



# New Britain Township

## Board of Supervisors

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### *Business Meeting*

Monday, April 21, 2025

7:00 PM – Business Meeting

### Agenda

#### Business Meeting

1. Call to Order
2. Pledge of Allegiance
3. Chair Comments
  - A. The board met in Executive Session before this meeting to discuss personnel and litigation matters.
4. Presentation/ Public Hearings/ Land Development
  - A. Chief Nick Marino – Chalfont Fire Company
5. Motion to Consider Consent Agenda
  - A. Approve Minutes of March 17<sup>th</sup>, 2025, Board of Supervisors Meeting.
  - B. Approve Regular Bill List as Follows:
    - Dated April 3, 2025, In the amount of \$85,899.59.
    - Dated April 16, 2025, In the amount of \$12,474.47.
  - C. Approve Prepaid Bill List as Follows:
    - Dated March 20, 2025, In the amount of \$106,619.31.
    - Dated March 27, 2025, In the amount of \$45,367.15.
    - Dated April 3, 2025, In the amount of \$15,172.34.
    - Dated April 10, 2025, In the amount of \$13,431.37.
    - Dated April 16, 2025, In the amount of \$20,141.70.
  - D. Approve Escrow Release #1 for 324 Schoolhouse Road (Clauser Tree Care/Holy Properties) in the amount of \$54,037.00.
6. Action Items
  - A. Consider a motion to award the Farm Bid for the following properties:
    - Schoolhouse Road
    - Garabed/Hovsepien
    - Veterans Park
  - B. Consider a motion to transmit Ordinance 2025-\_\_ NBT Zoning Amendment and SALDO to the NBT Planning Commission and the Bucks County Planning Commission
  - C. Consider a motion to authorize the Solicitor to draft a Responsible Contractor Ordinance
  - D. Consider a motion to approve the New Galena Road and Sellersville Road Intersection PennDOT Analysis
  - E. Consider a motion to approve Resolution 2025-04 North Branch Park Grant
  - F. Discussion on the following Zoning Hearing Board application:
    - 217 New Galena Road

## **7. Information Items**

- A. Departmental Reports
  - Finance
  - Park & Recreation
  - Public Works
  - Police
- B. Engineer's Report
- C. Board of Supervisor's Comment

## **8. Public Comment**

## **9. Announcements**

- A. Cancelled - Planning Commission Meeting – Tuesday, April 22<sup>nd</sup> at 7pm.
- B. Rain Barrel Workshop – North Branch Park – Saturday May 3<sup>rd</sup> from 1pm – 3pm.
- C. Spring Yard Waste Drop-Off – Township Building Parking Lot – May 6<sup>th</sup> through May 10<sup>th</sup>
- D. Environmental Advisory Council Meeting – Wednesday, May 7<sup>th</sup> at 7pm.
- E. His & Hers Bingo – Shrine of Czestochowa — Friday, May 9<sup>th</sup> at 7pm.
- F. Zoning Hearing Board Meeting – Thursday, May 15<sup>th</sup> at 7pm.

## **10. Adjournment**

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, May 19<sup>th</sup>, 2024, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at [www.newbritaintownship.org](http://www.newbritaintownship.org).*

**BOARD OF SUPERVISORS  
MEETING MINUTES  
March 17, 2025**

The Board of Supervisors Meeting of New Britain Township was held on Monday, March 17, 2025, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia M. Jones - Chair, MaryBeth McCabe – Vice-Chair, Bill Jones, Stephanie Shortall, and Bridget Kunakorn. Also present were Dan Fox- Township Manager, Craig Kennard - Township Engineer, Scott Holbert - Township Solicitor, Chief Richard Clowser, Susan Gelb – Event Coordinator, and Alexandria Mullin – Assistant to the Township Manager.

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments** Cynthia Jones stated that the Board met in Executive session, prior to this meeting, to discuss personnel matters and litigation items.

**4. Motion to Consider Consent Agenda**

MaryBeth McCabe moved, seconded by Stephanie Shortall, to approve the Consent Agenda:

- A. Approve Minutes of February 24<sup>th</sup>, 2025, Board of Supervisors Meeting.
- B. Approve Regular Bill List as Follows:
  - Dated March 5, 2025, In the amount of \$74,147.43.
  - Dated March 13, 2025, In the amount of \$90,397.24.
- C. Approve Prepaid Bill List as Follows:
  - Dated February 27, 2025, In the amount of \$27,177.91.
  - Dated March 5, 2025, In the amount of \$31,665.13
  - Dated March 13, 2025, In the amount of \$17,322.49.

There were no public comments.

All voted aye, motion carried 5-0.

**5. Action Items**

- A. Consider a motion to relocate the Santa House Event to North Branch Park.
  - Sue Gelb explained to the Board the desire to move the Santa House event from the Giant parking lot to North Branch Park and how it would benefit residents to host another event on Township owned property.

MaryBeth McCabe motioned to approve the relocation. Seconded by Stephanie Shortall.

Michael Coleman, Coleman Farm, wanted to check his schedule to offer his horses for the event.

All voted aye, motion carried 5-0.

**B. Consider a motion to approve hiring Doreen Curtin as Zoning Officer.**

Bill Jones motioned to approve hiring Doreen Curtin. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

**C. Consider a motion to approve the 2025 Road Program**

Bridget Kunakorn motioned to approve the 2025 Road Program. Seconded by Stephanie Shortall.

There were no public comments.

All voted aye, motion carried 5-0.

**D. Consider a motion to approve the sale of vehicles and equipment on Municibid.**

Bill Jones motioned to approve the sale of vehicles and equipment. Seconded by MaryBeth McCabe.

There were no public comments.

All voted aye, motion carried 5-0.

**E. Consider a motion to approve the Bucks County Consortium Material Bid Award recommendation.**

MaryBeth McCabe motioned to approve the recommendation. Seconded by Bridget Kunakorn.

There were no public comments.

All voted aye, motion carried 5-0.

**F. Consider a motion to approve the proposal – Meyner Center – Strategic Visioning.**

Bill Jones motioned to approve the proposal. Seconded by Bridget Kunakorn.

Kathleen Davis asked what this entailed and the purpose.

Dan Fox explained that this workshop will help the Board strategize and plan for the future, based on the Townships' needs and wants.

All voted aye, motion carried 5-0.



- G. Consider a motion to authorize an advertisement for the Farm Leases for the 2025-2027 seasons.

MaryBeth McCabe motioned to authorize the advertisement. Seconded by Bill Jones.

Mike Coleman asked the Board if they could add a two-year extension option on the farm lease. He stated that the amount of money he needs to invest in farming these areas would be more worthwhile if given more time to use the land.

MaryBeth McCabe motioned to amend the Farm Lease to include a two-year extension. Seconded by Bridget Kunakorn.

All voted aye, motion carried 5-0.

- H. Consider a motion to appoint a new member to the Planning Commission.

MaryBeth McCabe motioned to nominate Robert Livesay to the Planning Commission for the term 12/37/2027. Seconded by Bridget Kunakorn.

There was not a second nomination.

There were no public comments.

All voted aye, motion carried 5-0.

- I. Discussion of the Zoning Hearing Board Application for 186 New Galena Road.

Scott explained the status of this application. He recommended sending a letter to the Zoning Officer, the Zoning Hearing Board Solicitor as well as the applicant's attorney including the revisions the Board is requesting.

Bill Jones motioned to approve the recommendation. Seconded by MaryBeth McCabe.

There were no public comments.

All voted aye, motion carried 5-0.

- J. Discuss launch of the Township's new website and provide a status update.

- Cynthia Jones stated that the new website will be going live on March 24th.
- Alexandria Mullin stated that the Township is very excited to have full control over the website and we are looking forward to expanding it and fully utilizing it as a platform for the residents.

There were no public comments.

## **6. Information Items**

### **A. Departmental Reports**

- Dan discussed that the finance documents include the monthly report and the cash receipts list. He also explained how the Township is doing so far within the first quarter in regard to revenue.
- Ryan Cressman provided an update on the Parks & Recreation department. They have been doing a significant amount of maintenance within North Branch Park to get the fields ready for the spring/summer softball/baseball seasons. Ryan stated that the work at Highlands Park has begun to update the fencing and pavilion roofing.
- Ryan Cressman discussed the work that the Public Works department has been doing within the last month regarding the storms and salting of Township roadways.
- Chief Clowser updated the Board on all current initiatives and processes going on within the Police Department. He also spoke about the upcoming event, that one of our Police Officers will be attending at North Penn High School, called Night to Shine. He also gave the Board an update on the new records management system that the department will be utilizing.

### **B. Engineer's Report.**

- Craig Kennard gave an update on his March report and stated that there are three projects on the Planning Commissions agenda for their upcoming meeting and provided a brief overview of each project. Craig discussed the status of the Keller Road bridge project and stated that once we have all the materials, they will get started. He also discussed the status of the Ordinance updates and next steps. Craig mentioned the New Galena/Sellersville Road traffic study and what would be next steps with that analysis.

### **C. Board of Supervisor's Comment**

- Stephanie Shortall thanked the Township for the hard work on the website.
- Bill Jones talked about his excitement for the Easter Egg Hunt at the Township building.
- MaryBeth McCabe thanked the Township for the hard work on the website.
- Bridget Kunakorn echoed the website sentiment and mentioned that the Veterans Committee has an upcoming meeting, and they are hosting a Bingo Event in May.
- Cynthia Jones discussed the Chalfont Fire Company awards and congratulated them on their hard work and dedication.

## **7. Public Comment**

- Mike Coleman of Walter Road Farm received a grant to manage manure seasonally and help keep the cows out of the creek. He submitted the plans for the new barn for storage.
- Kathleen Davis, EAC Chair, offered happy sentiments regarding the grant award for Mike Coleman. She also mentioned that they received a grant for the plants for the demonstration garden.

## 8. Announcements

Cancelled - Park & Recreation Meeting – Tuesday March 18<sup>th</sup> at 7pm.  
Veterans Committee Meeting – Wednesday, March 19<sup>th</sup> at 6pm.  
Zoning Hearing Board Meeting – Thursday, March 20<sup>th</sup> at 7pm.  
Planning Commission Meeting – Tuesday, March 25<sup>th</sup> at 7pm.  
Workforce on Wheels – North Branch Parking Lot – Wednesday, March 26<sup>th</sup> from 10am – 2pm.  
Environmental Advisory Council Meeting – Wednesday, April 2<sup>nd</sup> at 7pm.  
Cancelled – Board of Supervisors Meeting – Monday, April 7<sup>th</sup> at 7pm.  
Easter Egg Hunt – North Branch Park – Saturday, April 12<sup>th</sup> at 9:30am.  
Park & Recreation Meeting – Tuesday April 15<sup>th</sup> at 7pm.  
Veterans Committee Meeting – Wednesday, April 16<sup>th</sup> at 6pm.  
Zoning Hearing Board Meeting – Thursday, April 17<sup>th</sup> at 7pm.  
Township Building Closed for Good Friday – Friday, April 18<sup>th</sup>.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, April 21, 2025, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

## 9. Adjournment

Bill Jones moved, seconded by Stephanie Shortall, to adjourn the meeting.

The Board unanimously adjourned the meeting at 8:05 pm.

## NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
Cynthia M. Jones, Chair

\_\_\_\_\_  
MaryBeth McCabe, Vice-Chair

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

Attest: \_\_\_\_\_  
Dan Fox, Township Manager

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

\_\_\_\_\_  
Bridget Kunakorn, Member

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Regular

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Approve regular bills list dated April 3, 2025, in the amount of \$85,899.59.

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

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



NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

OK  
D.V.

280.00

April 3, 2025  
12:17 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 2

Vendor # Name		Contract PO Type		First Rcvd		Chk/Void	1099				
PO #	PO Date	Description	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc1
Item Description											
BILLM010 BILL MITCHELL'S AUTO SERVICE I											
25000375	03/24/25	EMISSION INSPECTION 48-08									
1		EMISSION INSPECTION 48-08	82.00	01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	03/24/25	03/24/25		A047858	N
Vendor Total:			82.00								
BKSCT050 BKS CTY PLANNING COMMISSION											
25000350	03/12/25	OPEN SPACE PLAN UPDATE									
1		OPEN SPACE PLAN UPDATE	620.00	04-414-150	E CONSULTANT/LAND PRESERVATION	R	03/12/25	03/12/25		CC26-02-25	N
Vendor Total:			620.00								
BRIAN050 BRIAN & ERICA SWEIGARD											
25000442	04/03/25	RETURN OF ESCROW									
1		RETURN OF ESCROW	5,000.00	90-414-600	E REFUND OF ESCROW	R	04/03/25	04/03/25		040325	N
Tracking Id: 22-1600-00 280 KING RD-BRIAN&ERICA SWEIGARD											
Vendor Total:			5,000.00								
BUCKS155 BUCKS BUBBLES											
25000394	03/26/25	2025 FALL FEST DEPOSIT									
1		2025 FALL FEST DEPOSIT	250.00	07-454-300	E ACTIVITIES/PROGRAMS	R	03/26/25	03/26/25		032625	N
Vendor Total:			250.00								
CENTR020 CENTRAL BUCKS AMBULANCE											
25000420	03/31/25	LST TAX DIST MARCH									
1		LST TAX DIST MARCH	24.57	03-412-501	E LST CONTRIBUTIONS AMBULANCE	R	03/31/25	03/31/25		033125	N
25000426	03/31/25	REAL ESTATE TAX DIST MARCH									
1		REAL ESTATE TAX DIST MARCH	279.10	03-412-500	E CONTRIBUTIONS TO AMBULANCE	R	03/31/25	03/31/25		033125	N
Vendor Total:			303.67								
CHAL-030 CHAL-BRIT REGIONAL EMS											
25000419	03/31/25	LST TAX DIST MARCH									
1		LST TAX DIST MARCH	384.96	03-412-501	E LST CONTRIBUTIONS AMBULANCE	R	03/31/25	03/31/25		033125	N

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
CHAL-030 CHAL-BRIT REGIONAL EMS Continued															
25000425	03/31/25	REAL ESTATE TAX DIST MARCH													
1	REAL ESTATE TAX DIST MARCH	4,372.51	03-412-500		E CONTRIBUTIONS TO AMBULANCE	R	03/31/25	03/31/25		033125		N			
Vendor Total:		4,757.47													
CHALF080 CHALFONT FIRE COMPANY															
25000415	03/31/25	LST TAX DIST MARCH													
1	LST TAX DIST MARCH	360.40	03-411-501		E LST CONTRIBUTION FIRE	R	03/31/25	03/31/25		033125		N			
25000421	03/31/25	REAL ESTATE TAX DIST MARCH													
1	REAL ESTATE TAX DIST MARCH	10,233.62	03-411-500		E CONTRIBUTIONS TO FIRE COMPANIES	R	03/31/25	03/31/25		033125		N			
Vendor Total:		10,594.02													
CLIMA005 CLIMAC CORPORATION															
24001930	12/06/24	RECONSTRUCTION SERVICES													
1	RECONSTRUCTION SERVICES	12,268.00	18-409-370		E MUNICIPAL BLDG REPAIRS	R	12/06/24	03/14/25		13797		N			
Vendor Total:		12,268.00													
CONSE005 CONSERVATION RESOURCES LLC															
25000401	03/24/25	PREMIUM SEED BLEND													
1	PREMIUM SEED BLEND	897.00	07-454-312		E NORTH BRANCH PARK EXP	R	03/24/25	03/24/25		43738		N			
Vendor Total:		897.00													
DAWNF010 DAWN FARVER															
25000381	03/27/25	ZONING HEARING BOARD 1/23/25													
1	ZONING HEARING BOARD 1/23/25	30.00	01-414-141		E ZONING HEARING BOARD	R	03/27/25	03/27/25		032725		N			
25000382	03/27/25	ZONING HEARING BOARD 2/20/25													
1	ZONING HEARING BOARD 2/20/25	30.00	01-414-141		E ZONING HEARING BOARD	R	03/27/25	03/27/25		032725		N			
25000383	03/27/25	ZONING HEARING BOARD 3/20/25													
1	ZONING HEARING BOARD 3/20/25	30.00	01-414-141		E ZONING HEARING BOARD	R	03/27/25	03/27/25		032725		N			
Vendor Total:		90.00													

