<b>SEE SCHEDULE OF PRICES FOR REMARKS FROM BIDDER</b>		<b>ALL HAULING RATES ATTACHED &amp; SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER</b>		<b>ALL HAULING RATES ATTACHED &amp; SEE SCHED. OF PRICES FOR REMARKS FROM BIDDER</b>	



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board award the sale of the 2011 Ford Crown Victoria, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_





# MEMO

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**TO:** Board of Supervisors  
**FROM:** Michael Walsh, Assistant Township Manager  
**DATE:** March 4, 2022  
**RE:** 2011 Ford Crown Victoria – Sale of Township Property

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On February 14, 2022, New Britain Township staff listed a 2011 Ford Crown Victoria for sale at a public auction on Municibid an online government auction site. Based on the Township's vehicle replacement plan, the 2011 Ford Crown Victoria was removed from service. The anticipated return for this vehicle was estimated to be **less than \$2,000**, based on the Kelly Blue Book and the car's condition; however, when the auction ended on February 28, 2022, the item sold for **\$2,250.00**.

On November 15, 2021, the Board of Supervisors passed Resolution #2021-31: Sale of Township Property Policy. This resolution outlined policy and procedures for Township staff to properly sell or dispose of Township property. As part of this policy, the Board of Supervisors required any item valued **over \$2,000** receive Board approval before its sale or disposal.

After publicly bidding the 2011 Ford Crown Victoria, the car's value **exceeds \$2,000** and requires Board approval to sell the item to the highest bidder.

**Staff Recommendation:**

Staff recommends the Board of Supervisors authorize the 2011 Ford Crown Victoria sale to the highest bidder, Antonio Aspite, for **\$2,250.00**.

# 2011 Ford Crown Victoria

**Seller:** newbritaintown **Listing #** 41579530 **Custom ID:** **Starting Bid:** \$500.00 **HIGH BID:** \$2,250.00

**Started:** 2/14/2022 10:00:00 AM **Ended:** 2/28/2022 10:00:00 AM **Number of Bids:** 27 **Number of Views:** 1658 **Reserve Price:** \$0

**High Bidder:** Antonio Aspite

**Bidder Email:** mail@aspiteauction.com **Bidder Phone:** 267-228-4703

**Address:** 7000 State rd , Philadelphia PA 19135

## Bid History

Bid Date/Time	Bid	Username	First	Last	Email	Phone
2/28/2022 6:18:16 AM	\$2,250.00	aaa	Antonio	Aspite		
2/25/2022 4:21:23 PM	\$2,200.00	tclarkauctioneer	tumar	Clark		
2/25/2022 4:21:23 PM	\$2,150.00	dep	jack	boisvert		
2/24/2022 9:08:46 AM	\$2,100.00	tclarkauctioneer	tumar	Clark		
2/24/2022 9:08:46 AM	\$2,050.00	Gatortrucksales	Brian	Werner		
2/23/2022 2:29:32 PM	\$2,000.00	tclarkauctioneer	tumar	Clark		
2/23/2022 2:29:32 PM	\$1,950.00	Gatortrucksales	Brian	Werner		
2/23/2022 2:29:13 PM	\$1,800.00	tclarkauctioneer	tumar	Clark		
2/23/2022 2:29:13 PM	\$1,750.00	Gatortrucksales	Brian	Werner		
2/23/2022 2:29:02 PM	\$1,550.00	tclarkauctioneer	tumar	Clark		
2/23/2022 2:29:02 PM	\$1,500.00	Gatortrucksales	Brian	Werner		
2/23/2022 1:52:34 PM	\$1,300.00	tclarkauctioneer	tumar	Clark		
2/23/2022 1:52:34 PM	\$1,250.00	Gatortrucksales	Brian	Werner		
2/15/2022 5:37:07 AM	\$1,050.00	Gatortrucksales	Brian	Werner		
2/15/2022 5:37:07 AM	\$1,000.00	Giants181	Michael	Guarraci		
2/15/2022 5:36:55 AM	\$875.00	Gatortrucksales	Brian	Werner		
2/15/2022 5:36:55 AM	\$850.00	Giants181	Michael	Guarraci		
2/14/2022 9:34:50 PM	\$775.00	Gatortrucksales	Brian	Werner		
2/14/2022 9:34:50 PM	\$750.00	khachkar	Karen	Khachatryan		
2/14/2022 1:43:36 PM	\$725.00	Gatortrucksales	Brian	Werner		
2/14/2022 1:43:36 PM	\$700.00	khachkar	Karen	Khachatryan		
2/14/2022 1:43:30 PM	\$625.00	Gatortrucksales	Brian	Werner		
2/14/2022 1:43:30 PM	\$600.00	khachkar	Karen	Khachatryan		
2/14/2022 1:43:22 PM	\$550.00	Gatortrucksales	Brian	Werner		
2/14/2022 1:43:22 PM	\$525.00	khachkar	Karen	Khachatryan		
2/14/2022 11:28:23 AM	\$500.00	Gatortrucksales	Brian	Werner		

2/14/2022 11:28:54 AM

\$500.00

Gatortrucksales

Brian

Werner





**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board approve the Township's auditor to preform Federal single-audit, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



March 3, 2022

New Britain Township  
207 Park Avenue  
Chalfont, PA 18914-2103

To: Matt West, Township Manager

We are pleased to confirm our understanding of the services we are to provide for New Britain Township (the Township) for the year ended December 31, 2020.

We will audit the Township's compliance over major federal award programs for the year ended December 31, 2020. Our audit will be conducted with the objective of our expressing an opinion on compliance regarding the Township's major federal awards programs.

The following supplementary information accompanying the financial statements will be subjected to the auditing procedures applied in our audit.

1. Schedule of expenditure of federal awards, and notes to the schedule of expenditure of federal awards, for the year ended December 31, 2020.

The objectives of our audit to express an opinion on the Township's compliance over major federal award programs. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States of America (GAGAS) always detects a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user.

#### **Schedule of Expenditures of Federal Awards**

We will subject the schedule of expenditures of federal awards to the audit by comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements for the year ended December 31, 2020 or to the financial statements themselves, and additional procedures in accordance with GAAS and GAGAS. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Management has informed us that the Township has received funds from the following federal award program(s).

<u>Award Program</u>	<u>CFDA Number</u>
Highway Planning and Construction (Highway Bill) Grants	#20.205
Disaster Grants (COVID)	#97.036
Coronavirus Relief Fund	#21.019

It is our understanding that the above represents the only federal funds which your Township receives, either directly from the federal government or indirectly as passed through state agencies or other organizations.

We will conduct our audit in accordance with GAAS and GAGAS and the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

As part of an audit in accordance with GAAS and GAGAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to evaluate whether effective internal control over financial reporting was maintained in all material respects. An integrated audit is not designed to detect error or fraud that is immaterial to the schedule of expenditures of federal awards or deficiencies in internal control over financial reporting, that individually or in combination, are less severe than a material weakness. We are responsible for the integration of the audit of internal over financial reporting with the audit of the financial statements previously performed.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or a material weakness may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAGAS. Please note that the determination of abuse is subjective and GAGAS does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

#### **Audit of Major Program Compliance**

Our audit of the Township's major federal award programs compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance; and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the entity has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major federal award programs. Our procedures will consist of determining major federal programs and performing the applicable procedures described in the U.S. Office of Management and Budget OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.



Also, as required by the Uniform Guidance, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

### **Management Responsibilities**

1. For identifying all federal awards received and expended during the period and the federal programs under which they were received, including federal awards and funding increments received prior to December 26, 2014, and those received in accordance with the Uniform Guidance generally received after December 26, 2014;
2. For maintaining records that adequately identify the source and application of funds for federally funded activities;
3. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance requirements;
4. For the design, implementation, and maintenance of internal control over federal awards;
5. For establishing and maintaining effective internal control over federal awards that provides reasonable assurance that the nonfederal entity is managing federal awards in compliance with federal statutes, regulations, and the terms and conditions of the federal awards;
6. For identifying and ensuring that the entity complies with federal statutes, regulations, grants, contracts, and the terms and conditions of federal award programs and implementing systems designed to achieve compliance with applicable federal statutes, regulations, grants, contracts, and the terms and conditions of federal award programs;
7. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
8. For taking prompt action when instances of noncompliance are identified;
9. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
10. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
11. For making the auditor aware of any significant vendor relationships where the vendor is responsible for program compliance;
12. To provide us with:
  - a. Access to all information of which management is aware that is relevant to federal award programs, and to management's assessment of internal control over financial reporting, such as records, documentation, and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
13. For acceptance of non-attest services, including identifying the proper party to oversee non-attest work;
14. For maintaining adequate records, selecting and applying accounting principles and safeguarding assets;

15. For informing us of any known fraud or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financial statements or compliance;
16. For the accuracy and completeness of all information provided;
17. For the evaluation of the effectiveness of the Township's internal control over financial reporting using suitable and available criteria;
18. For providing us with management's written assessment about the Township's internal control over financial reporting;
19. For supporting management's assessment about the effectiveness of the Township's internal control over financial reporting with sufficient evaluations and documentation (e.g. policy or accounting manuals, narrative memoranda, flowcharts, decision tables, procedural write-ups, or completed questionnaires);
20. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
21. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will locate any documents or support for any other transactions selected by us for testing.

#### *Nonattest Services*

With respect to any nonattest services, that include preparation of the financial statements, we will not assume management responsibilities on behalf of the Township. However, we will provide advice and recommendations to assist management of the Township in performing its responsibilities.

The Township's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

We will perform the services in accordance with applicable professional standards. The nonattest services are limited to preparation of the financial statements. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility:

1. For the preparation of the supplementary information in accordance with the applicable criteria;
2. To provide us with the appropriate written representations regarding the supplementary information;
3. To include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and
4. To present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the



audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

### **Reporting**

We will issue a written report upon completion of our audit of the Township's schedule of expenditures of federal awards. Our report will be addressed to the Board of Supervisors of the Township. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the schedule of expenditures of federal awards are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or unable to form or have not formed an opinion, we may decline to express opinions or to issue a report as a result of this engagement.

We will also issue written reports on the Township's compliance for each major federal program and on internal control over compliance in accordance with the Uniform Guidance for the year ended December 31, 2020, and on the Township's internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards.

### **Other**

If you intend to publish or otherwise reproduce the schedule of expenditures of federal awards and make reference to our firm, you agree to provide us with the printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

Julia L. Davis is the engagement partner for the services specified in this letter and is responsible for supervising the services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the auditor's report.

At the conclusion of this engagement, we will return all original records you supplied to us. Your Township records are the primary records for your operations and comprise the backup and support for your financial reports. Our records and files are our property and are not a substitute for your own records. Our firm destroys our client files and all pertinent workpapers after a retention period of at least seven years, after which time these items will no longer be available. The audit documentation for this engagement is the property of DunlapSLK, P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to regulators pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of DunlapSLK, P.C.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the regulator. The regulator may intend, or decide, to distribute the copies of information to others, including other governmental agencies.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be

responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

In the interest of facilitating our services to your municipality, we may communicate by facsimile transmission, send data over the Internet, or store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data that is confidential to your municipality may be transmitted or stored using these methods. We may use third-party service providers to store or transmit this data. Our firm employs measures designed to maintain data security. While we use reasonable efforts to keep such communications and data access secure in accordance with our obligations under applicable laws and professional standards, you recognize and accept that we have no control over the unauthorized interception or breach of any communications or data once it has been sent, and you consent to our use of these electronic devices during this engagement.

### **Fees and Timing**

We estimate our fees for these services to be \$8,000. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Finance charges at the rate of 1% per month will accrue on balances not paid within 30 days of invoice date.

This engagement is limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

The audit documentation for this engagement is the property of DunlapSLK, P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation. If requested, access to such audit documentation will be provided under the supervision of DunlapSLK, P.C.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including your understanding of your responsibilities as defined in this letter to us in your management representation letter

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. Management is responsible to submit the reporting package including the financial statements, schedule of expenditures of federal awards, summary schedule of findings and questioned costs and summary schedule of prior audit findings and corrective action plan, along with the Data Collection Form, to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will be available to assist you in the electronic submission and certification, if needed. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

In accordance with the requirements of GAGAS, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

At the conclusion of the audit engagement, we will communicate to management the following significant findings from the audit:

- Our view about the qualitative aspects of the Township's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe to be trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

We appreciate the opportunity to be of service to the Township and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign this letter where indicated, follow the prompts, and the letter will be returned to us electronically. After you complete this process you will receive an email with a pdf copy of the signed letter for you to download and print for your records.

DunlapSLK, PC

*Julia L. Davis*

This letter correctly sets forth the understanding of New Britain Township.





**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board authorize advertisement of Ordinance #2022-04-01, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



**NEW BRITAIN TOWNSHIP**  
**Bucks County, Pennsylvania**

**ORDINANCE #2022-04-01**

**AN ORDINANCE AMENDING CHAPTER 5, PART 2 OF THE  
CODIFIED ORDINANCES OF NEW BRITAIN TOWNSHIP  
ADOPTING THE 2018 EDITION OF THE INTERNATIONAL  
PROPERTY MAINTENANCE CODE AS THE TOWNSHIP'S  
PROPERTY MAINTENANCE CODE.**

**WHEREAS**, pursuant to Articles XV, XVIII, XXIII, XXIV, XXV, and XXVI of the Second-Class Township Code, including but not limited to Sections 66505, 66506, 66527, 66517, 66529, 66704-A, 67101, and 67105, New Britain Township has the ability to govern the conditions and maintenance of all property, buildings, and structures within the Township; and

**WHEREAS**, the New Britain Township Board of Supervisors desires to establish minimum regulations governing the conditions and maintenance of all property, buildings, and structures by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and

**WHEREAS**, the Board of Supervisors does further desire to authorize the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures.

**NOW, THEREFORE**, it is hereby **ENACTED** and **ORDAINED** by the Board of Supervisors of New Britain Township, as follows:

**ARTICLE I Adoption and Codification of the Property Maintenance Code**

Section 5-201 of the Codified Ordinances of New Britain Township is hereby amended to read as follows:

**§5-201 Adoption of Standards.**

The *2018 International Property Maintenance Code*, as published by the International Code Council, Inc., as amended, revised, and/or reprinted from time to time, is hereby adopted as the Property Maintenance Code of New Britain Township; for the control and maintenance of property, buildings, and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said *International Property Maintenance Code* are hereby referred to, adopted, and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions, and changes as prescribed below in this Chapter.

## **ARTICLE II Modification of International Property Maintenance Code Standards**

Section 5-202 of the Codified Ordinances of New Britain Township is hereby amended to read as follows:

### **§5-202 Revisions to Standards.**

The following replacements, insertions, and modifications shall be made in the *2018 International Property Maintenance Code* at the places hereinafter indicated:

A. Subsection **101.1 Title:** (page 1)

Replace "[NAME OF JURISDICTION]" with "New Britain Township".

B. Subsection **102.3 Application of other codes:** (page 1)

Modify to read as follows: "Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Pennsylvania Uniform Construction Code ("UCC"), as adopted by New Britain Township. Where the UCC does not apply, the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70 shall be followed when making repairs, additions or alterations to a structure, or changes of occupancy. Nothing in this code shall be construed to cancel, modify, or set aside any provision of Chapter 27 - the New Britain Township Zoning Ordinance."

C. Subsection **103.5 Fees:** (page 2)

Modify to read as follows: "The fees for activities and services performed by the Township in carrying out its responsibilities under this code shall be set by resolution of the Board of Supervisors of New Britain Township."

D. Subsection **104.3 Right of entry:** (page 2)

Modify the last sentence to read as follows: "If entry is refused, the code official is authorized to seek an administrative warrant to secure entry."

E. Subsection **106.3 Prosecution of violation:** (page 3)

Modify to read as follows: "Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed in violation of this case, and this violation shall be considered a *strict liability offense*. If the notice or order is not complied with, the Township may institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation; to impose fines and penalties for such

violation; and/or to require the removal or termination of the unlawful *occupancy* of the structure or property in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the Township shall be charged against the real estate upon which the violation is located and shall be a lien upon such real estate."

F. Subsection **106.4 Violation penalties:** (page 3)

Modify to read as follows: "Any person who is found. by a court of competent jurisdiction, including but not limited to a Magisterial District Court or Court of Common Pleas, to have violated a provision of this code; to have failed to comply with any of the requirements of this code; or to have failed to comply with an order, directive, or notice of the *code official* concerning this code shall be liable for a civil penalty not less than Two Hundred Dollars (\$200.00) or more than One Thousand Dollars (\$1,000.00) for each violation, plus any and all costs incurred by the Township in bringing an action against such violation, including but not limited to consultant fees, attorney's fees, and expert witness fees. Each day that a violation continues shall be deemed a separate violation."

G. Subsection **107.1 Notice to person responsible:** (page 3)

Modify to read as follows: "Whenever the *code official* determines that there has been a . violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation and the *owner of the premises* upon which the violation has occurred as specified in the code. Notices for condemnation procedures shall also comply with Section 108.3."

H. Subsection **109.5 Costs of emergency repairs:** (page 6)

Modify to read as follows: "Costs incurred in the performance of emergency work are the responsibility of the owner of the premises where the unsafe structure is or was located. Such costs, however, may be initially paid by the Township. The Township Solicitor may institute the appropriate proceeding at law or in equity against the owner of the premises where the unsafe structure is or was located for the recovery of such costs."

I. Subsection **111.1 Application for appeal:** (page 6):

Modify to read as follows: "**111.1 Application for appeal.** Any person directly affected by a decision of the *code official* or by a notice or order issued under this code shall have the right to appeal such decision, notice, or order, provided that written application on a Township-approved form is filed with the Township within 30 days of the issuance of the decision, notice, or order being appealed from. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means."

J. Subsection **111.2 Membership of board:** (page 6):

Modify to read as follows: "**111.2 Jurisdiction over appeal.** Any appeal filed under Subsection 111.1 shall be heard by the New Britain Township Building Code Board of Appeals, pursuant to and consistent with the practices and procedures established for or by such Board and in accordance with the Pennsylvania Local Agency Law (2 Pa.C.S.A §101 et seq., as amended). The Board of Appeals shall have exclusive jurisdiction to hear and render final adjudications on such appeals."

- K. Subsections **111.3** through **111.6**, inclusive (page 7), and subsection **111.8** (page 7) shall be deleted in their entireties and marked as "Reserved".

- L. Subsection **111.7 Court review:** (page 7)

Modify to read as follows: "Any person aggrieved by a Board of Appeals decision, including the Township, may appeal this decision to the Court of Common Pleas. Such an appeal shall be filed within 30 days of the issuance of the decision. Within 30 days of the filing of an appeal, the Township and the owner and/or tenant of the premises directly involved in the appeal may intervene in the appeal as of course by filing a notice of intervention, accompanied by proof of service of the same upon each appellant or each appellant's counsel of record. All other intervention shall be governed by the Pennsylvania Rules of Civil Procedure."

- M. Subsection **112.4 Failure to comply:** (page 7)

Replace the phrase "a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars." with "a fine of not less than One Hundred Dollars (\$100.00) or more than One Thousand Dollars (\$1,000.00). Each day the work continues after the issuance of the stop work order shall constitute a separate finable offense. Such fines are in addition to any fines or penalties imposed pursuant to Section 106 concerning the violation(s) on the *premises*."

- N. **Section 202 GENERAL DEFINITIONS:** (page 9-10)

The following definitions shall be inserted at the appropriate alphabetical spot into this Section and shall read as follows:

**"CODE OFFICIAL.** The New Britain Township Code Enforcement Officer, Zoning Officer, or other person so designated by the New Britain Township Board of Supervisors."