April 3, 2025  
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NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

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Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item Description	Amount	Charge Account	Acct Type Description					Excl
DEPUT005 DEPUTY ENTERPRISES LLC								
25000411 03/26/25 2025 FALL FEST DEPOSIT								
1 2025 FALL FEST DEPOSIT	100.00	07-454-300	E ACTIVITIES/PROGRAMS	R	03/26/25	03/26/25	032625	N
Vendor Total:	100.00							
DOYLE060 DOYLESTOWN FIRE COMPANY								
25000418 03/31/25 LST TAX DIST MARCH								
1 LST TAX DIST MARCH	8.20	03-411-501	E LST CONTRIBUTION FIRE	R	03/31/25	03/31/25	033125	N
25000424 03/31/25 REAL ESTATE TAX DIST MARCH								
1 REAL ESTATE TAX DIST MARCH	232.58	03-411-500	E CONTRIBUTIONS TO FIRE COMPANIES	R	03/31/25	03/31/25	033125	N
Vendor Total:	240.78							
DSIME010 DSI MEDICAL SERVICES INC.								
25000333 02/28/25 TESTING - DOT MRO BUNDLED								
1 TESTING - DOT MRO BUNDLED	300.26	01-438-460	E GENERAL EXPENSE	R	02/28/25	02/28/25	DSINV008176	N
Vendor Total:	300.26							
DUBLI010 DUBLIN FIRE COMPANY								
25000417 03/31/25 LST TAX DIST MARCH								
1 LST TAX DIST MARCH	16.38	03-411-501	E LST CONTRIBUTION FIRE	R	03/31/25	03/31/25	033125	N
25000423 03/31/25 REAL ESTATE TAX DIST MARCH								
1 REAL ESTATE TAX DIST MARCH	465.16	03-411-500	E CONTRIBUTIONS TO FIRE COMPANIES	R	03/31/25	03/31/25	033125	N
Vendor Total:	481.54							
EASTE010 EASTERN AUTOPARTS WAREHOU								
25000432 03/31/25 AUTO PARTS								
1 AUTO PARTS	44.56	01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	03/31/25	03/31/25	5CN114371	N
2 AUTO PARTS	128.44	01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	03/31/25	03/31/25	5IV939023	N
3 AUTO PARTS	75.14	01-437-300	E VEHICLE REPAIRS	R	03/31/25	03/31/25	5IV939183	N



April 3, 2025  
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NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

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Vendor # Name												
PO #	PO Date	Description	Contract	PO Type			First	Rcvd	Chk/void	1099		
Item	Description	Amount	Charge	Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
EASTE010 EASTERN AUTOPARTS WAREHOU												
		Continued										
25000432	03/31/25	AUTO PARTS	Continued									
4	AUTO PARTS	26.60	01-437-300		E	VEHICLE REPAIRS	R	03/31/25	03/31/25		5IV939184	N
		185.62										
Vendor Total:		185.62										
EMANU010 EMANUEL TIRE OF PENNSYLVANIA I												
25000436	09/26/24	WASTE TIRES										
1	WASTE TIRES	142.00	01-436-400		E	DIRT & DEBRIS REMOVAL	R	09/26/24	04/03/25		ETPA_WP6598	N
Vendor Total:		142.00										
ESTAB005 ESTABLISHED TRAFFIC CONTROL												
25000352	03/21/25	STREET SIGNS										
1	STREET SIGNS	690.24	01-433-200		E	STREET SIGNS	R	03/21/25	03/21/25		23615	N
Vendor Total:		690.24										
ESTAT015 ESTATES OF JULIUS FARM LP												
25000400	03/31/25	RETURN OF ESCROW										
1	RETURN OF ESCROW	10,000.00	90-414-600		E	REFUND OF ESCROW	R	03/31/25	03/31/25		033125	N
Tracking Id: 2021-11362 303 DORTOTHY LANE - ESTATE OF JULIUS FARM - TCO												
Vendor Total:		10,000.00										
FLAGE005 FLAGER & ASSOCIATES, P.C.												
25000396	03/28/25	LEGAL EXPENSES										
1	LEGAL EXPENSES	3,960.00	01-404-310		E	SOLICITOR/GENERAL SERVICES	R	03/28/25	03/28/25		6762	N
2	LEGAL EXPENSES	2,475.00	01-414-310		E	LEGAL, PLNG & ZONING	R	03/28/25	03/28/25		6762	N
		6,435.00										
25000397	03/28/25	LEGAL EXPENSES										
1	LEGAL EXPENSES	255.00	90-414-451		E	LEGAL BILLED	R	03/28/25	03/28/25		6763	N
Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METRPN SERV GRP/FOX HOMES												
2	LEGAL EXPENSES	425.00	01-414-310		E	LEGAL, PLNG & ZONING	R	03/28/25	03/28/25		6764	N
3	LEGAL EXPENSES	552.50	01-414-310		E	LEGAL, PLNG & ZONING	R	03/28/25	03/28/25		6765	N
4	LEGAL EXPENSES	3,060.00	90-414-451		E	LEGAL BILLED	R	03/28/25	03/28/25		6766	N

April 3, 2025  
12:17 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 6

Vendor # Name											
PO #	PO Date	Description	Contract	PO Type			First	Rcvd	Chk/Void	1099	
Item Description			Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Exc1
FLAGE005 FLAGER & ASSOCIATES, P.C. Continued											
25000397 03/28/25 LEGAL EXPENSES Continued											
Tracking Id: 2023-13148 84 CURLEY MILL RD - A&L KILMENKO/SILVER OAK VLG											
5 LEGAL EXPENSES			340.00	01-414-310	E LEGAL, PLNG & ZONING	R	03/28/25	03/28/25		6767	N
			4,632.50								
Vendor Total:			11,067.50								
GALLS010 GALLS, LLC											
25000335 02/28/25 UNIFORM											
1 UNIFORM			62.25	01-410-241	E UNIFORMS/VESTS	R	02/28/25	02/28/25		030607347	N
2 UNIFORM			505.63	01-410-241	E UNIFORMS/VESTS	R	02/28/25	02/28/25		030605770	N
			567.88								
Vendor Total:			567.88								
GANNE005 GANNETT PA LOCALIQ											
25000332 02/28/25 ADVERTISING											
1 ADVERTISING			641.62	01-400-340	E ADVERTISING/PRINTING	R	02/28/25	02/28/25		0006950894	N
Vendor Total:			641.62								
HILLT020 HILLTOWN FIRE COMPANY											
25000416 03/31/25 LST TAX DIST MARCH											
1 LST TAX DIST MARCH			24.57	03-411-501	E LST CONTRIBUTION FIRE	R	03/31/25	03/31/25		033125	N
25000422 03/31/25 REAL ESTATE TAX DIST MARCH											
1 REAL ESTATE TAX DIST MARCH			697.75	03-411-500	E CONTRIBUTIONS TO FIRE COMPANIES	R	03/31/25	03/31/25		033125	N
Vendor Total:			722.32								
KRIST015 KRISTIN IVES											
25000392 03/27/25 ZONING HEARING BOARD 1/23/25											
1 ZONING HEARING BOARD 1/23/25			30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25		032725	N

April 3, 2025  
12:17 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 7

Vendor # Name		PO #	PO Date	Description	Contract	PO Type	First	Rcvd	Chk/Void	1099		
Item Description		Amount	Charge	Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
KRIST015 KRISTIN IVES Continued												
25000393 03/27/25 ZONING HEARING BOARD 2/20/25												
1 ZONING HEARING BOARD 2/20/25		30.00	01-414-141		E	ZONING HEARING BOARD	R	03/27/25	03/27/25		032725	N
Vendor Total:		60.00										
LAURA015 LAURA DAY												
25000395 03/26/25 2025 FALL FEST DEPOSIT												
1 2025 FALL FEST DEPOSIT		100.00	07-454-300		E	ACTIVITIES/PROGRAMS	R	03/26/25	03/26/25		032625	N
Vendor Total:		100.00										
MCDON010 MCDONALD UNIFORM COMPANY												
25000351 03/19/25 UNIFORM												
1 UNIFORM		382.69	01-410-241		E	UNIFORMS/VESTS	R	03/19/25	03/19/25		239516	N
25000372 03/19/25 UNIFORM												
1 UNIFORM		87.20	01-410-241		E	UNIFORMS/VESTS	R	03/19/25	03/19/25		243389	N
2 UNIFORM		150.00	01-410-241		E	UNIFORMS/VESTS	R	03/19/25	03/19/25		243312	N
		237.20										
25000378 03/26/25 UNIFORM												
1 UNIFORM		30.49	01-410-241		E	UNIFORMS/VESTS	R	03/26/25	03/26/25		243519	N
Vendor Total:		650.38										
NICOL005 NICOLE PERCETTI, TAX COLLECTOR												
25000353 03/11/25 26-005-009												
1 26-005-009		785.62	01-481-319		E	MISC. TAXES	R	03/11/25	03/11/25		3065	N
25000354 03/11/25 26-011-015												
1 26-011-015		599.54	01-481-319		E	MISC. TAXES	R	03/11/25	03/11/25		3066	N
Vendor Total:		1,385.16										
RAYMO015 RAYMOND J KING												
25000348 03/17/25 RETURN OF ESCROW												
1 RETURN OF ESCROW		5,000.00	90-414-600		E	REFUND OF ESCROW	R	03/17/25	03/17/25		031725	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item	Description	Amount	Charge	Account	Acct Type	Description						
RAYMO015	RAYMOND J KING	Continued										
25000348	03/17/25 RETURN OF ESCROW	Continued										
Tracking Id: 2022-12269 91 BARRY RD - RAYMOND J KING												
Vendor Total:		5,000.00										
ROBER280	ROBERT BYRNE											
25000387	03/27/25 ZONING HEARING BOARD 1/23/25											
1	ZONING HEARING BOARD 1/23/25	30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N			
25000388	03/27/25 ZONING HEARING BOARD 2/20/25											
1	ZONING HEARING BOARD 2/20/25	30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N			
25000389	03/27/25 ZONING HEARING BOARD 3/20/25											
1	ZONING HEARING BOARD 3/20/25	30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N			
Vendor Total:		90.00										
SCOTT070	SCOTT FISCHER											
25000384	03/27/25 ZONING HEARING BOARD 1/23/25											
1	ZONING HEARING BOARD 1/23/25	30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N			
25000385	03/27/25 ZONING HEARING BOARD 2/20/25											
1	ZONING HEARING BOARD 2/20/25	30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N			
25000386	03/27/25 ZONING HEARING BOARD 3/20/25											
1	ZONING HEARING BOARD 3/20/25	30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N			
Vendor Total:		90.00										
STAPL015	STAPLES											
25000438	03/31/25 OFFICE SUPPLIES											
1	OFFICE SUPPLIES	124.29	01-400-210	E MATERIALS/SUPPLIES	R	03/31/25	03/31/25	6028078975	N			
Vendor Total:		124.29										



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NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

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Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
STEVE065 STEVE GUDKNECHT										
	25000390 03/27/25 ZONING HEARING BOARD 1/23/25									
	1 ZONING HEARING BOARD 1/23/25		30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N
	25000391 03/27/25 ZONING HEARING BOARD 3/20/25									
	1 ZONING HEARING BOARD 3/20/25		30.00	01-414-141	E ZONING HEARING BOARD	R	03/27/25	03/27/25	032725	N
	Vendor Total:		60.00							
THOMA090 THOMAS J. WALSH III, ESQ.										
	25000349 03/16/25 ZONING LEGAL SERVICES									
	1 ZONING LEGAL SERVICES		4,016.00	01-414-310	E LEGAL, PLNG & ZONING	R	03/16/25	03/16/25	606	N
	Vendor Total:		4,016.00							
USMUN010 U.S. MUNICIPAL SUPPLY IN										
	25000410 03/25/25 SWEEPER PARTS									
	1 SWEEPER PARTS		750.56	01-437-300	E VEHICLE REPAIRS	R	03/25/25	04/01/25	6229024	N
	25000414 03/26/25 SWEEPER PARTS									
	1 SWEEPER PARTS		96.63	01-437-300	E VEHICLE REPAIRS	R	03/26/25	03/26/25	6229135	N
	Vendor Total:		847.19							
UNITE010 UNITED INSPECTION AGENCY INC.										
	25000336 03/12/25 OUTSIDE INSPECTIONS									
	1 OUTSIDE INSPECTIONS		321.00	01-413-122	E OUTSIDE INSPECTIONS	R	03/12/25	03/12/25	162096	N
	2 OUTSIDE INSPECTIONS		1,110.00	01-413-122	E OUTSIDE INSPECTIONS	R	03/12/25	03/12/25	161902	N
			1,431.00							
	25000374 03/19/25 OUTSIDE INSPECTIONS									
	1 OUTSIDE INSPECTIONS		425.00	01-413-122	E OUTSIDE INSPECTIONS	R	03/19/25	03/19/25	162301	N
	25000435 03/26/25 OUTSIDE INSPECTIONS									
	1 OUTSIDE INSPECTIONS		1,290.00	01-413-122	E OUTSIDE INSPECTIONS	R	03/26/25	03/26/25	162546	N
	Vendor Total:		3,146.00							

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## NEW BRITAIN TOWNSHIP

### Bill List By Vendor Name

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Vendor #	Name												
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099			
Item	Description	Amount	Charge	Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
Total Purchase Orders:		61	Total P.O. Line Items:		72	Total List Amount:	85,899.59	Total Void Amount:		0.00			

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	4-01	142.00	0.00	142.00	0.00	0.00	142.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	12,268.00	0.00	12,268.00	0.00	0.00	12,268.00
Year Total:		12,410.00	0.00	12,410.00	0.00	0.00	12,410.00
GENERAL FUND:	5-01	30,807.79	0.00	30,807.79	0.00	0.00	30,807.79
FIRE/AMBULANCE TAX FUND:	5-03	17,099.80	0.00	17,099.80	0.00	0.00	17,099.80
LAND PRESERVATION FUND:	5-04	620.00	0.00	620.00	0.00	0.00	620.00
PARKS & RECREATION FUND:	5-07	1,647.00	0.00	1,647.00	0.00	0.00	1,647.00
ESCROW:	5-90	23,315.00	0.00	23,315.00	0.00	0.00	23,315.00
Year Total:		73,489.59	0.00	73,489.59	0.00	0.00	73,489.59
Total of All Funds:		85,899.59	0.00	85,899.59	0.00	0.00	85,899.59

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	30,949.79	0.00	30,949.79	0.00	0.00	30,949.79
FIRE/AMBULANCE TAX FUND:	03	17,099.80	0.00	17,099.80	0.00	0.00	17,099.80
LAND PRESERVATION FUND:	04	620.00	0.00	620.00	0.00	0.00	620.00
PARKS & RECREATION FUND:	07	1,647.00	0.00	1,647.00	0.00	0.00	1,647.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	12,268.00	0.00	12,268.00	0.00	0.00	12,268.00
ESCROW:	90	23,315.00	0.00	23,315.00	0.00	0.00	23,315.00
Total of All Funds:		85,899.59	0.00	85,899.59	0.00	0.00	85,899.59



Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	4-01	142.00	0.00	0.00	0.00	142.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	4-18	12,268.00	0.00	0.00	0.00	12,268.00
Year Total:		12,410.00	0.00	0.00	0.00	12,410.00
GENERAL FUND:	5-01	30,807.79	0.00	0.00	0.00	30,807.79
FIRE/AMBULANCE TAX FUND:	5-03	17,099.80	0.00	0.00	0.00	17,099.80
LAND PRESERVATION FUND:	5-04	620.00	0.00	0.00	0.00	620.00
PARKS & RECREATION FUND:	5-07	1,647.00	0.00	0.00	0.00	1,647.00
ESCROW:	5-90	23,315.00	0.00	0.00	0.00	23,315.00
Year Total:		73,489.59	0.00	0.00	0.00	73,489.59
Total Of All Funds:		85,899.59	0.00	0.00	0.00	85,899.59

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Regular

---

Approve regular bills list dated April 16, 2025 in the amount of \$12,474.47.

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

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

Vendor # Name												
PO # PO Date Description	Contract Amount Charge Account	PO Type Acct Type Description	First Stat/chk Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl						
BARRY010 BARRY ISETT & ASSOCIATES INC												
25000477 04/08/25 EMERGENCY MGMT SERVICES												
1 EMERGENCY MGMT SERVICES	500.00 01-415-100	E EMERGENCY MANAGEMENT ADMIN EXP	R 04/08/25	04/08/25	0198967	N						
Vendor Total:	500.00											
BEEBERG Bee Bergvall & Co												
25000482 04/10/25 ACCOUNTING SERVICES												
1 ACCOUNTING SERVICES	630.00 01-402-300	E PAYROLL SERVICES & ACCOUNTING	R 04/10/25	04/10/25	43739	N						
Vendor Total:	630.00											
BKSCOT050 BKS CTY PLANNING COMMISSION												
25000484 04/09/25 OPEN SPACE PLAN UPDATE												
1 OPEN SPACE PLAN UPDATE	1,575.00 04-414-150	E CONSULTANT/LAND PRESERVATION	R 04/09/25	04/09/25	CC26-03-25	N						
Vendor Total:	1,575.00											
CURTI040 CURTIN & HEEFNER, LLP												
25000476 04/07/25 EMPLOYMENT MATTERS												
1 EMPLOYMENT MATTERS	1,127.00 01-404-101	E SOLICITOR/LABOR	R 04/07/25	04/07/25	10162757	N						
Vendor Total:	1,127.00											
DUNLA010 dunlapSLK												
25000475 04/09/25 2024 AUDIT												
1 2024 AUDIT	2,000.00 01-402-310	E APPOINTED AUDITOR	R 04/09/25	04/09/25	119662	N						
Vendor Total:	2,000.00											

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NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

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Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Exc1
	Item Description	Amount Charge Account Acct Type Description					
GALLS010 GALLS, LLC							
	25000466 03/18/25 UNIFORM						
	1 UNIFORM	87.18 01-410-241 E UNIFORMS/VESTS	R	03/18/25	03/18/25	030774263	N
	Vendor Total:	87.18					
GANNE005 GANNETT PA LOCALIQ							
	25000481 03/31/25 ADVERTISING						
	1 ADVERTISING	598.06 01-400-340 E ADVERTISING/PRINTING	R	03/31/25	03/31/25	0007003653	N
	Vendor Total:	598.06					
HABER010 H.A. BERKHEIMER INC.							
	25000467 03/31/25 COMMISSION FEE MARCH 2025						
	1 COMMISSION FEE MARCH 2025	16.58 01-403-370 E EIT/EMST COLLECTOR	R	03/31/25	03/31/25	EIT 033125	N
	25000468 03/31/25 COMMISSION FEE MARCH 2025						
	1 COMMISSION FEE MARCH 2025	3.69 04-403-370 E EIT TAX COLLECTOR EXPENSE	R	03/31/25	03/31/25	OST 033125	N
	Vendor Total:	20.27					
HEFFE015 HEFFERNAN INSURANCE BROKERS							
	25000478 04/09/25 2025 BOND RENEWAL - D FOX						
	1 2025 BOND RENEWAL - D FOX	830.00 01-400-350 E BONDING	R	04/09/25	04/09/25	476755	N
	Vendor Total:	830.00					
HILTO005 HILTON MANAGEMENT LLC							
	25000452 04/02/25 RETURN OF ESCROW						
	1 RETURN OF ESCROW	726.92 90-414-600 E REFUND OF ESCROW	R	04/02/25	04/02/25	040225	N
	Tracking Id: 2023-12982 1500 MANOR DR HILTON MGMT MADISON APTS PATIO						
	Vendor Total:	726.92					

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type		First	Rcvd	Chk/Void		1099		
Item Description		Amount	Charge Account	Acct Type Description	Stat/chk	Enc Date	Date	Date	Invoice	Exc'l		
<b>HIRST005 HIRST ENTERPRISES, INC.</b>												
25000479	04/07/25	TREE - MEMORIAL PROGRAM										
1 TREE - MEMORIAL PROGRAM		250.00	07-454-300	E ACTIVITIES/PROGRAMS	R	04/07/25	04/07/25		040725	N		
		Vendor Total:	250.00									
<b>LANDI010 LANDIS BLOCK &amp; CONCRETE</b>												
25000474	04/08/25	YELLOW SAND - KELLER RD BRIDGE										
1 YELLOW SAND - KELLER RD BRIDGE		226.21	18-436-367	E NPDES COMPLIANCE	R	04/08/25	04/08/25		19351	N		
		Vendor Total:	226.21									
<b>LMGFA010 LMG FAMILY PRACTICE</b>												
25000473	04/03/25	PRE-EMPLOYMENT SCREENINGS										
1 PRE-EMPLOYMENT SCREENINGS		151.00	01-414-319	E COMPUTER SOFTWARE AND SERVICES	R	04/03/25	04/03/25		16975 040325	N		
2 PRE-EMPLOYMENT SCREENINGS		155.00	01-438-460	E GENERAL EXPENSE	R	04/03/25	04/03/25		16975 040325	N		
3 PRE-EMPLOYMENT SCREENINGS		155.00	07-454-319	E GENERAL EXPENSES/SUPPLIES	R	04/03/25	04/03/25		16975 040325	N		
		<u>461.00</u>										
		Vendor Total:	461.00									
<b>MCDON010 MCDONALD UNIFORM COMPANY</b>												
25000480	04/09/25	UNIFORM										
1 UNIFORM		115.69	01-410-241	E UNIFORMS/VESTS	R	04/09/25	04/09/25		243104	N		
		Vendor Total:	115.69									
<b>SERVIO10 SERVICE TIRE TRUCK CENTERS</b>												
25000453	03/07/25	TIRES PD 48-03										
1 TIRES PD 48-03		572.16	01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	03/07/25	03/07/25		25-0814803-011	N		
		Vendor Total:	572.16									
<b>THOMA090 THOMAS J. WALSH III, ESQ.</b>												
25000495	04/16/25	ZONING LEGAL SERVICES										
1 ZONING LEGAL SERVICES		2,192.00	01-414-310	E LEGAL, PLNG & ZONING	R	04/16/25	04/16/25		610	N		
		Vendor Total:	2,192.00									

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
UNITE010	UNITED INSPECTION AGENCY INC.													
25000462	04/02/25	OUTSIDE INSPECTIONS												
1	OUTSIDE INSPECTIONS	300.00	01-413-122		E	OUTSIDE INSPECTIONS		R	04/02/25	04/02/25		162776		N
25000483	04/09/25	OUTSIDE INSPECTIONS												
1	OUTSIDE INSPECTIONS	240.00	01-413-122		E	OUTSIDE INSPECTIONS		R	04/09/25	04/09/25		162990		N
Vendor Total:		540.00												
WEHRU010	WEHRUNG'S													
25000454	03/31/25	MATERIALS												
1	MATERIALS	9.99	01-438-460		E	GENERAL EXPENSE		R	03/31/25	03/31/25		27249		N
2	MATERIALS	12.99	01-438-460		E	GENERAL EXPENSE		R	03/31/25	03/31/25		27250		N
		22.98												
Vendor Total:		22.98												
Total Purchase Orders: 20    Total P.O. Line Items: 23    Total List Amount: 12,474.47    Total Void Amount: 0.00														



Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	9,537.65	0.00	9,537.65	0.00	0.00	9,537.65
LAND PRESERVATION FUND:	5-04	1,578.69	0.00	1,578.69	0.00	0.00	1,578.69
PARKS & RECREATION FUND:	5-07	405.00	0.00	405.00	0.00	0.00	405.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	226.21	0.00	226.21	0.00	0.00	226.21
ESCROW:	5-90	726.92	0.00	726.92	0.00	0.00	726.92
Total of All Funds:		12,474.47	0.00	12,474.47	0.00	0.00	12,474.47

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	9,537.65	0.00	9,537.65	0.00	0.00	9,537.65
LAND PRESERVATION FUND:	04	1,578.69	0.00	1,578.69	0.00	0.00	1,578.69
PARKS & RECREATION FUND:	07	405.00	0.00	405.00	0.00	0.00	405.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	226.21	0.00	226.21	0.00	0.00	226.21
ESCROW:	90	726.92	0.00	726.92	0.00	0.00	726.92
Total of All Funds:		12,474.47	0.00	12,474.47	0.00	0.00	12,474.47

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	9,537.65	0.00	0.00	0.00	9,537.65
LAND PRESERVATION FUND:	5-04	1,578.69	0.00	0.00	0.00	1,578.69
PARKS & RECREATION FUND:	5-07	405.00	0.00	0.00	0.00	405.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	226.21	0.00	0.00	0.00	226.21
ESCROW:	5-90	726.92	0.00	0.00	0.00	726.92
Total of All Funds:		<u>12,474.47</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,474.47</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Prepaid

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Approve prepaid bills list dated March 20, 2025, in the amount of \$106,619.31.

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

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

Vendor #	Name											
PO #	PO Date	Description	Contract Amount	Charge Account	PO Type Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Exc1
<b>ASAPM005 ASAP MAILING</b>												
25000342	03/05/25	2025 VOL 1 NEWSLETTER										
1	2025	VOL 1 NEWSLETTER	1,912.65	01-400-340	E ADVERTISING/PRINTING	R	03/05/25	03/05/25		16298	N	
Vendor Total:			1,912.65									
<b>DVHT010 DVHT</b>												
25000331	03/01/25	HEALTH INSURANCE										
1		HEALTH INSURANCE	4,206.03	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/01/25	03/01/25		28652	N	
2		HEALTH INSURANCE	5,946.95	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/01/25	03/01/25		28652	N	
3		HEALTH INSURANCE	3,379.51	01-402-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/01/25	03/01/25		28652	N	
4		HEALTH INSURANCE	47,165.29	01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/01/25	03/01/25		28652	N	
5		HEALTH INSURANCE	8,011.69	01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	03/01/25	03/01/25		28652	N	
6		HEALTH INSURANCE	9,137.64	01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/01/25	03/01/25		28652	N	
7		HEALTH INSURANCE	5,573.54	07-454-151	E MEDICAL/DENTAL INSURANCE	R	03/01/25	03/01/25		28652	N	
			83,420.65									
Vendor Total:			83,420.65									
<b>FLOCK005 FLOCK SAFETY</b>												
25000345	03/14/25	MSG BOARD/SURVEILLANCE TRAILER										
1		MSG BOARD/SURVEILLANCE TRAILER	14,450.00	18-410-750	E EQUIPMENT PURCHASES	R	03/14/25	03/14/25		INV-60341	N	
Vendor Total:			14,450.00									
<b>JEREM015 JEREMY BISHOP</b>												
25000347	03/19/25	2025 BOOT ALLOWANCE										
1	2025	BOOT ALLOWANCE	165.99	01-430-241	E UNIFORM EXPENSE	R	03/19/25	03/19/25		031925	N	
Vendor Total:			165.99									

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NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

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Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Exc1
Item Description	Amount Charge Account	Acct Type Description					
MCCAL005 MCCALLION TEMPS, INC							
25000337 03/14/25 STAFFING SERVICES							
1 STAFFING SERVICES	605.88 01-402-131	E SALARY/ADMIN ASST T.P.	R	03/14/25	03/14/25	12252	N
Vendor Total:	605.88						
NICOL010 NICOLE PERCETTI							
25000346 03/14/25 REIMB REQUEST							
1 REIMB REQUEST	1,641.69 01-403-319	E REIMBUSEABLE EXPENSES	R	03/14/25	03/14/25	031425	N
Vendor Total:	1,641.69						
RIGGI010 RIGGINS INC.							
25000338 03/13/25 PW DIESEL							
1 PW DIESEL	572.38 01-437-330	E FUEL & OIL EQUIP	R	03/13/25	03/13/25	75146042	N
25000339 03/13/25 PW FUEL							
1 PW FUEL	867.73 01-437-330	E FUEL & OIL EQUIP	R	03/13/25	03/13/25	75146041	N
25000340 03/13/25 POLICE FUEL							
1 POLICE FUEL	818.78 01-410-224	E FUELS/OIL	R	03/13/25	03/13/25	75146040	N
Vendor Total:	2,258.89						
TRAIS005 TRAISR, LLC							
25000341 02/28/25 DATA REQUESTS/COLLECTION							
1 DATA REQUESTS/COLLECTION	1,200.00 01-414-319	E COMPUTER SOFTWARE AND SERVICES	R	02/28/25	02/28/25	3345	N
Vendor Total:	1,200.00						
TUSTI005 TUSTIN MECHANICAL SERVICES							
25000344 03/18/25 UNIT 2 MAINTENANCE							
1 UNIT 2 MAINTENANCE	775.00 01-409-370	E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	03/18/25	03/18/25	910054407	N
Vendor Total:	775.00						



01:31 PM

### Bill List By Vendor Name

Page No: 3

[illegible]

Total Purchase Orders:	13	Total P.O. Line Items:	19	Total List Amount:	106,619.31	Total Void Amount:	0.00
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Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	86,595.77	0.00	86,595.77	0.00	0.00	86,595.77
PARKS & RECREATION FUND:	5-07	5,573.54	0.00	5,573.54	0.00	0.00	5,573.54
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	14,450.00	0.00	14,450.00	0.00	0.00	14,450.00
Total Of All Funds:		<u>106,619.31</u>	<u>0.00</u>	<u>106,619.31</u>	<u>0.00</u>	<u>0.00</u>	<u>106,619.31</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	86,595.77	0.00	86,595.77	0.00	0.00	86,595.77
PARKS & RECREATION FUND:	07	5,573.54	0.00	5,573.54	0.00	0.00	5,573.54
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	14,450.00	0.00	14,450.00	0.00	0.00	14,450.00
Total of All Funds:		<u>106,619.31</u>	<u>0.00</u>	<u>106,619.31</u>	<u>0.00</u>	<u>0.00</u>	<u>106,619.31</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	86,595.77	0.00	0.00	0.00	86,595.77
PARKS & RECREATION FUND:	5-07	5,573.54	0.00	0.00	0.00	5,573.54
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	14,450.00	0.00	0.00	0.00	14,450.00
Total of All Funds:		<u>106,619.31</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>106,619.31</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Prepaid

---

Approve prepaid bills list dated March 27, 2025, in the amount of \$45,367.15.