**"JURISDICTION, THE.** New Britain Township."

**"NOXIOUS WEEDS.** Any noxious vegetation covered under and prohibited by the Noxious Weed Control Law (3 P.S. §255.1 et seq.), as amended, or by regulations of the Pennsylvania or United States Departments of Agriculture including, but not limited to, the following:



- *Cirsium arvense*, commonly known as Canadian Thistle
- *Rosa multiflora*, commonly known as Multiflora Rose
- *Sorghum halepense*, commonly known as Johnson Grass
- *Pueraria lobata*, commonly known as Kudzu Vine
- *Cirsium vulgare*, commonly known as Bull or Spear Thistle
- *Carduus nutans*, commonly known as Musk or Nodding Thistle
- *Sorghum bicolor*, commonly known as Shattercane
- *Lythrum salicaria*, commonly known as Purple Loosestrife (all cultivars)
- *Heracleum mantegazzianum*, commonly known as Giant Hogweed
- *Galega officinalis*, commonly known as Goatsrue
- *Amaranthus palmeri* S. Watson, commonly known as Palmer amaranth
- *Amaranthus rudis*, commonly known as common waterhemp
- *Amaranthus tuberculatus*, commonly known as tall waterhemp
- *Avena sterilis* L., commonly known as awnless oat
- *Cuscuta* spp., except for native species, commonly known as dodder
- *Hydrilla verticillata* Royle, commonly known as hydrilla
- *Opilismenus hirtellus*, commonly known as Wavyleaf basketgrass
- *Orobancha* spp, except for native species, commonly known as broomrape
- *Conium maculatum*, commonly known as poison hemlock”

and

**"WEEDS.** All grasses, annual plants, and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens."

O. Subsection **302.4 Weeds:** (page 11)

Modify first paragraph to read as follows: "All premises and exterior property within 200 feet of any habitable structure or building shall be maintained free from *weeds* in excess of six (6) inches. This height restriction, however, does not apply to naturalized areas, riparian buffers, managed meadows, and other no-mow zones, as determined by the Township. All *noxious weeds* shall be prohibited throughout the entire premises and exterior property."

P. Subsection **304.3 Premises Identification:** (page 13)

Modify to read as follows: "The Township shall have final authority as to the assignment of a street number/letter or address to each *structure or premises*. Each *structure or premises* to which a street number and/or letter has been assigned by the Township or if the *structure or premises* is located in a private community, to which a street or identification number/letter has been assigned by the community, shall have the appropriate number/letter displayed in a location and size as to be readily observed and readable from the public or private right of way that provides access to the *structure or premises*. All street or identification numbers and letters shall be in Arabic characters with a minimum height of 6 inches and a minimum stroke width of ½ inch. Structures that are set back more than 50 feet from the right of way providing access, or any distance where the number/letter cannot be readily seen from the right-of-way, shall have the assigned street or identification numbers/letters attached to a post or mailbox placed at the end of the driveway on the same side of the road as the structure is located. These numbers/letters shall be at least 4 inches in height with a minimum stroke width of ½ inch and shall be placed on both sides of the post or mailbox, at a minimum height of 3 feet so as numbers/letters can be seen by vehicles traveling from either direction. All street or identification numbers/letters shall be illuminated when possible and shall be colored in contrast with the background upon which the number/letter is placed. Nonresidential structures shall have the name of the tenant/occupant, along with the address/suite number, placed or painted on the rear entryway to the leasehold or area of the building occupied by said entity and shall meet the above height and width requirements of street numbers/letters.

No street numbers shall be painted upon any public curbs, streets, signs, posts, or sidewalks without prior written approval of the Township. Any resident wishing to display a street address upon the public curb line, may do so only with the permission of and in accordance with instructions provided by the Township Fire Marshal's office. All curb painting shall be in addition to the display of numbers listed above. Any person(s) soliciting for curb painting shall first obtain a Township soliciting permit, as well as prior approval of the Township Fire Marshal. Commercial contractors may be required to produce evidence of liability and worker's compensation insurance coverage.

Q. Subsection **304.14 Insect screens:** (page 13)

Replace the phrase "During the period from [DATE] to [DATE]" with "Where appropriate, during the period from April 1 to October 31".

R. Subsection **602.3 Heat supply:** (page 21)

Replace the phrase "during the period from [DATE] to [DATE]" with "during the period from October 1 to April 30".

S. Subsection **602.4 Occupiable workspaces:** (page 21)

Replace the phrase "during the period from [DATE] to [DATE]" with "during the period from October 1 to April 30".

### **ARTICLE III            SAVINGS CLAUSE**

Nothing in this Ordinance, or in the International Property Maintenance Code adopted hereby, shall be construed to affect any enforcement action, suit, or proceeding pending before any court or other legal body nor construed to affect any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this Ordinance. Furthermore, no just or legal right or remedy of any character shall be lost, impaired, or affected by the adoption of this Ordinance.

### **ARTICLE IV            REPEALER**

New Britain Township Ordinance Nos. 2010-02-02 and 2019-04-02 are hereby repealed in their entirety. All other Township ordinances or parts of ordinances which are inconsistent herewith are hereby repealed but only to the extent of such conflict.

### **ARTICLE V            SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

### **ARTICLE VI            EFFECTIVE DATE**

This Ordinance shall become effective five (5) days after enactment.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK**

**NEW BRITAIN TOWNSHIP  
ORDINANCE NO. 2022-  
IPMC**

***ENACTED AND ORDAINED*** this                      day of                      , 2022, A.D., by the  
Board of Supervisors of New Britain Township in lawful session duly assembled.

NEW BRITAIN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Gregory Hood, Chairman

\_\_\_\_\_  
William B. Jones, III, Vice Chair

\_\_\_\_\_  
Cynthia Jones

\_\_\_\_\_  
Mary Beth McCabe, Esq.

\_\_\_\_\_  
Stephanie Shortall, Esq.





**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board authorize advertisement of Ordinance #2022-04-02, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_

**NEW BRITAIN TOWNSHIP**  
**Bucks County, Pennsylvania**

**ORDINANCE #2022-04-02**

**AN ORDINANCE AMENDING CHAPTER 5, PART 3 OF THE  
CODIFIED ORDINANCES OF NEW BRITAIN TOWNSHIP  
ADOPTING THE 2018 EDITION OF THE INTERNATIONAL  
FIRE CODE AS THE TOWNSHIP'S FIRE CODE REGULATING  
AND GOVERNING THE SAFEGUARDING OF LIFE AND  
PROPERTY FROM FIRE AND EXPLOSION HAZARDS, FROM  
THE STORAGE, HANDLING, AND USE OF HAZARDOUS  
SUBSTANCES, MATERIALS AND DEVICES, AND FROM  
CONDITIONS HAZARDOUS TO THE OCCUPANCY OF  
BUILDINGS AND PREMISES.**

**WHEREAS**, pursuant to Articles XV and XVIII, of the Second-Class Township Code, including but not limited to Sections 66505, 66506, 66517, 66527, 66529, and 66805, the New Britain Township has the ability to govern the conditions and maintenance of all property, buildings, and structures within the Township, and more specifically concerning fire and explosion prevention; and

**WHEREAS**, the New Britain Township Board of Supervisors desires to establish minimum regulations for the governing and safeguarding of fire and explosion hazards.

**NOW, THEREFORE**, it is hereby **ENACTED** and **ORDAINED** by the Board of Supervisors of New Britain Township, as follows:

**ARTICLE I Adoption and Codification of the Fire Code**

Section 5-301 of the Codified Ordinances of New Britain Township is hereby amended to read as follows:

**§5-301 Adoption of Standards.**

The *2018 International Fire Code*, as published by the International Code Council, Inc., as amended, revised, and/or reprinted from time to time, is hereby adopted as the Fire Code of New Britain Township; for the control, regulation, and governing of the safeguarding of life and property from fire and explosion hazards, from conditions hazardous to life or property, and generally concerning the occupancy of buildings and premises within New Britain Township as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said *International Fire Code* are hereby referred to, adopted, and made a part hereof, as if fully set out in this Part, with the additions, insertions, deletions, and changes as prescribed below in this Part.

**ARTICLE II Modification of International Property Maintenance Code Standards**

{00974510/}

Section 5-302 of the Codified Ordinances of New Britain Township is hereby amended to read as follows:

**§5-302 Revisions to Standards.**

The following replacements, insertions, changes, modifications, and deletions shall be made in the *2015 International Property Maintenance Code*, as amended, at the places hereinafter indicated:

A. Subsection **101.1 Title.**

Replace "[NAME OF JURISDICTION]" with "New Britain Township".

B. A new Subsection 101.6, Default Municipality, shall be added to the code and shall read as follows:

**101.6 Default Municipality.** Whenever in this code a municipality or jurisdiction is mentioned and no name is given therefor, said reference to a municipality or jurisdiction shall be construed to mean New Britain Township, or where a state is mentioned, the same shall mean the Commonwealth of Pennsylvania; and where the Department of Fire Prevention is mentioned, the same shall mean the New Britain Township Fire Marshal.

C. Subsection **102.3 Change of use or occupancy.**

Modify to read as follows: "Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code and the provisions of the Pennsylvania Uniform Construction Code, as adopted by New Britain Township ("PA UCC"). Subject to the approval of the *fire code official*, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all of the requirements of this code and the PA UCC, for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.

D. Subsection **102.4 Application of building code.**

Modify to read as follows: "The design and construction of new structures shall comply with the PA UCC, and any alterations, additions, changes in use or changes in structures required by this code, which are within the scope of the PA UCC, shall be made in accordance therewith.