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

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

March 27, 2025  
01:35 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 1

P.O. Type: All  
Range: First to Last  
Format: Detail without Line Item Notes  
Vendors: All  
Include Non-Budgeted: Y  
Prior Year Only: N

Open: N  
Rcvd: Y  
Bid: Y

Paid: N  
Held: Y  
State: Y

Void: N  
Aprv: N  
Other: Y  
Exempt: Y

\* Means Prior Year Line

Rcvd Batch Id Range: KG0324PD to KG0324PD

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item Description	Amount	Charge Account	Acct Type Description								Excl
ALLTR010 ALL TRAFFIC SOLUTIONS INC.											
25000380 03/25/25 SURVEILLANCE TRAILER											
1 SURVEILLANCE TRAILER	25,561.00	18-410-750	E EQUIPMENT PURCHASES			R	03/25/25	03/25/25		SIN044183	N
Vendor Total:	25,561.00										
ATT00030 AT&T											
25000361 03/07/25 CRIMINAL INVESTIGATIONS											
1 CRIMINAL INVESTIGATIONS	95.00	01-410-250	E GENERAL EXPENSE			R	03/07/25	03/07/25		554245	N
Vendor Total:	95.00										
ATTM0010 AT&T MOBILITY											
25000368 03/13/25 MOBILE PHONE SERVICE											
1 MOBILE PHONE SERVICE	165.32	01-400-320	E TELEPHONE/COMMUNICATIONS			R	03/13/25	03/13/25		031325	N
2 MOBILE PHONE SERVICE	120.68	01-430-320	E COMMUNICATIONS/MAINT			R	03/13/25	03/13/25		031325	N
	286.00										
Vendor Total:	286.00										
CATAP005 CATAPULT WEB DEVELOPMENT INC											
25000355 03/06/25 WEBSITE SYSTEM DESIGN											
1 WEBSITE SYSTEM DESIGN	2,400.00	01-400-302	E INFO TECH SERVICES			R	03/06/25	03/06/25		7782	N
Vendor Total:	2,400.00										
CODYS005 CODY Systems											
25000334 03/11/25 BASE RMS LICENSE FEE											
1 BASE RMS LICENSE FEE	3,564.00	01-410-210	E COMPUTERS SUPPLIES			R	03/11/25	03/11/25		12947	N
25000365 03/18/25 TERM SUBSCRIPTION LICENSE											
1 TERM SUBSCRIPTION LICENSE	1,332.00	01-410-210	E COMPUTERS SUPPLIES			R	03/18/25	03/18/25		13014	N



March 27, 2025  
01:35 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 2

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099
		Item Description	Amount	Charge Account	Acct Type Description		Enc	Date	Date	Date Invoice	Excl
CODYS005 CODY Systems Continued											
	25000366	03/18/25 PATHFINDER CLOUD/STORAGE SVCS									
	1	PATHFINDER CLOUD/STORAGE SVCS	412.50	01-410-210	E COMPUTERS SUPPLIES	R	03/18/25	03/18/25		13015	N
		Vendor Total:	5,308.50								
DANIE050 DANIEL A. GONZALEZ											
	25000363	03/20/25 FIREARMS REIMBURSEMENT									
	1	FIREARMS REIMBURSEMENT	500.00	01-410-241	E UNIFORMS/VESTS	R	03/20/25	03/20/25		032025	N
		Vendor Total:	500.00								
DOYLE120 DOYLESTOWN WEB DESIGN LLC											
	25000370	03/25/25 WEB SITE UPDATES									
	1	WEB SITE UPDATES	294.50	01-400-302	E INFO TECH SERVICES	R	03/25/25	03/25/25		1226	N
		Vendor Total:	294.50								
ADTC005 EVERON FKA ADT COMMERCIAL											
	25000369	03/10/25 SECURITY SYSTEM									
	1	SECURITY SYSTEM	148.22	01-430-370	E BUILDING MAINTENANCE	R	03/10/25	03/10/25		158275095	N
	2	SECURITY SYSTEM	279.98	01-430-370	E BUILDING MAINTENANCE	R	03/10/25	03/10/25		158275096	N
			428.20								
		Vendor Total:	428.20								
JWRME005 JWR MECHANICAL LLC											
	25000376	03/26/25 BLDG MAINTENANCE									
	1	BLDG MAINTENANCE	155.00	01-409-370	E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	03/26/25	03/26/25		032625	N
		Vendor Total:	155.00								
MARKS010 MARK S. DUNCAN JR.											
	25000373	03/22/25 2025 MEDICAL REIMBURSEMENT									
	1	2025 MEDICAL REIMBURSEMENT	1,130.68	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	03/22/25	03/22/25		032225	N
		Vendor Total:	1,130.68								

March 27, 2025  
01:35 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 3

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099		
		Item	Description	Amount	Charge	Account	Acct Type	Description	Enc Date	Date	Date	Invoice	Excl
MCCAL005 MCCALLION TEMPS, INC													
		25000357	03/21/25	STAFFING SERVICES									
		1	STAFFING SERVICES	564.57	01-402-131		E	SALARY/ADMIN ASST T.P.	R	03/21/25	03/21/25	12269	N
			Vendor Total:	564.57									
NEWBR140 NEW BRITAIN TWP, P.B.A.													
		25000379	03/27/25	PBA DUES									
		1	PBA DUES	1,125.00	01-221-000		E	PBA DUES	R	03/27/25	03/27/25	032725	N
			Vendor Total:	1,125.00									
NICOL010 NICOLE PERCETTI													
		25000364	03/20/25	REIMB REQUEST									
		1	REIMB REQUEST	1,717.73	01-403-319		E	REIMBUSEABLE EXPENSES	R	03/20/25	03/20/25	032025	N
			Vendor Total:	1,717.73									
REPUB005 REPUBLIC SERVICES #320													
		25000356	03/15/25	TRASH SERVICES									
		1	TRASH SERVICES	288.68	01-437-360		E	HEAT AND UTILITIES	R	03/15/25	03/15/25	0320-004521798	N
		2	TRASH SERVICES	200.23	01-409-360		E	UTILITIES	R	03/15/25	03/15/25	0320-004521798	N
		3	TRASH SERVICES	200.24	01-410-360		E	UTILITIES	R	03/15/25	03/15/25	0320-004521798	N
		4	TRASH SERVICES	218.68	07-454-360		E	UTILITIES	R	03/15/25	03/15/25	0320-004521798	N
				907.83									
			Vendor Total:	907.83									
SHAWN020 SHAWN P. KNIGHT													
		25000371	03/25/25	2025 MEDICAL REIMBURSEMENT									
		1	2025 MEDICAL REIMBURSEMENT	290.97	01-486-157		E	HEALTH & VISION REIMBURSEMENTS	R	03/25/25	03/25/25	032525	N
			Vendor Total:	290.97									
STAND015 STANDARD DIGITAL LEASING													
		25000358	03/23/25	ADMIN COPIER									
		1	ADMIN COPIER	270.80	01-400-740		E	MAJOR EQUIPMENT LEASE/PURCHASE	R	03/23/25	03/23/25	589703259	N

March 27, 2025  
01:35 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 4

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
STAND015 STANDARD DIGITAL LEASING		Continued								
25000359 03/23/25 POLICE COPIER										
1 POLICE COPIER			245.96	01-410-226	E COPIER EXPENSES	R	03/23/25	03/23/25	589703259	N
Vendor Total:			516.76							
STAND010 STANDARD INSURANCE COMPANY										
25000367 03/17/25 LIFE/DISABILITY INSURANCE										
1 LIFE/DISABILITY INSURANCE			239.05	01-400-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/17/25	03/17/25	031725	N
2 LIFE/DISABILITY INSURANCE			195.45	01-402-150	E MEDICAL/DENTAL/LIFE/RX INSURANCE	R	03/17/25	03/17/25	031725	N
3 LIFE/DISABILITY INSURANCE			2,311.32	01-410-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/17/25	03/17/25	031725	N
4 LIFE/DISABILITY INSURANCE			276.18	01-413-151	E MEDICAL/DENTAL/RX/LIFE/INSURANCE	R	03/17/25	03/17/25	031725	N
5 LIFE/DISABILITY INSURANCE			545.75	01-430-151	E MEDICAL/DENTAL/RX/LIFE INSURANCE	R	03/17/25	03/17/25	031725	N
6 LIFE/DISABILITY INSURANCE			239.58	07-454-151	E MEDICAL/DENTAL INSURANCE	R	03/17/25	03/17/25	031725	N
			3,807.33							
Vendor Total:			3,807.33							
T-MOB010 T-MOBILE USA, INC.										
25000360 03/06/25 CRIMINAL INVESTIGATIONS										
1 CRIMINAL INVESTIGATIONS			100.00	01-410-250	E GENERAL EXPENSE	R	03/06/25	03/06/25	9597535172	N
Vendor Total:			100.00							
VERIZ010 VERIZON										
25000362 03/14/25 FIOS SERVICES/EQUIP										
1 FIOS SERVICES/EQUIP			178.08	01-430-320	E COMMUNICATIONS/MAINT	R	03/14/25	03/14/25	0001-97 031425	N
Vendor Total:			178.08							

Total Purchase Orders: 22 Total P.O. Line Items: 32 Total List Amount: 45,367.15 Total Void Amount: 0.00

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	18,222.89	0.00	18,222.89	0.00	0.00	18,222.89
PARKS & RECREATION FUND:	5-07	458.26	0.00	458.26	0.00	0.00	458.26
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	25,561.00	0.00	25,561.00	0.00	0.00	25,561.00
Year Total:		44,242.15	0.00	44,242.15	0.00	0.00	44,242.15
	X-01	1,125.00	0.00	1,125.00	0.00	0.00	1,125.00
Total of All Funds:		45,367.15	0.00	45,367.15	0.00	0.00	45,367.15

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	19,347.89	0.00	19,347.89	0.00	0.00	19,347.89
PARKS & RECREATION FUND:	07	458.26	0.00	458.26	0.00	0.00	458.26
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	25,561.00	0.00	25,561.00	0.00	0.00	25,561.00
Total of All Funds:		45,367.15	0.00	45,367.15	0.00	0.00	45,367.15

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	18,222.89	0.00	0.00	0.00	18,222.89
PARKS & RECREATION FUND:	5-07	458.26	0.00	0.00	0.00	458.26
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	<u>25,561.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,561.00</u>
Year Total:		44,242.15	0.00	0.00	0.00	44,242.15
	x-01	1,125.00	0.00	0.00	0.00	1,125.00
Total of All Funds:		<u>45,367.15</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>45,367.15</u>



# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Prepaid

---

Approve prepaid bills list dated April 3, 2025, in the amount of \$15,172.34.

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

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

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

OK

\* Means Prior Year Line

Rcvd Batch Id Range: KG0331PD to KG0331PD

[illegible]

April 3, 2025  
12:16 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 2

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Exc1
GEORG040 GEORGE ALLEN PORTABLE TOILETS								
	25000434 03/04/25 PORTABLE TOILETS/PARKS							
	1 PORTABLE TOILETS/PARKS		125.00 07-454-360	E UTILITIES	R	03/04/25 03/04/25	I233894	N
	Vendor Total:		125.00					
KIMG0005 KIM GOODWIN								
	25000443 04/03/25 2025 MEDICAL REIMBURSEMENT							
	1 2025 MEDICAL REIMBURSEMENT		141.66 01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/03/25 04/03/25	040325	N
	Vendor Total:		141.66					
LANDI010 LANDIS BLOCK & CONCRETE								
	25000437 04/01/25 YELLOW SAND- KELLER RD BRIDGE							
	1 YELLOW SAND- KELLER RD BRIDGE		214.88 18-436-367	E NPDES COMPLIANCE	R	04/01/25 04/01/25	18869	N
	Vendor Total:		214.88					
MCCAL005 MCCALLION TEMPS, INC								
	25000406 03/28/25 STAFFING SERVICES							
	1 STAFFING SERVICES		578.34 01-402-131	E SALARY/ADMIN ASST T.P.	R	03/28/25 03/28/25	12289	N
	Vendor Total:		578.34					
NORTH050 NORTH PENN WATER AUTHORIT								
	25000409 03/21/25 WATER							
	1 WATER		11.76 07-454-360	E UTILITIES	R	03/21/25 03/21/25	536600 032125	N
	2 WATER		23.72 07-454-360	E UTILITIES	R	03/21/25 03/21/25	529906 032125	N
	3 WATER		80.21 01-437-360	E HEAT AND UTILITIES	R	03/21/25 03/21/25	531345 032125	N
	4 WATER		36.89 01-409-360	E UTILITIES	R	03/21/25 03/21/25	529905 032125	N
	5 WATER		36.89 01-410-360	E UTILITIES	R	03/21/25 03/21/25	529905 032125	N
			189.47					
	Vendor Total:		189.47					



April 3, 2025  
12:16 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 4

Vendor # Name	PO # PO Date Description	Contract PO Type	First Rcvd Chk/Void	1099
Item Description	Amount Charge Account Acct Type Description	Stat/Chk	Enc Date Date Date Invoice	Excl
SUSET005 SUSETTE DUBIN				
25000405 03/31/25 FACILITY CLEANING - ADMIN				
1 FACILITY CLEANING - ADMIN	400.00 01-409-370 E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	03/31/25 03/31/25 033125	N
25000408 03/31/25 FACILITY CLEANING - PD				
1 FACILITY CLEANING - PD	640.00 01-409-370 E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	03/31/25 03/31/25 033125	N
Vendor Total:	1,040.00			
VERIZ050 VERIZON WIRELESS				
25000402 03/19/25 POLICE WIRELESS SERVICE				
1 POLICE WIRELESS SERVICE	840.61 01-410-320 E COMMUNICATIONS	R	03/19/25 03/19/25 00002 031925	N
25000403 03/19/25 POLICE WIRELESS SERVICE				
1 POLICE WIRELESS SERVICE	318.47 01-400-320 E TELEPHONE/COMMUNICATIONS	R	03/19/25 03/19/25 00001 031925	N
2 POLICE WIRELESS SERVICE	661.99 01-410-320 E COMMUNICATIONS	R	03/19/25 03/19/25 00001 031925	N
3 POLICE WIRELESS SERVICE	262.95 01-430-320 E COMMUNICATIONS/MAINT	R	03/19/25 03/19/25 00001 031925	N
	1,243.41			
25000413 03/23/25 POLICE WIRELESS SERVICE				
1 POLICE WIRELESS SERVICE	49.71 01-410-320 E COMMUNICATIONS	R	03/23/25 03/23/25 00001 032325	N
Vendor Total:	2,133.73			
WILLI010 WILLIAM A. MAY				
25000399 03/31/25 2025 BOOT ALLOWANCE				
1 2025 BOOT ALLOWANCE	169.99 01-430-241 E UNIFORM EXPENSE	R	03/31/25 03/31/25 033125	N
Vendor Total:	169.99			
ZANES005 ZANE SNYDER				
25000377 03/27/25 2025 MEDICAL REIMBURSEMENT				
1 2025 MEDICAL REIMBURSEMENT	14.50 01-486-157 E HEALTH & VISION REIMBURSEMENTS	R	03/27/25 03/27/25 032725	N
Vendor Total:	14.50			

Total Purchase Orders: 24 Total P.O. Line Items: 33 Total List Amount: 15,172.34 Total Void Amount: 0.00

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

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	14,796.98	0.00	14,796.98	0.00	0.00	14,796.98
PARKS & RECREATION FUND:	5-07	160.48	0.00	160.48	0.00	0.00	160.48
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	214.88	0.00	214.88	0.00	0.00	214.88
Total of All Funds:		15,172.34	0.00	15,172.34	0.00	0.00	15,172.34



Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	14,796.98	0.00	14,796.98	0.00	0.00	14,796.98
PARKS & RECREATION FUND:	07	160.48	0.00	160.48	0.00	0.00	160.48
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	214.88	0.00	214.88	0.00	0.00	214.88
Total of All Funds:		<u>15,172.34</u>	<u>0.00</u>	<u>15,172.34</u>	<u>0.00</u>	<u>0.00</u>	<u>15,172.34</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	14,796.98	0.00	0.00	0.00	14,796.98
PARKS & RECREATION FUND:	5-07	160.48	0.00	0.00	0.00	160.48
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	214.88	0.00	0.00	0.00	214.88
Total of All Funds:		<u>15,172.34</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,172.34</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Prepaid

---

Approve prepaid bills list dated April 10, 2025, in the amount of \$13,431.37.