E. Subsection **102.5 Application of residential code.**

Modify to read as follows: "Where structures are designed and constructed in accordance with the *International Residential Code*, as adopted by the PA UCC, the provisions of this code shall apply as follows:

1. Construction and design provisions of this code pertaining to the exterior of the structure shall apply including, but not limited to, premises identification, fire apparatus access and water supplies. Where interior or exterior systems or devices are installed, construction permits required by Section 105.7 of this code shall apply.
  2. Administrative, operational, and maintenance provisions of this code shall apply.
- F. Subsections **103.1** through **103.2**, inclusive, shall be modified to read as follows:
- 103.1 General.** The New Britain Township Fire Marshal or any authorized agent or employee thereof shall be designated as the *fire code official* for the purposes of this code.
- 103.2 Appointment.** The *fire code official* shall be appointed in accordance with the personnel procedures and policies of New Britain Township.
- G. Subsection **104.10 Fire Investigations.**
- Modify to read as follows: "The **fire code official** shall have the authority to investigate the cause and circumstances of any fire, explosion, or other hazardous condition. Information that could be related to trade secrets or processes shall not be made part of the public record except as directed by a court of law."
- H. Subsection **104.11 Authority at fires and other emergencies.**
- Insert the following sentence at the end of this Subsection: "The *fire code official* is to direct the operation of the scene if no fire chief or fire officer from the fire department in charge of the fire district the emergency is located in is currently onsite."
- I. A third subparagraph shall be added to Subsection **105.1.2 Types of permits** and shall read as follows:
1. The *fire code official* shall determine when an operational permit or a construction permit is required.
- J. **Section 109, Board of Appeals** shall be deleted in its entity and replaced with the following:

## **SECTION 109 APPEALS**

**109.1 General.** Whenever the owner or builder of any building about to be or in the course of being erected, altered, repaired, used or occupied, or any other person takes exception to the decision of the *fire code official* in refusing to approve the manner of construction or the type of materials to be used in the erection, alteration, or repair of any building or structure, or to his/her decision as to the occupation or use of any building or structure, or as to its



safety or compliance with the provisions of this code, such owner or builder or duly authorized agent may, within thirty (30) days after such decision, take an appeal to the Board of Appeals. Such appeal shall be in writing, state the decision of the *fire code official* and the reason for taking exception thereto, and shall be filed with the Township. The appeal shall be heard pursuant to and consistent with the practices and procedures established for or by the Board of Appeals and in accordance with the Pennsylvania Local Agency Law (2 Pa.C.S.A §IOI et seq., as amended). The Board of Appeals shall have exclusive jurisdiction to hear and render final adjudications on such appeals. A written decision to affirm, modify, or reverse the decision of the *code official* shall be issued by the Code Appeals Board and duly recorded, with such decision being final.

**109.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The Board of Appeals shall not have authority to waive requirements of this code.

**109.3 Court review.** Any person aggrieved by a Board of Appeals decision, including the Township, may appeal this decision to the Court of Common Pleas. Such an appeal shall be filed within 30 days of the issuance of the decision. Within 30 days of the filing of an appeal, the Township and the *owner* and/or tenant of the premises directly involved in the appeal may intervene in the appeal as of course by filing a notice of intervention, accompanied by proof of service of the same upon each appellant or each appellant's counsel of record. All other intervention shall be governed by the Pennsylvania Rules of Civil Procedure.

K. Subsection **110.4 Violation penalties**

Modify to read as follows: "Any person who is found by a court of competent jurisdiction, including but not limited to a Magisterial District Court or Court of Common Pleas, to have violated a provision of this code; to have failed to comply with any of the requirements of this code; to have erected, constructed, altered, repaired, or otherwise undertaken work on a building or structure in violation of the *approved construction documents* or any approved plan, permit, certificate, application for permit or certificate, or directive of the *fire code official*; or to have failed to comply with an order, directive, or notice of the code official concerning this code shall be liable for a civil penalty not less than Two Hundred Dollars (\$200.00) nor more than One Thousand Dollars (\$1,000.00) for each violation, plus any and all costs incurred by the Township in bringing an action against such violation, including but not limited to consultant fees, attorney's fees, and expert witness fees. Each day that a violation continues shall be deemed a separate violation."

L. Subsection **112 Failure to comply.**

Replace the phrase "a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars." with "a fine of not less than One Hundred Dollars (\$100.00) or more than One Thousand Dollars (\$1,000.00). Each day the work continues after the issuance of the stop work order shall constitute a separate finable offense. Such fines are in addition to any fines

or penalties imposed pursuant to Section 109 - Violations."

M. Subsection **106 Schedule of permit fees.**

Modify to read as follows: "A fee for each permit shall be paid as required, in accordance with the schedule set by resolution of the Board of Supervisors of New Britain Township."

N. **Section 202, Definitions.** The following definitions shall be amended to read as follows:

**FIRE CODE OFFICIAL.** The Township Fire Marshal or Code Enforcement Officer charged with the administration and enforcement of this code, or a duly authorized representative.

O. **Section 202, Definitions.** The following definitions shall be added to this Section and shall read as follows:

**BOARD OF APPEALS.** The New Britain Township Building Code Board of Appeals created, organized, and operated in accordance with Chapter 5, Code Enforcement, of the Code of Ordinances of New Britain Township, as amended.

**TOWNSHIP.** New Britain Township, Bucks County, Commonwealth of Pennsylvania.

P. **Section 307 Open Burning, Recreational Fires and Portable Outdoor Fireplaces** shall be deleted in its entirety and replaced with the following:

**SECTION 307  
OPEN BURNING, RECREATIONAL FIRES AND PORTABLE  
OUTDOOR FIREPLACES**

**307.1 General.** No person shall kindle or maintain or authorize to be kindled or maintained any open burning in the Township, except for *recreational fires* and *portable outdoor fireplaces*. *Bonfires* are specifically prohibited.

**307.2 Prohibited open burning.** Any and all open burning shall be prohibited when atmospheric conditions or local circumstances make such fires hazardous in the opinion of the *fire code official*, such as periods of high winds, drought, or weather inversion. Moreover, the outdoor burning of any rubbish, garbage, or trash is strictly prohibited.

**307.3 Extinguishment authority.** Where open burning creates or adds to a hazardous situation, is not allowed under this code, or a required permit for such burning has not been obtained, the *fire code official* is authorized to order the extinguishment of the open burning operation.

**307.4 Location.** The location for *open burning* shall not be less than 25 feet from any property line or public right-of-way and shall comply with the following:

**307.4.1 Recreational fires.** *Recreational fires* shall not be conducted within 25 feet of a structure or combustible material. Conditions that could cause a fire to spread

within 25 feet of a structure shall be eliminated prior to ignition.

**307.4.2 Portable outdoor fireplaces.** *Portable outdoor fireplaces* shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material. Conditions that could cause a fire to spread within 15 feet of a structure shall be eliminated prior to ignition.

**307.5 Attendance.** *Open burning, recreational fires,* and operating *portable outdoor fireplaces* shall be constantly attended until the fire is extinguished. A minimum of one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other *approved* on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose. or water truck, shall be available for immediate utilization.

Q. Subsection **501.3 Construction documents.**

Replace the term "fire department" on line five with the term "*fire code official*".

R. Subsection **503.6 Security gates.**

Replace the term "fire chief" on lines two and three with the term "*fire code official*".

S. Subsection **903.2 Where required.**

Modify to read as follows: "An automatic fire suppression system shall be installed in all newly constructed or reconstructed buildings and structures, or additions to existing buildings and structures in all of the following Building Use Groups: A-1, A-2, A-3, A-4, B, E, F-1, F-2, 1-1, 1-2, I-3, 1-4, M, R-1, R-2, R-3, R-4, S-1, and S-2. Use Group H shall meet Section 904.5 of this code and as per Table 903.2.11.6. All buildings and structures shall be 100 percent covered and designed to meet N.F.P.A. 13, 2013 Edition, or as amended. Existing non-sprinklered buildings and structures shall meet Sections 903.2.1 through 903.2.12 of this code, as amended, when their Building Use Group changes.

T. Subsection **903.2.3 Group E.**

Modify entire subsection and exception to read as follows: "An automatic fire suppression system shall be provided throughout all buildings."

U. Subsection **905.3.1 Building height.**

Modify entire subsection and exception to read as follows: "Class III stand pipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 8 feet above the lowest level of the fire department vehicle access or where the floor level of the lowest story is located more than 8 feet below the highest level of the fire department vehicle access."

V. Subsection **1103.7 Fire Alarm Systems** shall be replaced with the following:

**1103.7 Fire alarm systems.** An *approved* fire alarm system, along with an automatic fire detection system, shall be required in all existing buildings with occupancies in Use Groups A, B, E, F, H, I M, S, R-1, and R-2. Smoke detectors are required in all egress, access corridors, hallways, stairways, lobbies, vestibules, and telephone rooms. All other areas of the building, including attic areas, shall be equipped with rate of rise heat detectors. All detectors in the system are to be interlocked and coupled to a means of producing a visual and audible alarm as per Subsection 907.6 of this code. All fire alarm systems shall be installed per N.F.P.A. 72, as listed in Chapter 80 of this code. All fire alarm systems shall be monitored as per Section 907.6 of this code.

**Exceptions:**

1. Sprinklered Buildings. Occupancies in existing buildings and structures without an existing, previously *approved* fire alarm system shall install an *approved* fire alarm system in accordance with Sections 1103.7.1 through 1103.7.7 and provide occupant notification in accordance with Section 907.5 unless other requirements are provided by other sections of this code.
2. Existing Non-Sprinklered Buildings under 5,000 square feet of total floor area (includes all floors and basement areas within the building or structure). Buildings less than 5,000 square feet shall have 100 volt interconnected smoke alarms or heat detectors spaced no more than 30 feet on center and at least one in each room. All detectors shall have battery backup. An exterior horn/strobe shall be connected to the smoke detectors.
3. Existing Buildings with a fire alarm system and sprinkler system may meet Exception No. 1 above, only after the fire alarm system has been installed for at least five years.
4. Existing Non-Sprinklered R-1 and R-2 Use Groups. An automatic fire detection system is not required in existing buildings that do not have interior corridors serving guest rooms and apartments as their means of egress. These Building Use Groups will be required to meet Sections 1103.5 through 1103.7.6 of this code.

W. Subsection **5704.2.9.6.1 Locations where above-ground tanks are prohibited.**

Modify to read as follows: "Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited throughout the Township, except within the I-Industrial and the IO-Industrial Office Zoning Districts."

X. Subsection **5706.2.4.4 Locations where above-ground tanks are prohibited.**

Modify to read as follows: "Storage of Class I and II liquids in above-ground tanks is prohibited throughout the Township, except within the I-Industrial and the IO-Industrial Office."

Y. Subsection **5806.2 Limitations.**



Modify to read as follows: "Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited throughout the Township, except within the I-Industrial and the IO-Industrial Office Zoning Districts."

Z. Subsection **6104.2 Maximum capacity within established limits.**

Modify to read as follows: "Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons, except within the I-Industrial and the IO-Industrial Office Zoning Districts of the Township."