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

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

April 10, 2025  
11:30 AM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 1

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

Open: N Paid: N Void: N  
Rcvd: Y Held: Y Aprv: N  
Bid: Y State: Y Other: Y Exempt: Y  
Prior Year Only: N \* Means Prior Year Line

OR  


Rcvd Batch Id Range: KG0407PD to KG0407PD

Vendor # Name	PO #	PO Date	Description	Contract	PO Type	Stat/Chk	First	Rcvd	Chk/Void	1099
Item Description	Amount	Charge Account	Acct Type Description	Enc Date	Date	Date	Invoice	Excl		
CRICH010 C. RICHARD MICHIE II										
25000450 04/07/25 2025 MEDICAL REIMBURSEMENT										
1 2025 MEDICAL REIMBURSEMENT	50.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/07/25	04/07/25	040725	N		
Vendor Total:	50.00									
COLON005 Colonial Oil Industries, Inc.										
25000448 04/03/25 FUEL/#2 HEATING OIL										
1 FUEL/#2 HEATING OIL	647.88	01-437-330	E FUEL & OIL EQUIP	R	04/03/25	04/03/25	IN-1535976	N		
25000451 04/07/25 FUEL/#2 HEATING OIL										
1 FUEL/#2 HEATING OIL	3,413.33	01-437-330	E FUEL & OIL EQUIP	R	04/07/25	04/07/25	IN-1500756	N		
25000465 04/08/25 FUEL/#2 HEATING OIL										
1 FUEL/#2 HEATING OIL	169.06	01-437-330	E FUEL & OIL EQUIP	R	04/08/25	04/08/25	IN-1538636	N		
2 FUEL/#2 HEATING OIL	2,231.82	01-437-330	E FUEL & OIL EQUIP	R	04/08/25	04/08/25	IN-1538643	N		
	2,400.88									
Vendor Total:	6,462.09									
DANIE055 DANIEL SACKS										
25000461 04/03/25 2025 HEALTH CLUB REIMB										
1 2025 HEALTH CLUB REIMB	172.50	01-486-158	E FITNESS REIMBURSEMENT	R	04/03/25	04/03/25	040325	N		
Vendor Total:	172.50									
GEORG040 GEORGE ALLEN PORTABLE TOILETS										
25000455 04/01/25 PORTABLE TOILETS/PARKS										
1 PORTABLE TOILETS/PARKS	198.00	07-454-360	E UTILITIES	R	04/01/25	04/01/25	I235005	N		
2 PORTABLE TOILETS/PARKS	70.00	07-454-360	E UTILITIES	R	04/01/25	04/01/25	I235007	N		
3 PORTABLE TOILETS/PARKS	70.00	07-454-360	E UTILITIES	R	04/01/25	04/01/25	I235008	N		

[illegible]

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Acct Type	Description	Stat/Chk	First	Rcvd	Chk/Void	Invoice	1099
Item	Description	Amount	Charge	Account						Enc	Date	Date		Excl
MCCAL005 MCCALLION TEMPS, INC														
25000458	04/04/25 STAFFING SERVICES													
1	STAFFING SERVICES	619.65	01-402-131		E SALARY/ADMIN ASST T.P.	R		04/04/25	04/04/25				12308	N
Vendor Total:		619.65												
RYANL005 RYAN LISCHKE														
25000469	04/09/25 2025 MEDICAL REIMBURSEMENT													
1	2025 MEDICAL REIMBURSEMENT	389.98	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R		04/09/25	04/09/25				040925	N
Vendor Total:		389.98												
STRBU005 STR BUSINESS SOLUTIONS														
25000464	04/04/25 POSTAGE SUPPLIES													
1	POSTAGE SUPPLIES	193.00	01-400-740		E MAJOR EQUIPMENT LEASE/PURCHASE	R		04/04/25	04/04/25				10071	N
Vendor Total:		193.00												
UNIVE010 UNIVERSAL ELECTRIC LLC														
25000459	03/07/25 PW SEPTIC PUMP													
1	PW SEPTIC PUMP	362.00	01-430-370		E BUILDING MAINTENANCE	R		03/07/25	03/07/25				17439	N
25000460	04/01/25 ADMIN BLDG BOARD ROOM													
1	ADMIN BLDG BOARD ROOM	1,825.00	18-400-741		E MUNICIPAL EQUIPMENT PURCHASES	R		04/01/25	04/01/25				17464	N
Vendor Total:		2,187.00												
VERIZ010 VERIZON														
25000457	03/27/25 INTERNET													
1	INTERNET	110.99	01-430-320		E COMMUNICATIONS/MAINT	R		03/27/25	03/27/25				0001-98 032725	N
Vendor Total:		110.99												
Total Purchase Orders: 17 Total P.O. Line Items: 21 Total List Amount: 13,431.37 Total Void Amount: 0.00														

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	10,872.37	0.00	10,872.37	0.00	0.00	10,872.37
PARKS & RECREATION FUND:	5-07	734.00	0.00	734.00	0.00	0.00	734.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	1,825.00	0.00	1,825.00	0.00	0.00	1,825.00
Total of All Funds:		13,431.37	0.00	13,431.37	0.00	0.00	13,431.37



Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	10,872.37	0.00	10,872.37	0.00	0.00	10,872.37
PARKS & RECREATION FUND:	07	734.00	0.00	734.00	0.00	0.00	734.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	1,825.00	0.00	1,825.00	0.00	0.00	1,825.00
Total of All Funds:		<u>13,431.37</u>	<u>0.00</u>	<u>13,431.37</u>	<u>0.00</u>	<u>0.00</u>	<u>13,431.37</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	10,872.37	0.00	0.00	0.00	10,872.37
PARKS & RECREATION FUND:	5-07	734.00	0.00	0.00	0.00	734.00
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	1,825.00	0.00	0.00	0.00	1,825.00
Total of All Funds:		<u>13,431.37</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>13,431.37</u>

# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Kristin Carpenter  
**DATE:** April 16, 2025  
**SUBJECT:** Schedule of Bills - Prepaid

---

Approve prepaid bills list dated April 16, 2025, in the amount of \$20,141.70.

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

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

April 16, 2025  
12:18 PM

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Page No: 1



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

Rcvd Batch Id Range: KG0414PD to KG0414PD

Vendor # Name	PO # PO Date Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date Invoice	1099 Excl
BERGE010 BERGEY'S INC.									
	25000489 04/10/25 PARTS/REPAIRS - PD 48-04								
	1 PARTS/REPAIRS - PD 48-04	708.85	01-410-370	E VEHICLE MAINT/REPAIRS-OUTSIDE	R	04/10/25	04/10/25	918327	N
	Vendor Total:	708.85							
DANIE050 DANIEL A. GONZALEZ									
	25000494 04/15/25 2025 MEDICAL REIMBURSEMENT								
	1 2025 MEDICAL REIMBURSEMENT	311.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/15/25	04/15/25	041525	N
	Vendor Total:	311.00							
MARIA015 MARIA CLANCY									
	25000496 04/16/25 2025 MEDICAL REIMBURSEMENT								
	1 2025 MEDICAL REIMBURSEMENT	116.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/16/25	04/16/25	041625	N
	Vendor Total:	116.00							
MCCAL005 MCCALLION TEMPS, INC									
	25000488 04/11/25 STAFFING SERVICES								
	1 STAFFING SERVICES	550.80	01-402-131	E SALARY/ADMIN ASST T.P.	R	04/11/25	04/11/25	12326	N
	Vendor Total:	550.80							
MICHA210 MICHAEL KILROY									
	25000498 04/15/25 REIMBURSE UNIFORM EXPENSE								
	1 REIMBURSE UNIFORM EXPENSE	25.98	01-410-241	E UNIFORMS/VESTS	R	04/15/25	04/15/25	041525	N
	Vendor Total:	25.98							

[illegible]

NEW BRITAIN TOWNSHIP  
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	First	Rcvd	Chk/Void	1099		
Item	Description	Amount	Charge	Account	Acct Type	Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl
WILLI010	WILLIAM A. MAY											
25000486	04/15/25	2025	MEDICAL REIMBURSEMENT									
1	2025	MEDICAL REIMBURSEMENT	461.99	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	04/15/25	04/15/25		041525	N
	Vendor Total:		461.99									
WRIGH005	WRIGHT FLOORING CO., INC.											
25000499	04/15/25	CARPET INSTALLATION										
1	CARPET INSTALLATION	14,499.00	18-400-741			E MUNICIPAL EQUIPMENT PURCHASES	R	04/15/25	04/15/25		I225147	N
	Vendor Total:	14,499.00										
Total Purchase Orders: 14    Total P.O. Line Items: 16    Total List Amount: 20,141.70    Total Void Amount: 0.00												

Totals by Year-Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	5,642.70	0.00	5,642.70	0.00	0.00	5,642.70
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	14,499.00	0.00	14,499.00	0.00	0.00	14,499.00
Total of All Funds:		<u>20,141.70</u>	<u>0.00</u>	<u>20,141.70</u>	<u>0.00</u>	<u>0.00</u>	<u>20,141.70</u>



Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	5,642.70	0.00	5,642.70	0.00	0.00	5,642.70
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	14,499.00	0.00	14,499.00	0.00	0.00	14,499.00
Total of All Funds:		<u>20,141.70</u>	<u>0.00</u>	<u>20,141.70</u>	<u>0.00</u>	<u>0.00</u>	<u>20,141.70</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	5,642.70	0.00	0.00	0.00	5,642.70
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	14,499.00	0.00	0.00	0.00	14,499.00
Total of All Funds:		<u>20,141.70</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,141.70</u>



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

April 10, 2025

File No. 15-12097

Doreen Curtin, Zoning Officer  
New Britain Township  
207 Park Avenue  
Chalfont, PA 18914

Reference: 324 Schoolhouse Road – Holly Properties, LLC  
Amended Land Development Escrow Release 1

Doreen:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office performed a site observation of the completed improvements on April 2, 2025. We have prepared Certificate of Completion #1 in the amount of \$54,037.00 for consideration at an upcoming public meeting.

We recommend the release of the funds as delineated on the attached breakdown and which equal Fifty-Four Thousand Thirty-Seven Dollars and Zero Cents (\$54,037.00) to Holy Properties, LLC. This leaves \$155,976.00 remaining in the escrow fund for work within New Britain Township. The escrowed site improvements are approximately 30% completed.

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

Sincerely,

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

JM/tw

Enclosures: as referenced

cc: Dan Fox, Township Manager  
Alexandra Mullin, Assistant to the Manager  
Kristin Carpenter, Finance Director  
Scott C. Holbert, Esquire, Flager & Associates, PC  
Debra Clauser, Holy Properties, LLC  
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.  
Jerry O'Donnell, Gilmore & Associates, Inc.



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

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

April 9, 2025  
Project No.: G&A #15-12097

**CERTIFICATE OF COMPLETION NO. 1**  
**324 SCHOOLHOUSE ROAD**  
**NEW BRITAIN TOWNSHIP**

Original Financial Security:      \$ 182,620.00 (Total Construction)  
                                                     \$ 18,262.00 (Total Contingency)  
                                                     \$ 9,131.00 (Total Eng/Insp/Legal)  
                                                     \$ 210,013.00 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Holy Properties, LLC relative to the construction and installation of certain improvements to 324 Schoolhouse Road have been completed to the extent of Fifty-Four Thousand Thirty-Seven Dollars and Zero Cents (\$54,037.00). This certificate authorizes the escrow be reduced to the extent of **\$54,037.00** pursuant to the Financial Security Agreement between the Township and Holy Properties, LLC.

This draft is drawn upon the above stated security account and no other account which may be applicable to this project or in which Holy Properties, LLC may have an interest. It is payable in an amount not to exceed \$54,037.00 to Holy Properties, LLC or such other persons or parties as they shall designate.

**ESCROW SUMMARY**

Total Financial Security:	\$ 210,013.00
Amount of Previous Releases:	\$ 0.00
Amount of this Request:	\$ 54,037.00
Amount of Construction Available:	\$ 128,583.00
Total Escrow Remaining:	\$ 155,583.00

**NEW BRITAIN TOWNSHIP ENGINEER:**

Janene Marchand      4/9/2025  
Date  
Janene Marchand, P.E.  
Gilmore & Associates, Inc  
Township Engineers

**DESIGNATED DRAFT RECIPIENT:**

Name (print) Steve Clauser  
Title President  
Signature Steve Clauser

**NEW BRITAIN TOWNSHIP MANAGER:**

Daniel Fox, Township Manager



# ESCROW STATUS REPORT



Gilmore & Associates, Inc.  
Engineering and Consulting Services

## SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: 324 Schoolhouse Road	TOTAL CONSTRUCTION: \$182,620.00	AMOUNT OF WORK IN PLACE THIS PERIOD: \$ 54,037.00
PROJECT NO.: 1512097	TOTAL CONSTRUCTION CONTINGENCY: \$ 18,262.00	AMOUNT OF THIS RELEASE: \$ 54,037.00
PROJECT OWNER: Holy Properties, LLC	TOTAL ENG/INSP/LEGAL: \$ 9,131.00	
	TOTAL ESCROW POSTED: \$ 210,013.00	
MUNICIPALITY: New Britain Township, Bucks County, PA	RELEASE NO.: 1	TOTAL ESCROW RELEASED TO DATE: \$ 54,037.00
ESCROW AGENT: Harleysville Bank	RELEASE DATE: April 9, 2025	TOTAL ESCROW REMAINING: \$ 155,976.00
TYPE OF SECURITY:		TOTAL CONSTRUCTION CONTINGENCY: \$ 18,262.00
AGREEMENT DATE: October 7, 2024		TOTAL ENG/INSP/LEGAL: \$ 9,131.00
		TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 128,583.00

ESCROW TABULATION					CURRENT RELEASE		RELEASED TO DATE		AVAILABLE FOR RELEASE		RELEASE REQ # 2		
CONSTRUCTION ITEMS					UNITS	QUANTITY	UNIT PRICE	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY	TOTAL AMOUNT	QUANTITY
A.	<u>SOIL EROSION &amp; SEDIMENT CONTROL</u>												
	1.	12" Silt Sock	LF	940	\$3.30	\$3,102.00		940	\$3,102.00	940	\$3,102.00		
	2.	24" Silt Sock (Concrete Washout)	LF	50	\$8.00	\$400.00		50	\$400.00	50	\$400.00		
	3.	Inlet Protection	EA	2	\$145.00	\$290.00					2	\$290.00	
	4.	Construction Entrance	EA	1	\$2,000.00	\$2,000.00		1	\$2,000.00	1	\$2,000.00		
	5.	Construction Wash Rack	EA	1	\$3,500.00	\$3,500.00					1	\$3,500.00	
	6.	Tree Protection Fence	LF	264	\$2.00	\$528.00					264	\$528.00	
	7.	Jute Matting	SY	287	\$2.00	\$574.00					287	\$574.00	
	8.	Super Silt Fence Baffle	LF	64	\$13.50	\$864.00					64	\$864.00	
	9.	Rock Filter Outlet	SF	193	\$10.00	\$1,930.00					193	\$1,930.00	
	10.	Basin Conversion & Underdrain	EA	1	\$5,000.00	\$5,000.00					1	\$5,000.00	
	11.	Emergency Spillway Matting (TRM-450 Matting)	SY	40	\$10.00	\$400.00					40	\$400.00	
	12.	Maintenance & Removal of E&S Controls	LS	1	\$3,500.00	\$3,500.00					1	\$3,500.00	
B.	<u>STORM DRAINAGE &amp; MANAGEMENT FACILITIES</u>												
	1.	15" HDPE	LF	423	\$40.00	\$16,920.00		423	\$16,920.00	423	\$16,920.00		
	2.	Type 'C' Storm Inlet Box	EA	2	\$2,986.00	\$5,972.00		2	\$5,972.00	2	\$5,972.00		
	3.	Storm Manhole	EA	2	\$2,520.00	\$5,040.00		2	\$5,040.00	2	\$5,040.00		
	4.	6" PVC	LF	21	\$15.00	\$315.00					21	\$315.00	
	5.	6" Perf. PVC Underdrain (Berm Retention Area)	LF	99	\$15.00	\$1,485.00					99	\$1,485.00	
	6.	Outlet Structure	EA	1	\$3,000.00	\$3,000.00					1	\$3,000.00	
	7.	Rip Rap Protection	SF	39	\$20.00	\$780.00					39	\$780.00	
	8.	Headwall	EA	1	\$1,850.00	\$1,850.00		1	\$1,850.00	1	\$1,850.00		
	9.	Earthen Level Spreader	LS	1	\$1,500.00	\$1,500.00					1	\$1,500.00	
C.	<u>SITE CONCRETE AND PAVING</u>												
	1.	Concrete Curb	LF	103	\$30.00	\$3,090.00					103	\$3,090.00	
	2.	Proposed Parking and Storage - 6" Mod Stone Subbase	SY	2820	\$7.00	\$19,740.00		2679	\$18,753.00		141	\$987.00	
	3.	Proposed Parking and Storage - 4.5" Superpave Base Course	SY	2820	\$12.00	\$33,840.00					2820	\$33,840.00	
	4.	Proposed Parking and Storage - Sweep and Tack Coat	SY	2820	\$1.00	\$2,820.00					2820	\$2,820.00	
	5.	Proposed Parking and Storage - 1.5" Superpave Wearing Course	SY	2820	\$8.00	\$22,560.00					2820	\$22,560.00	
	6.	Pavement Joint Seal	LF	150	\$2.00	\$300.00					150	\$300.00	
D.	<u>LANDSCAPE IMPROVEMENTS</u>												
	1.	Deciduous Shade Trees	EA	23	\$225.00	\$5,175.00					23	\$5,175.00	
	2.	Evergreen Trees	EA	26	\$175.00	\$4,550.00					26	\$4,550.00	
	3.	Shrubs, Deciduous & Evergreen	EA	41	\$45.00	\$1,845.00					41	\$1,845.00	
	4.	Topsoil, Seeding & Mulching	LS	1	\$1,500.00	\$1,500.00					1	\$1,500.00	
E.	<u>MISCELLANEOUS</u>												
	1.	Signage and Striping	LS	1	\$3,000.00	\$3,000.00					1	\$3,000.00	
	2.	Site Lighting Poles & Fixtures	EA	7	\$3,250.00	\$22,750.00					7	\$22,750.00	
	3.	As-Built Plans	LS	1	\$2,500.00	\$2,500.00					1	\$2,500.00	

**New Britain Township 2025-2027 Farmland Lease Bid Tabulation**

		Coleman Hay Farm Mike Coleman 52 Cedar Hill Road, Chalfont, PA 18914 215-589-5345 colemansm1186@gmail.com		Coleman Hay Farm Mike Coleman 52 Cedar Hill Road, Chalfont, PA 18914 215-589-5345 colemansm1186@gmail.com		Ken-Jan Farm Inc. Ryan Beer 814 Creamery Road, Perkasie, PA 18944 215-669-8584 kenjanfarm@gmail.com		Penn View Farm LLC 1433 Broad Street Perkasie, PA 18944 267-221-9790 jnhockman@yahoo.com		
Property	Acres	Price Per Acre	Total	Price Per Acre	Total	Price Per Acre	Total	Price Per Acre	Total	
1 Schoolhouse Road	23.5			\$50.00	\$1,175.00	\$50.00	\$1,175.00			
2 Veterans Park	27.37	\$50.00	\$1,368.50							
3 Gavabed/Hovsepian	8							\$50.00	\$400.00	
2025 Total		\$1,368.50		\$1,175.00		\$1,175.00		\$400.00		
2026 Total		\$1,368.50		\$1,175.00		\$1,175.00		\$400.00		
2027 Total		\$1,368.50		\$1,175.00		\$1,175.00		\$400.00		
Total Bid for 3 Years		\$4,105.50		\$3,525.00		\$3,525.00		\$1,200.00		
Extension Year 1		\$1,368.50		\$1,175.00		-		-		
Extension Year 2		\$1,368.50		\$1,175.00		-		-		
Total Bid for Extended Years		\$2,737.00		\$2,350.00		-		-		
Total Bid for Schoolhouse Road				\$5,875.00		\$3,525.00				
Total Bid for Veterans		\$6,842.50								
Total Bid for Gavabed/Hovsepian								\$1,200.00		

TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP ZONING ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Zoning Ordinance, which is codified in Chapter 27 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Zoning Ordinance in order to revise definitions of terms used in the Zoning Ordinance; to revise setback and buffer yard requirements and permitted activities within setbacks; to revise the general regulations applicable to all uses and districts; and to revise regulations pertaining to off-street parking, sightlines, lighting, fences and environmental standards; to relocate provisions that are more appropriate to the Subdivision and Land Development Ordinance; ~~to provide for standardized fees in lieu for open space and/or recreation areas;~~ and to make editorial and clarifying amendments throughout the Zoning Ordinance;

Commented [JM1]: Remove. N/A

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 27-Zoning of the Township of New Britain is amended to read as follows:

**Section 1.** The following Sections of Chapter 27 Zoning is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 201 General Definitions.
  - i. Area; Lot Area
  - ii. Site Area; Site Area, Base
  - iii. Land Development
  - iv. ~~New Definition for "Green (Stormwater) Infrastructure" is added~~
- b. Section 300 Applicability of Regulations
- c. Section 305 Use Definitions and Regulations
- d. Section 502 Area and Dimensional Requirements (WS District)

Commented [JM2]: Removed the reference to "Green Stormwater Infrastructure" in Zoning. Defined in SALDO.



- e. Section 505 Environmentally Sensitive Land Standards for Watershed District
- f. Section 1403 Performance Standards (C-3 District)
- g. Section 1904 Requirements of the Floodplain Overlay District
- h. Section 2103 Minimum Lot Width
- i. Section 2108 Bifurcation of Restrictions
- j. Section 2109 Fences and Terraces in Yards
- k. Section 2111 Traffic Visibility Across Corners
- l. Section 2114 Special Considerations for ~~Municipal Uses and Emergency~~ Service Uses
- m. Section 2115 Septic System Setbacks
- n. Section 2400 Natural Resources
- o. Section 2401 Application of Natural Resource Protection Standards
- p. Section 2606 Sign Type Specific Regulations
- q. Section 2702 Open Space Designation
- r. Section 2800 Purpose and Applicability (Buffer Yard Requirements)
- s. Section 2803 General Requirements (Buffer Yard Requirements)
- t. Section 2900 Purpose and General Requirements (Off-Street Parking and Loading)
- u. Section 2901 Off-Street Parking Requirements
- v. Section 2902 General Regulations for Off-Street Parking
- w. Section 2904 Design Standards for Off-Street Parking
- x. Section 2905 Parking of Trucks and Junk Vehicles in Residential Districts
- y. Section 3003 Application Requirements for Zoning Permits
- z. Attachment 1 – Appendix A. Environmental Impact Statement Report

**Section 2.** The following subsections shall be deleted from Section 305 Use Regulations: A3.b.5; A8.b.3; A10.b.7; C6.b.5; D1.b.5; D2.b.4; E1.b.3; E2.b.4; E3.b.6; E5.b.2; E7.b.3; E8.b.2; F2.b.2; F3.b.3; F4.b.2; F5.b.6; G2.b.1; G3.b.7; H15e.4; H15f.2; H15.g.7; I11.b.1; I2.b.2; I3.b.1; I4.b.1; J.J1.b.1; J3.b.1; J4.b.2; J5.b.1; J6.b.1; J7.b.3; J8.b.1; J10.b.; J11.b.1; J12.b.5; J13.b.1; J15.b.1; J16.b.3; J17.b.1; J18.b.1; J19.b.13.(g); J20.b.2; J21.b.3; J22.b.1; J23.b.1; J25.a.4; J25.b.4; J26.b.2; J28.b.; J29.b.2; J30.b.; J34.b.1. K.K1.b.1; K2.b.1; K3.b.2; K4.b.1; K5.b.1; K6.b.5; K7.b.1; K8.b.1; K9.b.1; K10.b.2; K15.d.5; K17.b.17; K20.h.; and K21.b.1.

**Section 3.** Sections 701, 801, 1001 and 1101 shall be amended to include Use H6 Residential Solar Energy Systems as a use permitted by Right. The Table of Use Regulations shall be amended to reflect this change.

**Section 4.** Sections 1201, 1401, 1501, 1601, 1701 and 1801 are amended to reflect that Use I3 is now titled "General Office" instead of Professional Office.

**Section 5.** Part 25 Traffic Impact Analysis shall be deleted in its entirety.

**Section 6.** Section 2802 Content of Planting Strips shall be deleted in its entirety.

**Section 7. Severability.**

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

**Section 8. Effective Date.**

This Ordinance shall become effective five (5) days after the date of enactment, listed below.

**ORDAINED AND ENACTED** by the Board of Supervisors of New Britain Township this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest:

**NEW BRITAIN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Dan Fox, Township  
Manager

\_\_\_\_\_  
Cynthia Jones, Chair

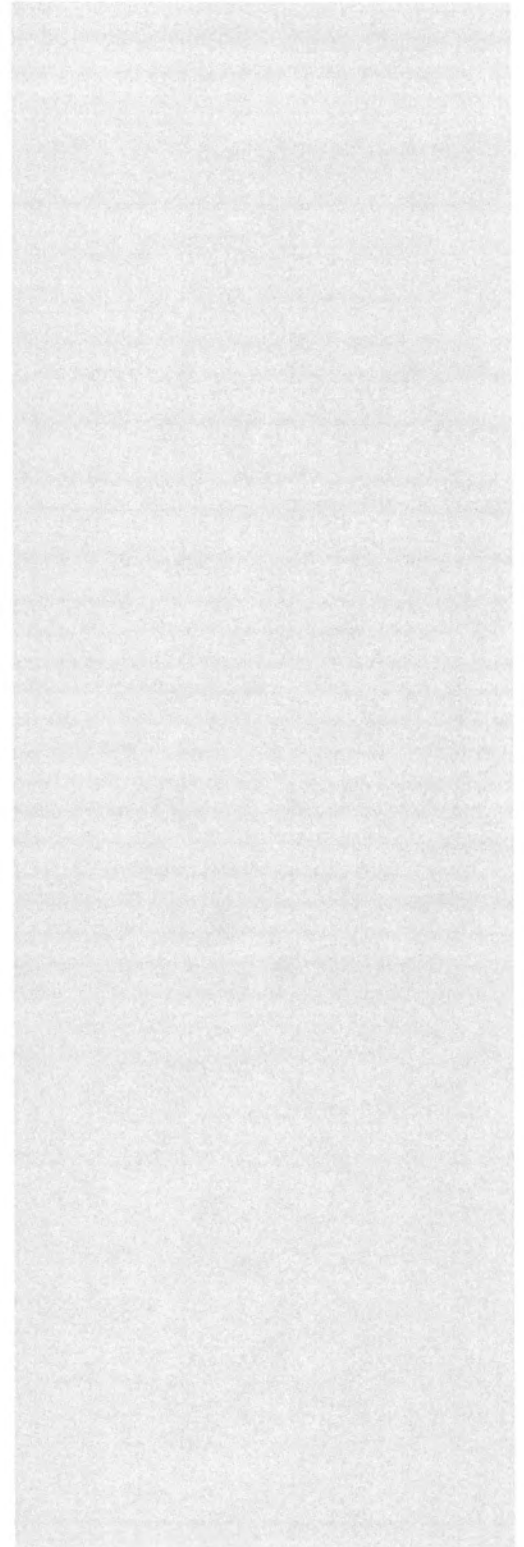
\_\_\_\_\_  
MaryBeth McCabe, Vice Chair

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

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

\_\_\_\_\_  
Bridget Kunakorn, Member

**EXHIBIT "A"**



## **EXHIBIT "A"**

**§27-201.AREA. b. LOT AREA** The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this chapter, excluding any area within an existing or designated future street right-of-way; any area required as open space under this chapter; and the area of any existing easement, Adjoining "A" lots, in same ownership, shall be considered within the total lot area.

**§27-201.EXTENSION** An increase in the amount of existing floor area beyond the exterior wall.

**Commented [JM3]:** Delete per Twp Solicitor. 27-2302 being amended to use the term "Expansion"

**§27-201.LAND DEVELOPMENT – Any of the following activities:**

- a. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
  1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or the tenants; or
  2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Development in accordance with § 503(1.1) of the Pennsylvania Municipalities Planning Code, The addition of an accessory building, including farm buildings subordinate to the existing principal building, are excluded from the definition of land development.
- d. The condominium of land or buildings.

**§27-201.SITE AREA.a. SITE AREA, BASE** The base site area is the area of the site remaining after subtracting land: within the ultimate road rights-of-way of existing roads; within existing utility rights-of-way or easements; preserved through easement or other means; which is not contiguous; ~~which is cut off from the main parcel by a road, railroad, existing land use, and/or major stream;~~ which was set aside, reserved, and/or restricted for open space, natural resource protection, and/or recreation purposes in a previously approved subdivision/land development; used and/or to be used for another type of use (i.e., land which is used, or to be used, for commercial or industrial uses in a residential development); and/or located in a different zoning district than the rest of the development.

**§27-300.a.** Except as provided by law or in this chapter, in each district no building, structure or land shall be used or occupied including work, construction and loading in the ultimate right-of-way except for the purposes permitted in § 27-305 and for the zoning districts so indicated in Parts 4 through 20. On any property, parcel or tract of land, only one principal use and principal structure shall be permitted unless otherwise stated in this chapter.

**§27-300.d.** The proceeding provisions shall apply; except, however, there shall be an exemption



from the requirements of this chapter for municipal uses which are defined as those services rendered by New Britain Township, including the appurtenances owned, or to be owned by the Township and used in connection with the supplying of public services. Any existing or proposed use, structure, or extension thereof, by the Township for the purpose of providing municipal uses or services shall be exempt from the area, dimensional, parking and use regulations as otherwise would be required by this chapter.