**Exception:** In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP- gas containers, degree of fire protection to be provided and capabilities of the local fire department.

### **ARTICLE III SAVINGS CLAUSE**

Nothing in this Ordinance, or in the International Fire Code adopted hereby, shall be construed to affect any enforcement action, suit, or proceeding pending before any court or other legal body nor construed to affect any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed by this Ordinance. Furthermore, no just or legal right or remedy of any character shall be lost, impaired, or affected by the adoption of this Ordinance.

### **ARTICLE IV REPEALER**

New Britain Township Ordinance Nos. 2010-02-01 and 2019-04-01 are hereby repealed in their entirety. All other Township ordinances or parts of ordinances which are inconsistent herewith are hereby repealed but only to the extent of such conflict.

### **ARTICLE V SEVERABILITY**

If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**ARTICLE VI EFFECTIVE DATE**

Ordinance shall become effective five (5) days after enactment.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK**

**NEW BRITAIN TOWNSHIP  
ORDINANCE NO. 2022-  
Fire Code**

***ENACTED AND ORDAINED*** this            day of            , 2022, A.D., by the Board of Supervisors of New Britain Township in lawful session duly assembled.

NEW BRITAIN TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Gregory Hood, Chairman

\_\_\_\_\_  
William B. Jones, Vice Chair

\_\_\_\_\_  
Cynthia Jones

\_\_\_\_\_  
Mary Beth McCabe, Esq.

\_\_\_\_\_  
Stephanie Shortall, Esq.



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board adopt Resolution 2022-08: Police Department Records Dissolution, per the attachment.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



**RESOLUTION NO. 2022-08**

**New Britain Township  
Bucks County, PA**

**A Resolution Declaring the Township of New Britain's Intent to  
Dispose of Records as Set Forth in the Municipal Records Manual  
Approved on June 18, 2012, and in Accordance with Resolution  
1999-20**

**WHEREAS**, by virtue of Resolution No. 1999-20, adopted June 28, 1999, New Britain Township declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on July 16, 1993, as amended; and,

**WHEREAS**, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, in accordance with the above cited Municipal Records Manual, hereby authorizes the disposition of the following public records:

- Citations older than 3 years old and not part of case file.

***DULY ADOPTED BY THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, the lawful session duly assembled this 21<sup>st</sup> day of March, A.D. 2022.***

**NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS**

\_\_\_\_\_  
Gregory T. Hood, Chair

Attest: \_\_\_\_\_  
Matt West, Township Manager

\_\_\_\_\_  
William B. Jones, Member

\_\_\_\_\_  
Cynthia M. Jones, Member

\_\_\_\_\_  
MaryBeth McCabe, Esq., Member

\_\_\_\_\_  
Stephanie Shortall, Member



**TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PA**

**BOARD MOTION**

**Date:** March 21, 2022

**I MOVE THAT:** The Board authorize Kind Like Joey Foundation 5k Special Event Fundraiser at North Branch Park; and authorize the use of food trucks with a valid certificate of insurance and health inspection certificate, per the attachments.

**Presented By:** \_\_\_\_\_

**Seconded By:** \_\_\_\_\_



# MEMO

**TO:** Matt West, Township Manager  
**FROM:** Chelle Clancy, Parks & Recreation Coordinator  
**DATE:** March 16, 2022  
**RE:** Kind Like Joey Foundation 5k Special Event Fundraiser

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On October 13, 2018, Dan, and Marina Edwards, tragically lost their son, Joey Edwards, in an accident in Warrington, PA. Joey was a New Britain Township resident and The Kind Like Joey Foundation was founded by his family and friends to keep his memory alive. The mission of the Kind Like Joey Foundation is to spread kindness.

The Kind Like Joey Foundation would like to host a 5K Fundraiser at North Branch Park on Sunday, May 1, 2022, from 6:30 am to 1:30 pm. This will be the third time the Kind Like Joey Foundation has held this event. They are expecting approximately 250 to 300 attendees for the event, which will host a DJ, vendors, and food trucks.

The food trucks will be set up in the parking spots along the main drive in between the pavilions and soccer fields to keep them off the grass and each truck will be equipped with their own generator. Vendors will either be placed in the same area or on the basketball courts. All attendees will be directed to park in the back lot and the front parking lot once the back lot is filled. The park driveway will be closed during the race, as this is part of the route.

The Kind Like Joey Foundation has coordinated with local sports leagues to ensure North Branch Park is available on May 1<sup>st</sup>.

## **Staff Recommendation:**

Upon review, the New Britain Township Police, Public Works, Zoning, and Park & Recreation Departments are requesting the following added requirements and fees:

- \$125.00 service fee for added cleaning of portable toilets after the event. Additional trash cans will be in the vicinity of the food trucks and pavilion where the DJ will be located.

New Britain Township Staff and the Parks & Recreation Board recommend the Board authorize the use of North Branch Park on Sunday, May 1, 2022, from 6:30AM until 1:30PM by the Kind Like Joey Foundation for a Special Event 5K Fundraiser; and authorize the use of food trucks with a valid certificate of insurance and health inspection certificate.



# NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

## PARK FIELD & PAVILION USE PERMIT APPLICATION

### Please note:

1. This application is a request for field or pavilion use and does not guarantee reservation of fields
2. Please include the emails of all individuals that want to be emailed when fields are closed.
3. Team rosters must be submitted with full name, address, municipality, phone number and age of each player.

### TOWNSHIP USE ONLY

Permit #:  
 Received: 2-7-22, KG:m  
 Payment: [REDACTED]  
 Check #: [REDACTED]  
 Receipt #: [REDACTED]

Date of Application: 2/4/2022

Applicant: The Kind Like Joey Foundation

Home Phone:                     

Contact (if Organization): Kimberly Nieves Sosa

Cell Phone: 215-828-4217

Address: 324 Stonyhill Dr. Chalfont, PA 18914

Email: nievessosa@hotmail.com

Estimated Attendance: 250-300

Number of Township Residents: approx 200

### SELECT THE FACILITY REQUESTED BELOW:

#### NORTH BRANCH PARK: For 5K Race

- |  |   |  |                                      |
|--|---|--|--------------------------------------|
| <input checked="" type="checkbox"/> Soccer/Football Field #1 | <input checked="" type="checkbox"/> Softball Field #1 | <input type="checkbox"/> Baseball Field #4 | <input type="checkbox"/> Pavilion #1 |
| <input checked="" type="checkbox"/> Soccer Field #2          | <input checked="" type="checkbox"/> Softball Field #2 | <input type="checkbox"/> Baseball Field #5 | <input type="checkbox"/> Pavilion #2 |
| <input checked="" type="checkbox"/> Soccer Field #3          | <input checked="" type="checkbox"/> Softball Field #3 | <input type="checkbox"/> Baseball Field #6 |                                      |
| <input checked="" type="checkbox"/> Soccer Field #4          |   |  |                                      |
| <input checked="" type="checkbox"/> Soccer Field #5          |   |  |                                      |
| <input checked="" type="checkbox"/> Soccer Field #6          |   |  |                                      |

#### WEST BRANCH PARK:

- |  |  |
|--|--|
| <input type="checkbox"/> T-Ball Field #1 | <input type="checkbox"/> Multi-Purpose Field |
| <input type="checkbox"/> T-Ball Field #2 |  |

#### HIGHLANDS PARK:

- |                                     |                                   |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Open Field | <input type="checkbox"/> Pavilion |
|-------------------------------------|-----------------------------------|

Day(s)

Field(s)

Date(s)

Time(s)

☒ S ☐ M ☐ T ☐ W ☐ TH ☐ F ☐ S

\_\_\_\_\_

From: 5/11/22 To: 5/1/22

From: 6:30am To: 1:30pm

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From: \_\_\_\_\_ To: \_\_\_\_\_

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From: \_\_\_\_\_ To: \_\_\_\_\_

From: \_\_\_\_\_ To: \_\_\_\_\_

### ADDITIONAL REQUESTS:

-permission for vendors/food trucks  
5K Race

*\*The undersigned party, a duly elected or authorized individual of the above group or organization, requests the reservation of Township owned park facilities and certifies that the organization has reviewed, and agrees at all times to abide by, the Park Rules and Regulations established by New Britain Township.*

Signature of Applicant: \_\_\_\_\_

Date: 2/4/22



### Permit Rules & Regulations:

- A. To assume all risks in connection with the use of the facilities requested and to hereby release, absolve, indemnify and hold harmless the Township of New Britain and its employees from any and all claims and all costs, damages, legal fees, and any other expenses reasonably incurred which arise out of the authorization to use the facilities of the Township. We understand this request and we agree to be legally bound hereby.
- B. That the responsibility for carrying appropriate medical plans, including hospitalization, lies with our team/organization and/or participants.
- C. To adhere to the New Britain Township Rules and Regulations for Parks and Playgrounds.
- D. To agree to inspect all playing surfaces prior to and during all periods of use and to immediately discontinue use if at any time we consider the facilities unsafe or inappropriate for use, and to notify the Township in writing within twenty-four hours of any hazardous conditions which exist.
- E. To agree to be responsible for the proper disposal of all litter and/or debris generated by our activity.
- F. To agree to not apply any herbicides, insecticides or other chemicals upon the lands, nor post any signs, without prior Township approval in writing. All marking of fields shall be made with only paint approved for such purposes (soccer) or athletic lime intended for such purpose (ball fields). The configuration of fields must not be altered in any way.
- G. To agree that an issued permit takes precedence over a non-scheduled practice/game for the use of field. All disputes on field usage, if they cannot be resolved by the parties in conflict, will be settled by the Township.
- H. To agree that it is the sole responsibility of our team/organization to protect and insure the safety of all participants and spectators at any and all activities conducted on township owned property.
- I. **To agree that our team/organization shall be in full compliance with Pennsylvania's Child Protective Services Law and that all of our clubs/team/organization's employees, volunteers, board members, directors, agents and contractors shall have obtained and will maintain all the clearances necessary to supervise and interact with children in compliance with Pennsylvania Law, including but not limited to: the Pennsylvania Child Abuse History Clearance, the Pennsylvania State Police Criminal Record Check and the Federal Bureau of Investigation Criminal Background Check.**
- J. The Township reserves the right to close any facility due to weather or other conditions deemed necessary.
- K. The Township is not responsible for any items and / or contents stored by our team/organization in any storage units (boxes, sheds, etc.) located on township property. \*if our team/organization stores any items in any storage unit, our team/organization will supply a duplicate key and/or combination to the township for any locks used on these units.