**§27-305.A.A7.** Garden Center. A. Definition. The retail sale of floral items, flowers, plants, shrubs and trees in the field and/or indoors.

**§27-305.B.B8.** ~~Mobile Manufactured~~ Home Park I

**§27-305.B.B9.** ~~Mobile Manufactured~~ Home Park II

**§27-305.F6.b.1.**

F6 b. Use Regulations.

1. Only one or more of the following principal sub-uses may be included in a business campus:

- I1 Medical Office
- I2 Veterinary Office
- I3 General Office
- I4 Medical and Pharmaceutical Sales Office
- J4 Financial Establishment
- J28 Office Supplies and Equipment Sales and Services
- J29 Package Delivery Services
- K2 Research
- ~~K3 Wholesale Business, Wholesale Storage, and Warehousing~~
- K4 Printing
- K7 Crafts

**§27-305.H.H2** Residential ~~Shed~~Structure.

- a. Definition. Buildings such as storage sheds, garden sheds, pavilions, gazebos, and private greenhouses, and similar structures. A residential ~~shed-structure~~ shall be an uninhabitable, freestanding structure ~~not having more than with a maximum building coverage of 200-250~~ 400 square feet ~~of building coverage~~; not greater than 12 feet in height; without footings; and which is used for the storage of household items incidental to the day-to-day use care and maintenance of a residential property. ~~These Household~~ items shall include, but not be limited to, lawn mowers, garden tools and supplies, and barbecue grills.

[Amended by Ord. No. 2018-10-04, 10/1/2018]

- b. Regulations. The following regulations are exceptions to the regulations generally covering residential accessory ~~buildings~~structures:

1. No residential sheds shall be located in front yards except on lots 10 acres or greater in size.

**Commented [JM4]:** Building Permit required for 250-SF shed  
Footers required for 400 SF or greater  
>400 SF needs to be in the building envelope-see added section below.

**Commented [JM5]:** EAC Comment- some structures are not for care and maintenance, just use

Such sheds shall be permitted for Use B1 in front yards but shall not be located within the required minimum front yard setback. If any property has more than one front yard, the shed may be permitted within the yard that is along the side of the existing principal structure.

2. No more than two residential sheds shall be situated on any property, one acre or less in size. On properties larger than one acre in size, one additional shed may be situated on the property for each additional acre in size above one acre.
3. No residential shed shall be located in any easement or right-of-way.
4. A residential shed structure may occupy a required side or rear yard on properties of less than 25,000 square feet, provided that the shed is a minimum of five feet from any side or rear property line.
5. Any residential accessory structure greater than 400 square feet shall comply with the required building setbacks for the respective zoning district.
6. Additional regulations for Accessory Uses/Structures may be found under the regulations for each Zoning District.

**Commented [JM6]:** Contradicts individual residential zoning districts. Added #6 below.

**Commented [JM7]:** Added per Staff meeting based on changes above

#### **§27-305.H.H3. Residential Fences, Walls.**

a. Definition. Structures such as fences, and free-standing walls. Zoning permits are not required for replacement of an existing fence in the same location, likeness, and height provided it was legally conforming at the time it was installed.

b. Regulations.

1. Fences:

(a) Any fence located in the front yard shall not be 100% opaque have a minimum ratio of 4:1 of opaque to non-opaque areas and shall not exceed four (4) feet in height. Wire mesh may be attached to the inside of split rail fences if desired.

(b) Fences may be located on the side or rear lot line, except along a public street, and may be non-opaque. Solid wooden or split rail fences are permitted.

(c) A fence located anywhere except the front yard may have a height of up to six (6) feet.

(d) A fence of up to eight (8) feet high may be allowed in a rear yard for the sole purpose of enclosing a court for tennis or similar sports. Such fence shall be set back a minimum of 10 feet from the side and rear lot lines.

(e) A fence shall not be required to comply with accessory structure setbacks.

(f) Fence enclosures for swimming pools are required to meet the requirements of the Pennsylvania Uniform Construction Code, as amended.

**Commented [JM8]:** EAC comment to consider gap between two fences. Staff recommended not removing.

2. Walls.

(a) Engineering retaining walls necessary to hold back slopes are exempted from the regulations for this section and are permitted by right as needed as approved by the Township Engineer.



- (b) Walls may be one foot in height for every two feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) feet in the front yard.

3. General regulations for walls and fences.

- (a) Fences and walls shall not be required to comply with accessory structure setbacks.  
(b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement restricting the placement of structures.  
(c) The onus shall be on the property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.  
(d) In the instance that the property contains a recorded access easement for adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes in accordance with any recorded easement agreement.  
(e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

Commented [JM9]: N/A

**§27-305.H.H11** Recreational and Other Vehicle Storage.

- a. Definition. A vehicle or piece of equipment, whether self-powered or designed to be pulled or carried, intended primarily for leisure time or recreational use. Recreational vehicles or units include, but are not limited to, the following: travel trailers, truck-mounted campers, coaches, motorized homes, folding tent campers, automobiles, busses, or trucks adapted for vacation use, snowmobiles, minibikes, all-terrain vehicles, go-carts, boats, boat trailers and utility trailers.
- b. Regulations.
1. Recreational vehicles or units shall not be stored in the front yard setback. Any more than two recreational or other vehicle storage items shall be considered Use L2 Outside Storage.
  2. Recreational vehicles or other vehicle storage may be permitted as an accessory use of non-residential lots, single-family detached dwellings and two-family attached dwellings.

**§27-305.J.J1** Retail Store Definition. A shop or store selling commodities and goods to the ultimate consumer. Not included under this use are vehicular sales, over-the-counter sale of alcoholic beverages in a tavern or bar, or a store with greater than 15 square feet of floor area devoted to the display of pornographic materials. A pharmacy is considered incidental to retail use if located within the same building.

**§ 27-305.K.K5** Contracting.

- b. Regulations
2. All materials and vehicles shall be stored within a building or an enclosed area which is properly screened. Any outside storage, including storage of two or more commercial, recreational or other vehicle storage, shall be considered an L2 Outside

Storage or Display use and shall comply with all the requirements for this use, in addition to the above regulations.

**§ 27-305.K18** Flexible building space that can be used for either at least two of the following uses: office, light manufacturing, assembly and/or warehousing.

**§ 27-305.L.L2.** Outside Storage or Display.

a. Definition. Outside storage or display, other than storage as a primary use of the land, necessary but incidental to the normal operation of a primary use. The keeping, ~~in an unenclosed area,~~ of any goods, junk, material, merchandise, or vehicles in the same place including within a temporary structure for more than 24 hours.

b. Regulations.

1. No part of the street right-of-way, no sidewalks or other areas intended or designed for pedestrian use, no required parking areas and no part of the required front yard shall be occupied by outside storage or display.
2. Outside storage and display areas shall occupy an area of less than 0.550% of the ~~existing~~ building coverage.
3. Outside storage areas shall be shielded from view with a dense evergreen buffer and/or fencing so that the areas cannot be seen from all public streets. Fencing shall meet the provisions of this Ordinance.
4. Uses requiring more substantial amounts of land area for storage or display may be exempt from the provisions of Subsection b.1 and b.2 above when granted as a special exception by the Zoning Hearing Board and provided:
  - (a) No more than 25% of the lot area shall be used in outdoor storage or display.
  - (b) A Special Exception is required for the following uses; nurseries (Use A6), lumber yards (Use K8), automobile sales (Use J2O), truck terminals (Use K6) and agricultural retail (Use A3).
  - (c) Among the uses that shall not be appropriate for inclusion under this provision are retail stores (Use J1), repair shops (Use J17), service station or car-washing facility (Use J19), automobile repair (Use J21), sale of automobile accessories (Use J22), wholesale business and storage (Use K3), contractor office and shops (Use K5) and crafts (Use K7).

**§ 27-305.L.L3.** Temporary Structure, Temporary Storage Container, Pod, or similar:

...

c.5.(b) – Such containers shall only be located within the front yard of any property for a residential use and set back from the edge of the cartway and the sidewalk a minimum of five feet, provided that there is no encroachment into the clear sight triangle for any intersecting streets or driveways. For non-residential use, any such container shall be visible from a public street or public accessway and shall not be placed within required parking spaces for more than one month from the date installed.

**§ 27-305.L.L4.** Temporary Community Event. A. Definition. A temporary activity including, but not limited to, flea markets, public exhibitions, auctions, carnivals, circuses, picnics, air shows,



suppers for fundraising, mobile vending, and similar organizational events and meetings. Ice cream trucks are excluded from these regulations.

...

b. Regulations.

1. Such temporary uses shall be limited in time to no longer than seven days per occurrence. Such occurrences shall be limited to not more than four occurrences in a calendar year for each organization. There shall be at least a thirty-day period between such occurrences.
2. Signs advertising a temporary community event shall be posted no more than 14 days prior to the first day of the event and shall be removed on the final day of the event. No more than four off-premises signs shall be placed. The location of off-premises signs must be approved by the property owners of the properties upon which they are to be fixed.
3. The applicant shall provide plans to ensure security, crowd control, adequate parking for existing and proposed uses on the premises, emergency access, traffic control, street access, sanitary facilities, erosion control, trash collection, noise control, and cleanup after the event.
4. The owner shall submit a certified letter to the Township indicating that they are aware of the proposed use.
5. Mobile vending shall be permitted within non-residential zoning districts only. No mobile vending shall be permitted within 500 feet of an existing restaurant or retail store selling similar goods. No more than one mobile unit shall be permitted at one location at a time. No outdoor eating areas with tables and/or chairs are permitted.
6. Hours of operations shall be limited to between the hours of 9 am to 6 pm.

**Commented [JM10]:** EAC comment to clarify wording. Previously: "Approval in the form of a certified letter shall be obtained from the owner of the site."

**Add §27-305.L L15. Non-Residential Fences and Walls**

a. Definition. Structures such as fences and free-standing walls. Zoning permits are not required for replacing an existing fence in the same location, likeness and height provided it was legally conforming at the time it was installed. A zoning permit is required to replace a free-standing wall.

b. Regulations.

1. Fences:

- (a) Any fence located in the front yard shall not be 100% opaque and shall not exceed four (4) feet in height. Wire mesh may be attached to the inside of split rail fences if desired.
- (b) A fence located anywhere, except the front yard, may have a height of up to six (6) feet.

2. Walls.

- (a) Retaining walls measured four (4) feet or higher from the lowest grade to the top of the wall, tiered walls, and walls with surcharges from adjacent slopes, foundation loads, or other loads, shall require a Zoning Permit and review and approval of all required plans, details, calculations, and specifications by the Township Engineer.
- (b) Walls may be one (1) foot in height for every two (2) feet they are setback from a property line, up to a maximum height of six (6) feet in the rear or side yard. No wall shall exceed four (4) feet in the front yard.

3. General regulations for walls and fences.

- (a) Fences and walls shall not be required to comply with accessory structure setbacks.

- (b) Fences or walls shall not be permitted within the Township ultimate right-of-way or PennDOT legal right-of-way, within any clear sight triangle, nor within any easement without permission of the beneficiary of the easement.
- (c) The onus shall be on the property owner to identify the property line to ensure that there are no non-compliant fence or wall encroachments onto adjoining property.
- (d) In the instance that the property contains a recorded access easement for adjacent lands that may be under different ownership, the location of a fence or wall shall not hinder access to those adjacent lands for maintenance or other purposes in accordance with any recorded easement agreement.
- (e) Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.

**4. Exemptions:**

- (a) Conventional fences required for farm use, agricultural use and related 27-305 facilities on properties in excess of five acres shall be exempt from the fence regulations of this chapter, except for height regulations.
- (b) Fences required in the Butler Corridor Overlay District shall be in accordance with § 22-722.D.(7), of the Subdivision and Land Development Ordinance.

**§27-502.b.3.** – When a lot or tract of land undergoes subdivision/land development or is being developed with a new ~~or expanded~~ principal building or structure, all the natural resource protection land on this lot or tract, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected with a conservation easement in accordance with §§ 27-505 and 27-2400 of this chapter. The natural resources required to be preserved on each lot shall only be disturbed in accordance with Part 24 of this chapter and § 27-505.

**§27-505.1.** Resource restrictions for environmentally sensitive land shall be considered land to be protected and preserved within the Watershed District for all uses and activities in accordance with the protection ratios noted below. All natural resource protection land, such as watercourses, agricultural soils, woodlands, steep slopes, wetlands, etc., shall be protected and preserved on each site and/or lot in accordance with § 27-2400 of this chapter through the placement of a conservation easement on the site/lot. The natural resources required to be preserved and protected shall not be disturbed, other than ~~the cultivation of~~ agricultural soils.

**Amend § 27-701.a., 801.a., 901.a., 1001.a., 1101.a.,** to include H6 Residential Solar Energy Systems as Use permitted by Right.

**27 Attachment 2** Table of Uses Regulations for H6 Residential Solar Energy System within SR-1 to Y/SE for SR-2, RR, VR, and MHP.

**§27-1201.a., 1301.a., 1401.a., 1501.a., 1601.a., 1701.a., & 1801.a.** - I3 ~~Professional-General~~ Office

**§27-1403.c.8(d)** – Trees shall be planted ~~within at least 5 feet outside~~ rights-of-way parallel to the street along all streets but not alleys.

**§27-1904.g.** Structural Anchoring. Any structure placed in the ~~identified Floodplain-floodplain Overlay-District area~~ shall be anchored firmly to prevent flotation, collapse, or lateral movement. The floodplain administrator shall require the applicant to submit the written opinion of a registered



professional engineer that the proposed structural design meets the requirements of this Part for all buildings and manufactured homes and may require such an opinion for all other structures. All air ducts, large pipes, storage tanks, and other similar objects or components located below the regulatory flood elevation shall be securely anchored or affixed to prevent flotation.

**§27-2103.a. Residential Lane Lots.**

1. A lane lot shall only be improved with one single-family detached dwelling and related residential accessory uses.
2. Each lot must have a separate lane, and each lane lot must contain at least twice the minimum lot area of the zoning district where the property is located, 40 acres.

**§27-2108.d.** These increased restrictions only apply to lots that are one acre in lot area or less, and do not apply to the B6 Multifamily ~~and~~, B7 Apartment, B8 and B9 Mobile Home Park I and II uses, if such buildings are owned by a single person or entity and the individual units are rented out to tenants.

**§27-2109 Fences, Walls, and Terraces**

~~b. Structures such as fences, walls, or signs shall be built, constructed, and/or installed so that the front or "good side" of the structure faces outward from the lot.~~

**§27-2111 – Traffic Visibility Across Corners**

- a. In all districts, no structure, fence, planting or other obstruction shall be maintained between a vertical plane two feet above curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner within that part of the required front or side yard which is within a horizontal clear-sight triangle boundary by the two street lines and a straight line drawn between points on each such line 75-50 feet from the intersection of said lines or extension thereof, unless otherwise approved by the Township Engineer.

~~When one or both streets which form the intersection are classified as collector or arterial highways, the clear-sight triangle bounded by the two street lines and a straight line drawn between points on such line shall be 100 feet from the intersection of said lines or extension thereof.~~

- b. ~~At each point where a private accessway intersects a public street or road, a clear-sight triangle of 50 feet measured from the point of intersection of the street line and the edge of the accessway, shall be maintained, within which vegetation and other visual obstructions shall be limited to a height of not more than two feet above the street grade.~~

**§ 27-2114 Special Considerations for ~~Municipal Uses and~~ Emergency Service Uses.**  
[Added by Ord. 2007-10-01, 10/22/2007]

- a. Notwithstanding the front, side or rear yard requirements for the ~~F1 Municipal Building Use or the F2 Emergency Service Center Use~~, the required setbacks and/or buffer yards for each of these uses this use may be either increased or decreased in an amount not to

exceed 75% upon approval of the Board of Supervisors, provided that any such request for an F2 Use shall be subject to conditional use approval.