**By signing below, I (We) agree the Rules and Regulations as stated above:**

Kimberly Nieves Sosa  
Type/Print Name

[Signature]  
Signature

KLJ Board Member  
Title of Signer (if applicable)

2/4/2022  
Date





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/16/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Williams and Stazzone Insurance 6549 N Wickham Road Unit 101 Melbourne FL 32940		<b>CONTACT NAME:</b> Stefani Solazzo <b>PHONE (A/C, No, Ext):</b> (800) 868-1235 <b>E-MAIL ADDRESS:</b> ssolazzo@wsins.com <b>FAX (A/C, No):</b> (321) 868-2003	
<b>INSURED</b> Kind Like Joey Foundation 324 Stonyhill Dr Chalfont PA 18914		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> United States Liability Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 25895	

## COVERAGES

**CERTIFICATE NUMBER:** CL2221649202

**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			NBP1558884B	09/24/2021	09/24/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ Excluded MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is listed as "Additional Insured".

## CERTIFICATE HOLDER

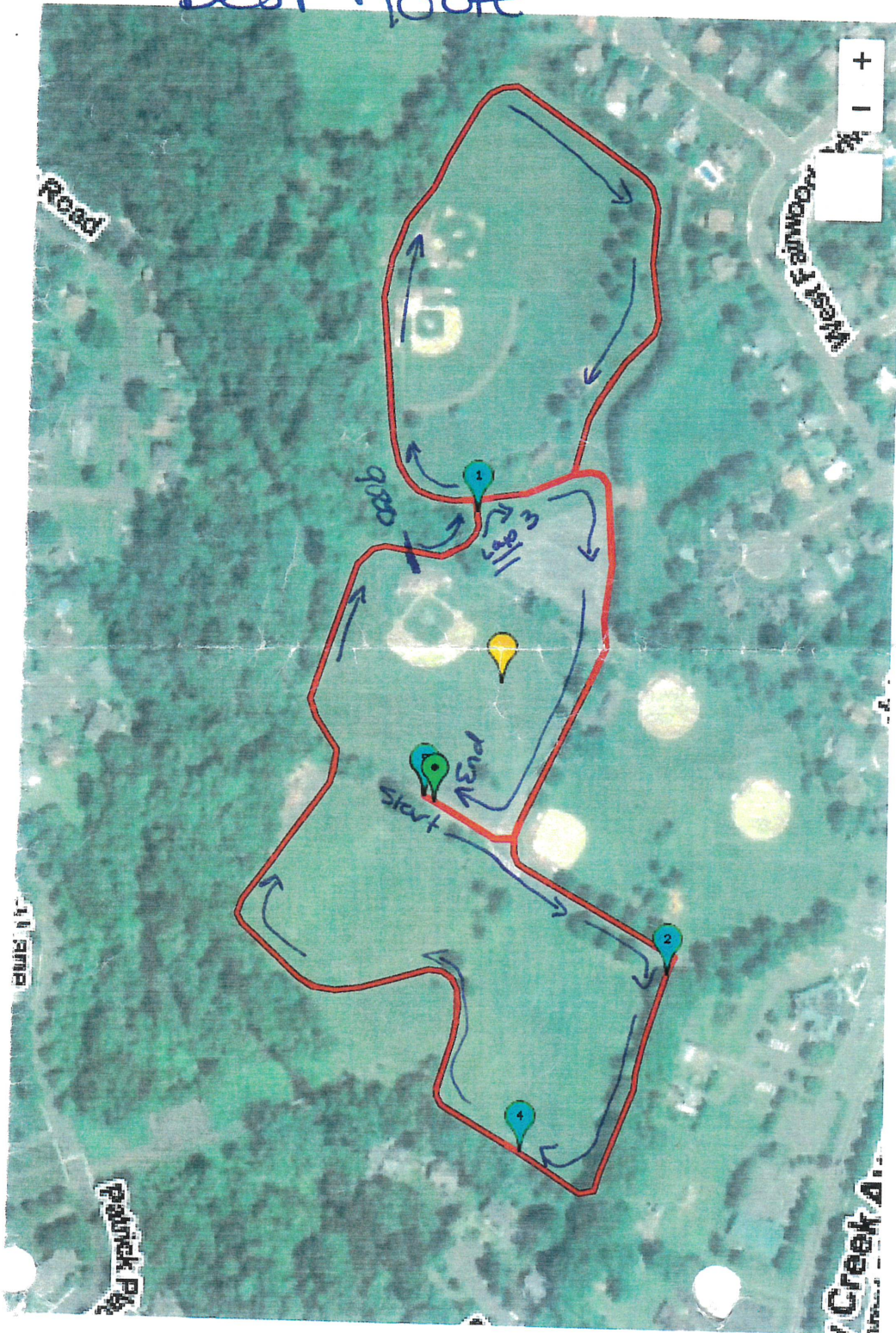
## CANCELLATION

New Britain Township 207 Park Ave  Chalfont PA 18914	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 



# Best Route

Kind Like Joeg  
5K



- Race will start and end by basketball court. 2 full laps, 1 half lap.
- Food trucks will be along main entrance in parking spots between baseball & soccer fields.
- Attendee parking will be in back & front lots.



## Township of New Britain

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### Office of Code Enforcement

February 2022

PERMITS ISSUED	69
ZONING	12
BUILDING INSPECTION	110
United electrical	13
OCCUPANCY INSPECTIONS	9
RE-INSPECTION	5
COMMERCIAL FIRE INSPECTIONS	1
FIRE CALLS	15
CHALFONT	10
DOYLESTOWN	2
DUBLIN	2
HILLTOWN	1 No Report



Chalfont Fire Company  
Chiefs Report - February 2022

Total # of Incidents - : 29

Types of Calls

1. Fire	6
2. Rescue and Medical assist	2
3. Hazardous Conditions	1
4. Service calls	1
5. Good Intent Call	5
6. Alarm System Calls	14
7. Special Incident	0
8. Severe Weather	0

Total Staff Hours for Calls 191:30:00

Alarms per Municipality

Chalfont Boro	8
Doylestown Boro	1
Dublin Boro	1
Ambler Boro	1
New Britain Boro	2
Montgomery Twp	3
New Britain Twp	12
Warrington Twp	1

Training and Maintenance Drills 3

Total training hours 321 Total Available Points 32

TOTAL STAFF HRS FIRES AND TRAINING 512:30:00

# Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 3/2/2022 2:14:27 PM

## Incidents per Zone for Date Range

Start Date: 02/01/2022 | End Date: 02/28/2022

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
<b>ZONE: 27 - Chalfont Boro</b>				
2022-1802	745 - Alarm system activation, no fire - unintentional	02/02/2022	205 E Butler Ave	34/74
2022-2011	111 - Building fire	02/05/2022	29 Patriot Dr	34/74
2022-2109	745 - Alarm system activation, no fire - unintentional	02/07/2022	50 Hamilton St	34/74
2022-2284	745 - Alarm system activation, no fire - unintentional	02/10/2022	27 Hellberg Ave	34/74
2022-2375	113 - Cooking fire, confined to container	02/12/2022	58 Westview Ave	34/74
2022-2525	745 - Alarm system activation, no fire - unintentional	02/15/2022	47 E Butler Ave	34/74
2022-3034	745 - Alarm system activation, no fire - unintentional	02/23/2022	56 E Butler Ave	34/74
2022-3127	600 - Good intent call, other	02/24/2022	210 W Hamilton St	34/74

Total # Incidents for 27: 8

<b>ZONE: 28 - Doylestown Boro</b>				
2022-2607	600 - Good intent call, other	02/16/2022	229 W State St	34/74

Total # Incidents for 28: 1

<b>ZONE: 31 - Dublin Boro</b>				
2022-2944	112 - Fires in structure other than in a building	02/21/2022	210 N Dublin Pk	34/74

Total # Incidents for 31: 1

<b>ZONE: 43 - Ambler Borough</b>				
2022-1887	571 - Cover assignment, standby, moveup	02/03/2022	245 E Race St	34/74

Total # Incidents for 43: 1

<b>ZONE: 47 - New Britian Boro</b>				
2022-2520	111 - Building fire	02/14/2022	212 N Tamenend Ave	34/74
2022-3016	745 - Alarm system activation, no fire - unintentional	02/22/2022	376 W Butler Ave	34/74

Total # Incidents for 47: 2

<b>ZONE: 47-MT - Montgomery Twp.</b>				
2022-1780	111 - Building fire	02/01/2022	180 Filly Dr	34/74
2022-2339	600 - Good intent call, other	02/11/2022	115 Garden Golf Blvd	34/74
2022-2793	111 - Building fire	02/18/2022	171 Commerce Dr	34/74

Total # Incidents for 47-MT: 3

<b>ZONE: 48 - New Britian Twp.</b>				
2022-1847	745 - Alarm system activation, no fire - unintentional	02/02/2022	425 Old Iron Hill Rd	34/74

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



emergencyreporting.com  
Doc Id: 380  
Page # 1 of 2

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
2022-1856	745 - Alarm system activation, no fire - unintentional	02/02/2022	1500 Horizon Dr	34/74
2022-1955	311 - Medical assist, assist EMS crew	02/04/2022	33 Citadel Cr	34/74
2022-2342	445 - Arcing, shorted electrical equipment	02/11/2022	113 Dolly Ln	34/74
2022-2389	600 - Good intent call, other	02/12/2022	100 Larkspur Ct	34/74
2022-2401	735 - Alarm system sounded due to malfunction	02/12/2022	4365 County Line Rd	34/74
2022-2521	745 - Alarm system activation, no fire - unintentional	02/15/2022	230 W Butler Ave	34/74
2022-2796	735 - Alarm system sounded due to malfunction	02/19/2022	4365 County Line Rd	34/74
2022-2854	745 - Alarm system activation, no fire - unintentional	02/20/2022	830 Long Meadow Dr	34/74
2022-2980	745 - Alarm system activation, no fire - unintentional	02/22/2022	180 New Britain Blvd	34/74
2022-3164	745 - Alarm system activation, no fire - unintentional	02/25/2022	310 W Boulder Dr	34/74
2022-3341	311 - Medical assist, assist EMS crew	02/28/2022	8 Country View Ln	34/74

Total # Incidents for 48: 12

**ZONE: 75 - Warrington Twp.**

2022-3252	600 - Good intent call, other	02/26/2022	21 Old New Rd	34/74
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Total # Incidents for 75: 1

**TOTAL # INCIDENTS: 29**

Only REVIEWED incidents included. Archived Zones cannot be unarchived.



DOYLESTOWNFRA

Incidents For New Britian Township

Alarm Date Between {02/01/2022} And {02/28/2022}

Incident-Exp#	Alm Date	Alm Time	Location	Incident Type
22-0002069-000	02/06/2022	12:50:00	150 KING RD	743 Smoke detector activation,
22-0002074-000	02/06/2022	14:00:00	1910 SWAMP RD /BC Housing	743 Smoke detector activation,
22-0002448-000	02/13/2022	17:50:00	1038 FERRY RD	736 CO detector activation due

Total Incident Count 3



# Dublin Volunteer Fire Company

Month: February 2022

FIRE CALLS ANSWERED		OTHER PERTINENT INFORMATION	
Accident with Fire			
Assists			
Engine		Time in Service	11 Hrs 17 Min
Field		Total Man Hours	84 Hrs 23 Min
Full Company		Average Call Length	38 Min
Ladder			
Rescue			
Squad	1		
Tanker		Total Personnel	107
Air Medical Evacuation		Average Personnel per Call	6
Alarm System	4		
Auto Extrication			
Auto Response	4	Borough/Township	
Barn			
Brush		Bedminister Township	7
Building		Dublin Borough	5
Chimney	1	East Rockhill Township	
CO Alarm		Hilltown Township	3
Control Burn		New Britain Township	2
Cover/Up		Plumstead Township	
Cover/Up Assist		Haycock Township	
Domestic Rescue		Perkasie Borough	1
Dwelling	1	Nockamixon Township	
Elevator		Tinicum Township	
Fumes outside			
Fumes in a Dwelling			
Fuel Spill			
Hazardous Material			
Investigation			
Med-A-Vac			
Rubish			
Shed	1		
Stand by Accident	1		
Transformer	1		
Wires	3		
Wires in Dwelling	1		
Wrong Dispatch			
Total Number of Calls	18	Total Number of Calls	18

Signature of Chief

*Kevin Nugent*



## New Britain Township

207 Park Avenue  
Chalfont, PA 18914  
Phone: (215) 822-1391  
Fax: (215) 822-6051  
nbt@newbritaintownship.org

## Permit List

<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2021-11687-B1	02/18/2022	619 N LIMEKILN PIKE	Building	Residential	Approved
2022-11977-B2	02/07/2022	165 UPPER CHURCH ROAD	Building	Residential	Approved
2022-11978-B2	02/01/2022	300 MILL RIDGE DRIVE	Building	Residential	Approved
2022-11990-B2	02/07/2022	115 CURLEY MILL ROAD	Building	Residential	Approved
2022-12005-B2	02/23/2022	4275 COUNTY LINE ROAD	Building	Commercial	Approved
2022-12012-B1	02/09/2022	24 HELENS LANE	Building	Residential	Approved
2022-12041-B1	02/11/2022	1820 N LIMEKILN PIKE	Building	Residential	Approved
2022-12042-B1	02/11/2022	106 STONE CREEK LANE	Building	Residential	Approved
2022-12049-B2	02/28/2022	15 PASTURE LANE	Building		Approved
2021-11687-E2	02/18/2022	619 N LIMEKILN PIKE	Electrical	Residential	Approved
2021-11886-E3	02/22/2022	100 OLD LIMEKILN ROAD	Electrical	Commercial	Approved
2022-11977-E3	02/07/2022	165 UPPER CHURCH ROAD	Electrical	Residential	Approved
2022-11978-E3	02/01/2022	300 MILL RIDGE DRIVE	Electrical	Residential	Approved
2022-11990-E3	02/07/2022	115 CURLEY MILL ROAD	Electrical	Residential	Approved
2022-12009-E1	02/01/2022	925 UPPER STUMP ROAD	Electrical	Residential	Approved
2022-12012-E2	02/09/2022	24 HELENS LANE	Electrical	Residential	Approved
2022-12042-E2	02/11/2022	106 STONE CREEK LANE	Electrical	Residential	Approved
2022-12049-E3	02/28/2022	15 PASTURE LANE	Electrical		Approved
2021-11687-P4	02/18/2022	619 N LIMEKILN PIKE	Plumbing	Residential	Approved
2022-11978-P5	02/01/2022	300 MILL RIDGE DRIVE	Plumbing	Residential	Approved
2022-12005-P4	02/23/2022	4275 COUNTY LINE ROAD	Plumbing	Commercial	Approved



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2022-12012-P3	02/09/2022	24 HELENS LANE	Plumbing	Residential	Approved
2022-12042-P3	02/11/2022	106 STONE CREEK LANE	Plumbing	Residential	Approved
2022-12049-P5	02/28/2022	15 PASTURE LANE	Plumbing		Approved
2022-12069-P1	02/22/2022	134 DOLLY CIRCLE	Plumbing	Residential	Closed
2022-12073-P1	02/23/2022	114 HAMPSHIRE DRIVE	Plumbing	Residential	Closed
2022-12007-RO1	02/02/2022	216 SURREY ROAD	Road Occupancy	Commercial	Approved
2022-12017-RO1	02/17/2022	WALDEN WAY	Road Occupancy	Commercial	Approved
2022-12020-RO1	02/09/2022	SELLERSVILLE ROAD	Road Occupancy	Commercial	Approved
2022-12021-RO1	02/09/2022	SELLERSVILLE ROAD	Road Occupancy	Commercial	Approved
2022-12022-RO1	02/09/2022	SELLERSVILLE ROAD	Road Occupancy	Commercial	Approved
2022-12023-RO1	02/09/2022	WALNUT STREET	Road Occupancy	Commercial	Approved
2022-12024-RO1	02/09/2022	FARBER DRIVE	Road Occupancy	Commercial	Approved
2022-12025-RO1	02/09/2022	WALTER ROAD	Road Occupancy	Commercial	Approved
2022-12026-RO1	02/09/2022	BOULDER DRIVE	Road Occupancy	Commercial	Approved
2022-12027-RO1	02/09/2022	BROOKE LANE	Road Occupancy	Commercial	Approved
2022-12028-RO1	02/09/2022	GLEN DRIVE	Road Occupancy	Commercial	Approved
2022-12029-RO1	02/09/2022	MARSHALL CIRCLE	Road Occupancy	Commercial	Approved
2022-12030-RO1	02/09/2022	CRESCENT DRIVE	Road Occupancy	Commercial	Approved
2022-12051-RO1	02/17/2022	CEDAR HILL ROAD	Road Occupancy	Commercial	Approved
2022-12052-RO1	02/17/2022	NEW BRITAIN BLVD	Road Occupancy	Commercial	Approved
2022-12053-RO1	02/17/2022	TOWNSHIP LINE ROAD	Road Occupancy	Commercial	Approved



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2022-12054-RO1	02/17/2022	SCHOOLHOUSE ROAD	Road Occupancy	Commercial	Approved
2022-12055-RO1	02/17/2022	MAPLE AVENUE	Road Occupancy	Commercial	Approved
2022-12056-RO1	02/17/2022	DOVER DRIVE	Road Occupancy	Commercial	Approved
2022-12057-RO1	02/17/2022	VILLAGE WAY	Road Occupancy	Commercial	Approved
2022-12058-RO1	02/17/2022	HAMLET DRIVE	Road Occupancy	Commercial	Approved
2022-12059-RO1	02/17/2022	TREWIGTOWN ROAD	Road Occupancy	Commercial	Approved
2022-12060-RO1	02/17/2022	TREWIGTOWN ROAD	Road Occupancy	Commercial	Approved
2022-12080-S1	02/28/2022	525 W BUTLER AVENUE	Sign		Approved
2021-11328-UO7	02/28/2022	63 COWBELL LANE	Use & Occupancy	Residential	Closed
2022-11961-UO1	02/02/2022	804 LONGMEADOW COURT	Use & Occupancy	Residential	Approved
2022-11976-UO1	02/09/2022	810 LONGMEADOW COURT	Use & Occupancy	Residential	Closed
2022-11996-UO1	02/28/2022	137 CALLOWHILL ROAD	Use & Occupancy	Residential	Closed
2022-12008-UO1	02/14/2022	138 WALTER ROAD	Use & Occupancy	Residential	Closed
2022-12048-UO1	02/28/2022	26 PASTURE LANE	Use & Occupancy	Residential	Approved
2022-12061-UO1	02/16/2022	97 PALACE COURT	Use & Occupancy	Residential	Closed
2021-11406-Z1	02/23/2022	121 KING ROAD	Zoning	Residential	Approved
2021-11938-Z1	02/15/2022	112 BELLE VIEW WAY	Zoning	Residential	Approved
2022-11991-Z1	02/17/2022	991 NEW GALENA ROAD	Zoning	Residential	Approved
2022-12011-Z1	02/14/2022	359 TOWNSHIP LINE ROAD	Zoning	Residential	Approved
2022-12018-Z1	02/07/2022	9 PATRICIA LANE	Zoning	Residential	Approved
2022-12031-Z1	02/25/2022	147 CHEESE FACTORY ROAD	Zoning	Residential	Approved





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2022-12032-Z1	02/07/2022	5 NAOMI LANE	Zoning	Residential	Approved
2022-12036-Z1	02/14/2022	241 W BUTLER AVENUE	Zoning	Commercial	Approved
2022-12043-Z1	02/17/2022	223 FOREST PARK DRIVE	Zoning		Denied
2022-12044-Z1	02/14/2022	108 TEAL DRIVE	Zoning		Approved
2022-12049-Z1	02/15/2022	15 PASTURE LANE	Zoning		Approved
2022-12066-Z1	02/28/2022	101 WHITE TAIL COURT	Zoning		Approved
2022-12075-Z1	02/25/2022	123 NORTH LANE	Zoning		Approved
2022-11978-F6	02/01/2022	300 MILL RIDGE DRIVE	Fire	Residential	Approved
2022-12005-F6	02/23/2022	4275 COUNTY LINE ROAD	Fire	Commercial	Approved
2022-12005-F7	02/23/2022	4275 COUNTY LINE ROAD	Fire	Commercial	Approved
2022-12049-F6	02/28/2022	15 PASTURE LANE	Fire		Approved
2021-11687-M3	02/18/2022	619 N LIMEKILN PIKE	Mechanical	Residential	Approved
2022-11978-M4	02/01/2022	300 MILL RIDGE DRIVE	Mechanical	Residential	Approved
2022-12010-M1	02/02/2022	39 FAIR ISLE CIRCLE	Mechanical	Residential	Approved
2022-12013-M1	02/09/2022	213 MOHEGAN STREET	Mechanical	Residential	Approved
2022-12014-M1	02/09/2022	123 SHADY HILL DRIVE	Mechanical	Residential	Approved
2022-12040-M1	02/11/2022	147 BRITTANY DRIVE	Mechanical	Residential	Approved
2022-12042-M4	02/11/2022	106 STONE CREEK LANE	Mechanical	Residential	Approved
2022-12049-M4	02/28/2022	15 PASTURE LANE	Mechanical		Approved
2022-12063-M1	02/16/2022	97 PALACE COURT	Mechanical	Residential	Closed
2022-12064-M1	02/16/2022	241 PRINCE WILLIAM WAY	Mechanical	Residential	Approved



## New Britain Township

207 Park Avenue  
Chalfont, PA 18914  
Phone: (215) 822-1391  
Fax: (215) 822-6051  
nbt@newbritaintownship.org

## Permit List

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<u>Permit Number</u>	<u>Issued Date</u>	<u>Site Address</u>	<u>Permit Type</u>	<u>Application Type</u>	<u>Status</u>
2022-12070-M1	02/22/2022	141 TARTAN TERRACE	Mechanical	Residential	Approved
2022-12077-M1	02/25/2022	116 CIRCLE DRIVE	Mechanical	Residential	Approved
2022-12078-M1	02/28/2022	34 MAPLE AVENUE	Mechanical	Residential	Approved
2022-12079-M1	02/28/2022	562 MALLARD DRIVE	Mechanical	Residential	Approved
2022-12005-5	02/23/2022	4275 COUNTY LINE ROAD	Accessibility Permit	Commercial	Approved



# New Britain Township Police Department

Monthly Report -

February 2022

## Current Goals and Objectives:

**Objective 1:** Leadership Team Professional Development

**Objective 2:** Update and standardize policy and procedure

**Objective 3:** Implement Body Worn Cameras and In Car Camera Systems

**Objective 4:** Reduce traffic accidents by 10% compared to 2021

**Objective 5:** Increase community engagement activity and collaboration with social service agencies

## Result of Goals & Objectives:

**Objective 1:** Promotional process to promote one officer to corporal scheduled for May 3rd. Geographic policing operating principle developed.

**Objective 2:** Onboarding packet for Aspirant Consulting completed.

**Objective 3:** Researching on site or cloud storage options.

**Objective 4:** Collected data on traffic accidents over past three years to identify focus areas.

**Objective 5:** Ongoing review of reports and recommendations for referrals.

## Significant Events:

### Completed

- ♦ New hire Daniel Sacks.
- ♦ DUI Roving Details scheduled throughout February.

### Upcoming

- ♦ ICAT training
- ♦ Additional DUI Roving Details scheduled throughout March.
- ♦ Implementation of 2022 Goals and Objectives.
- ♦ Receipt and implementation of new uniforms.
- ♦ Drug Take Back Day scheduled for April 30th.
- ♦ Coffee with a cop, location to be determined.



# New Britain Township Police Department

Monthly Report -

February 2022

## PERFORMANCE STATISTICS

PART 1 CRIMES	28 DAY		
	2022	2021	% Change
Murder	0	0	NA
Rape	0	1	-100%
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	1	0	NA
Theft	5	2	150%
Auto Theft	0	0	NA
Arson	0	0	NA
TOTALS	6	3	100%

PART 2 CRIMES	28 DAY		
	2022	2021	% Change
Assaults (non-aggravated)\Harassment	1	2	-50%
Fraud	2	3	-33.33%
Vandalism/Criminal Mischief	2	0	NA
Disorderly Conduct	0	0	NA
Drug Violations	0	0	NA
Driving Under the Influence	0	2	-100%
Public Drunkenness	3	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	0	NA
TOTALS	8	7	14.28%

MOTOR VEHICLE ACCIDENTS	28 DAY		
	2022	2021	% Change
Total Accidents	15	18	-16.66%
Injury Accidents	4	0	NA
Fatal Accidents	0	0	NA
Property Accidents	2	2	0%





# New Britain Township Police Department

Monthly Report -

February 2021

## PERFORMANCE STATISTICS

PART 1 CRIMES	YTD		
	2022	2021	% Change
Murder	0	0	NA
Rape	0	2	-100%
Robbery	0	0	NA
Aggravated Assault	0	0	NA
Burglary	1	0	NA
Theft	8	5	60%
Auto Theft	0	0	NA
Arson	0	0	NA
<b>TOTALS</b>	<b>9</b>	<b>7</b>	<b>28.57%</b>

PART 2 CRIMES	YTD		
	2022	2021	% Change
Assaults (non-aggravated)/Harassment	5	1	400%
Fraud	6	8	-25%
Vandalism/Criminal Mischief	2	1	100%
Disorderly Conduct	0	4	NA
Drug Violations	0	1	NA
Driving Under the Influence	0	3	NA
Public Drunkenness	3	0	NA
Weapons Offenses	0	0	NA
All Other Offenses (Except Traffic)	0	0	NA
<b>TOTALS</b>	<b>16</b>	<b>18</b>	<b>-11.11%</b>

MOTOR VEHICLE ACCIDENTS	YTD		
	2022	2021	% Change
Total Accidents	27	31	-12.90%
Injury Accidents	6	1	500%
Fatal Accidents	0	0	NA
Property Accidents	5	2	150%



# New Britain Township

## *Public Works*

### Departmental Report

Year: 2022

Month: February

<b>Drainage:</b>	All drainage systems were checked on an as needed basis.
<b>Patching:</b>	We continued cold patching township roadways for potholes and will monitor until permanent repairs can be made.
<b>Street Signs:</b>	We replaced numerous safe-hits throughout the township, they are used to designate drainage pipes or edges of roadway.
<b>Twp. Property:</b>	We constructed the first dugout roof on field #5, and removed/ demolished the second dugout roof on field #5. Construction of second roof will be completed when weather permits.
<b>Snow and Ice:</b>	We had three (3) minor snow/ ice events in February and used approximately 300 tons of salt.
<b>Equip. Maint:</b>	All dump trucks and snow removal equipment were checked over after every use, washed and repairs were made as necessary. All mowers were serviced for upcoming season.
<b>Brushing:</b>	We cutup and removed several down trees along the Neshaminy Greenway Trail down off Bristol Rd.

### HOURS

<b>Drainage:</b>	<b>47</b>	<b>Hrs.</b>
<b>Patching:</b>	<b>94</b>	<b>Hrs.</b>
<b>Street Signs:</b>	<b>19</b>	<b>Hrs.</b>
<b>Snow and Ice:</b>	<b>41</b>	<b>Hrs.</b>
<b>Equipment Maint:</b>	<b>177.5</b>	<b>Hrs.</b>
<b>Township Property Maint:</b>	<b>219.5</b>	<b>Hrs.</b>
<b>Brushing:</b>	<b>31.5</b>	<b>Hrs.</b>
<b>Other:</b>	<b>82.5</b>	<b>Hrs.</b>



# Parks & Recreation Monthly Report

March 2022

<b>Next P&amp;R Meeting(s)</b>	April 19, 2022, 7PM
<b>Welcome New P&amp;R Advisory Board Appointees</b>	<ul style="list-style-type: none"><li>• Renee Steskal to fill remaining term of Cynthia Jones expiring December 31, 2023. Cynthia Jones is now Board of Supervisors liaison.</li><li>• Margaret Briggs, Kathleen Dutil, and Brooke Newborn appointed to Advisory Board as non-voting members, one-year term.</li></ul>
<b>Easter Egg Hunt</b>	April 2, 2022 (Rain date April 9) at NB Park: <ul style="list-style-type: none"><li>• Photos with Easter Bunny 9:30AM.</li><li>• Egg Hunt 10AM sharp.</li><li>• NB Food Pantry will be collecting non-perishable donations.</li></ul>
<b>Sports Fields</b>	<ul style="list-style-type: none"><li>• Opening Day for NB Park Fields: Sunday, March 20, 2022.</li><li>• Park &amp; Rec Board in review of Sports Fields application form.</li></ul>
<b>North Branch Park</b>	<ul style="list-style-type: none"><li>• Awaiting delivery/install date of Lyons Recreation playground equipment. Supply issues causing extreme production delays.</li><li>• Dugout roof repairs: Shingles and paint application.</li><li>• Downed Trees: Chip &amp; cleanup from Winter Storms.</li><li>• Park Use Permit in review with staff for Kind Like Joey 5K Marathon. Event Date: Sunday, May 1, 2022.</li><li>• Field 5 renovations scheduled completion Spring 2022.</li></ul>
<b>Veterans Park</b>	Recommendation for Free Little Library in review with Parks & Recreation Advisory Board.
<b>P&amp;R Staff Training via DVHIT Library</b>	2022 Training for P&R Staff completed in March, 2022: <ul style="list-style-type: none"><li>• The Nuts and Bolts of Playground Maintenance</li><li>• Inspecting Playgrounds for Hazards</li><li>• The Young Supervisor's Guide to Supervision</li></ul>