- b. The modified setback requirements provided for in this section are permissible provided that the proposed use is either owned or operated by New Britain Township or is located upon land owned and/or leased by New Britain Township to a nonprofit organization.

**§ 27-2115** Septic System Setbacks.

[Ord. 8-14-1995; as added by Ord. 2009-01-01, 1/26/2009]

No portion of an on-lot septic system or any of its components, including the toe of slope of the berm, shall be installed closer than 10 feet to a property line ~~or~~, ultimate right-of-way, ~~or paved area~~, or located within an existing easement, or located in a manner that would block any stormwater drainage or swales, or flow of stormwater from any lot. On-lot septic systems are both individual and community sewage systems, including, but not limited to, conventional in-ground systems, individual residential spray irrigation systems, drip irrigation systems, sand mounds, and any other alternate or experimental systems approved by the Pennsylvania Department of Environmental Protection.

**§ 27-2303** ~~Extension-Expansion~~ of Nonconforming Uses and Structures.

[Ord. 8-14-1995, § 2303]

Commented [JM11]: Revise per Solicitor and Engineer

- a. A structure that does not conform with the dimensional, area, parking, buffer, environmental and all other requirements of the district and this chapter may be ~~extended~~ ~~expanded~~ only if the ~~expansion~~ ~~extension~~ meets all the requirements of this chapter. However, such a structure may be ~~extended~~ ~~expanded~~ by right along the building lines of the existing nonconformity in keeping with all applicable requirements of this chapter. Such ~~extension-expansion~~ shall be permitted only one time, and then by special exception.
- b. A use that does not conform to the use regulations of the district in which it is located may be ~~extended~~ ~~expanded~~ by special exception provided that:
  - 1. The proposed ~~extension-expansion~~ shall take place only upon the lot or contiguous lots held in the same ownership as that existing at the time the use became nonconforming. Permission to ~~extend-expand~~ a nonconforming use as described in this Part shall not be construed to mean that new use or uses may be established. A nonconforming use shall be prohibited from encroaching on another parcel of land subsequently added to the original parcel.
  - 2. The proposed ~~expansion~~ ~~extension~~ shall conform with the setback, yard, area, dimensional, building height, parking, sign, environmental and other requirements of the district in which said ~~extension-expansion~~ is located.
  - 3. Any increase in building or floor area shall not exceed an aggregate of more than ~~50~~25% of the building volume or floor area, whichever is less, existent at the date the use became nonconforming under this or previous ordinances, during the life of the nonconformity, and in any event shall be permitted only by special exception under the provisions of this chapter. Structures or land uses that have reached their

maximum expansion allowance under previous ordinances are not eligible for any increase in building or floor area under this chapter. A structure, which is nonconforming in terms of height, shall not be ~~expanded extended~~ to increase the height.

**§27-2400** All uses and activities, including subdivisions and land developments, established after the effective date of this chapter, shall comply with the following standards. Site alterations, regrading, filling or clearing of any natural resources prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this chapter. In the event that two or more resources overlap, the resource with the greatest protection shall apply to the area of overlap. ~~The developer shall determine what design plans shall identify all environmental or natural features are present on the lot and shall meet the following standards of environmental protection.~~ For any lot proposed for development to which the provisions of Chapter 22, Subdivision and Land Development, do not apply, the environmental standards of this section shall apply. The provisions of this section apply to all zoning districts, including nonresidential districts. For any lot proposed for development subject to Chapter 22, Subdivision and Land Development, such lot shall not be subject to the provisions of this section but rather shall meet the environmental standards set forth in Chapter 22, Subdivision and Land Development.

Commented [JM12]: EAC comment to clarify wording.

**§27-2400.a** Watercourses. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads, ~~sewer or water lines, utility transmission lines,~~ and trails may cross watercourses ~~where design approval is obtained from the Township and, if required, the provided a permit is obtained from the~~ Pennsylvania Department of Environmental Protection, ~~if required.~~



		Resource Protection Land		
	Protection Ratio	Acres of Land in Resources	(acres protection ratio)	x Acres of Land to be Disturbed
Natural Resources				
Watercourses	1.00			
Riparian Buffer	1.00			
Floodplain	1.00			
Floodplain (Alluvial) Soils	1.00			
Wetlands	1.00			
Lakes or Ponds	1.00			
Wetlands Margins	0.80			
Woodlands <u>in the CR, WS, SR-1, SR-2, &amp; RR zoning districts</u>	0.80			
<u>Woodlands in all other zoning districts</u>	<u>0.50</u>			
Steep Slopes 8-15%	0.60			
Steep Slopes 15-25%	0.70			
Steep Slopes 25% or more	0.85			
Total Land With Resource Restrictions		_____ acres		
Total Land With 1.00 Protection Ratio Resource Restrictions		_____ acres		
Total Resource Protection Land Required			_____ acres	
Total Resource Protection Land Provided			_____ acres	
Total Disturbed Resources				_____ acres

**§27-2400.f.** Woodlands. In areas of woodlands, the following standards shall apply:

...

~~(b) The planting of replacement trees shall be done in accordance with a woodlands management plan prepared by a licensed forester.~~

~~(e)(b) The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors, unless the owner/developer offers a fee in lieu of the required replacement, such fee being approved by the Board of Supervisors, in its sole discretion.~~

(e) Any trees that are dead, dying, or diseased, and/or may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township.

Commented [JM13]: Revise per BOS/EAC

**§27-2401.c.** Deed Restrictions. For subdivision and land development plans, restrictions meeting Township specifications must be placed in the deed or an easement for each site or lot that has natural resource protection areas within its boundaries. The restrictions shall provide for the continuance of the resource protection areas in accordance with the provisions of this Part. Natural resource protection areas may be held as common open space in accordance with the requirements of this chapter and Subdivision and Land Development Ordinances [Chapter 22], or in the ownership of individual property owners. For this latter form of ownership, it shall be clearly stated in the individual deed that the maintenance responsibility lies with the individual property owner.

**§27-2606.e.1.&2.** Temporary Signs Commercial and Noncommercial

...

(f) The number of times a temporary sign may be erected upon a property in a calendar year ~~shall be equal to~~ four times per year ~~the number of temporary signs allowed on the property under Subsection e1(b) above.~~

**§27-2702** Open Space Designation

b. In designating use and maintenance, the following classes may be used:

1. Lawn. A grass area with or without trees which may be used by the residents for a variety of purposes and which shall be mowed regularly to insure a neat and orderly appearance.
2. Natural Area. An area of natural vegetation undisturbed during construction, or replanted. Such areas may contain pathways. Meadows shall be maintained as such and not left to become weed-infested. Maintenance may be minimal, but shall prevent the proliferation of weeds and undesirable plants such as honeysuckle and poison ivy ~~hemlock~~. Deep-rooted native plants are encouraged over turf grass where possible. Litter, dead trees and brush shall be removed, and streams shall be kept in free-flowing condition.
3. Active Recreation Area. An area designated for a specific recreational use, including but not limited to tennis, swimming, shuffleboard, play field and tot lot. Such areas shall

Commented [JM14]: Revised to keep per EAC/BOS

Commented [JM15]: EAC: Ivy is native and beneficial to wildlife. Hemlock is dangerous and prolific.

be maintained so as to avoid creating a hazard or nuisance and provisions shall be made to perpetuate the proposed use.

4. Passive Recreation Area. Space for outdoor recreational activities not considered active such as walking, picnicking, bird watching and other similar activities.
5. Agricultural Area. An area to be leased for Crop Farming as defined in Part 3.
6. Stormwater Management. No more than 30% of the open space may be used for stormwater detention or retention basins.
7. A combination of areas noted above.

**§ 27-2703** Ownership of Open Space. [Ord. 8-14-1995, § 2703]

- a. Any of the following methods may be used to preserve, own or maintain open space:
1. Dedication of easements in fee simple ownership to the Township, if accepted by the Township.
  2. Homeowners Association.
  3. Condominium Association.
  4. Transfer of fee simple title or development rights and easements to a private conservation organization or a conservation easement to the Township.
  5. Private ownership.

- b. The following specific requirements are associated with each of the various methods:

6. Private Ownership. Open space may be privately owned only when:
- (a) Approved by the Board of Supervisors;
  - (b) A deed restriction shall be placed on the open space lot to prevent future subdivision for a non-open space use and to prevent the development of the open space for buildings and other structures which do not relate to the open space.

**Commented [JM16]:** Per NBT PC/Engineer recommended all open space be publicly owned or owned by an association, not by an individual property owner.

**Commented [JM17]:** All open space will be dedicated to the Township, management association such as HOA, etc., not by individual property owner.

**§27-2800.e.** Buffer yards shall include a planting strip which creates a dense screen of closely planted trees or shrubs that obscures visibility, glare and noise in accordance with the spacing and composition as specified in the Township's Subdivision and Land Development Ordinance.

**§27-2803** All buffer yards shall be maintained and kept clear of all debris, rubbish, weeds, and tall grass except for meadow or other landscaping that includes native herbaceous material for a naturalized planting scheme.

**§27-2803.c** – No structures, including but not limited to ~~fences~~, sheds, pools, hot tubs, pergolas, gazebos, or play equipment, shall be permitted in the buffer yard. No manufacturing, processing, or storage of materials, goods, or items shall be permitted in the buffer yard. Fences are permitted in accordance with the regulations of this Ordinance. Stormwater management facilities are permitted within the buffer yards provided the plantings proposed meet the buffer requirements of this section.

**Add §27-2900.g & h. –**



g. The 6th edition or most current edition of the Institute of Transportation Engineers Parking Generation Manual or a study from a Traffic Engineer may be used to support a reduction in the proposed parking requirement. In either case, the Township shall have sole authority with respect to establishing the parking requirement which shall consider potential future uses. The sum of the requirements for all uses may be reduced by no more than 25%. All schools shall designate an area for overflow parking for special events of at least 100 parking spaces or one space per 2 students, whichever is less. This may be provided offsite with a recorded easement.

§ 27-2901 Off-Street Parking Requirements.

**B. Residential Uses**

B6 Multifamily	<u>2 spaces per dwelling unit</u>	
a. Efficiency	1 space per dwelling unit	
b. 1 to 3 BR	2 spaces per dwelling unit	
c. 4 BR or more	3 spaces per dwelling unit	

**C. Institutional Use**

C1 Hospital	<u>1.75-6</u> spaces per bed
C2 Nursing Home	1.75 spaces per bed
C3 Personal Care Center	1.75 spaces per bed

**D. Educational Uses**

D1 Nursery School/Day Care	<u>2 spaces per classroom</u> <u>4 spaces per 1,000 sf of total floor area</u>	1 space per <del>full-time</del> employee
----------------------------	-----------------------------------------------------------------------------------	-------------------------------------------

**Commented [JM18]:** Confirmed 4 spaces/1000 sf is per the ITE Manual. Removed "full-time"

D2 College, Primary or Secondary School

- |    |                                       |                                                                                         |                                              |
|----|---------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------|
| a. | Elementary,<br>Middle, Junior<br>High | 2-spaces-per<br>classroom0.2<br><br><u>spaces per<br/>student</u>                       |                                              |
| b. | High School                           | 1-space-for<br>every-10<br>students-of<br>capacity0.32<br><u>spaces per<br/>student</u> | 1-space<br>per full-<br>time<br>employ<br>ee |
| c. | College                               | 1-space-for<br>every-10<br>students-of<br>capacity 0.45<br>spaces per<br>student        | 1-space<br>per full-<br>time<br>employ<br>ee |

#### E. Recreational Uses

- |                                     |                                                                                                |                      |
|-------------------------------------|------------------------------------------------------------------------------------------------|----------------------|
| E1 Public Recreational<br>Facility  | 1-space-per-250<br>square-feet-of<br>total-floor<br>space16 spaces<br><u>per acre</u>          |                      |
| E2 Private Recreational<br>Facility | 1-space-per-250<br>square-feet-of<br>total-floor<br>space16 spaces<br><u>per acre</u>          |                      |
| E6 Golf Course                      | 1-space-per-100<br>square-feet-of<br>total-clubhouse<br>floor-area10<br><u>spaces per hole</u> | 4-spaces-per<br>hole |
| E8 Library or Museum                | 1-4 spaces_per<br>500-1,000<br>square feet of<br>total floor area                              |                      |

F1 Municipal Building      ~~4 space per 50~~  
~~square feet of~~  
~~meeting area~~ 4  
~~spaces per~~  
1,000 square  
feet of total floor  
area

F4 Place of Worship      ~~4 space per 5~~  
~~seats usable for~~  
~~worship or 8~~  
~~linear feet of~~  
~~pews,~~  
~~whichever is~~  
~~greater~~ 17  
~~spaces per~~  
1,000 square  
feet of total floor  
area

**G. Utility and  
Transportation Uses**

G1 Utilities      ~~4 space per~~  
~~employee~~ 3  
~~spaces per~~  
1,000 square  
feet of total floor  
area

G2 Terminal      1 space per ~~100~~  
~~square feet~~  
every business  
vehicle normally  
stored on the  
premises      1 space per  
employee

G3 Airport      ~~4 space per 100~~  
~~square feet~~ 2  
~~spaces per daily~~  
enplanements      1 space per  
employee

**I. Office Uses**

I1 Medical Office ~~4-6~~ spaces per  
~~1,000~~<sup>475</sup>  
square feet of  
total floor area

I2 Veterinary Office ~~4-6~~ spaces per  
~~475-1,000~~  
square feet of  
total floor area

J6 Eating Place 1 space per 50  
square feet of  
public ~~eating~~  
area or 3 seats,  
whichever is  
greater 1 space per  
employee

J7 Drive-In and Other  
Eating Place 1 space per 50  
square feet of  
public area or  
~~23~~ seats,  
whichever is  
greater 1 space per  
employee

J8 Tavern ~~1 space per 100~~  
~~square feet for~~  
~~patron use or 3~~  
~~seats,~~  
~~whichever is~~  
~~greater~~<sup>21</sup>  
spaces per  
1,000 square  
feet total floor  
area

J10 Theater	<u>0.5 spaces per seat</u>	
J19 Service Station or Car Wash	<u>1 space per 1,000 square feet of total floor area</u>	
J22 Automotive Accessories	1 space per 100 square feet of total floor <u>spacearea</u>	
J29 Package Delivery Services	<del>4 space per pick-up station</del> <u>3 spaces per 1,000 square feet of total floor area</u>	
J30 Photocopying Services	<del>4 space per 100 square feet of floor space for customer use</del> <u>3 spaces per 1,000 square feet of total floor area</u>	
J34 Dispensary	<del>4-21 spaces per 1,000</del> square feet of <del>gross</del> <u>total</u> floor area	1 space per employee
<b>K. Industrial Use</b>		
K1 Manufacturing	1 <del>4 spaces</del> <u>space</u> per <del>500</del> <u>1,000</u> square feet of total floor <u>spacearea</u>	1 space for each business vehicle normally stored on the premises



K3 Wholesale Business, Wholesale Storage, Warehousing	1 space per <del>500</del> <u>1,000</u> square feet of total floor <del>area</del> <u>space</u>	1 space for each business vehicle normally stored on the premises
K12 Extractive Operations	1 space for each business vehicle normally stored on the premises	1 space per employee working on the premises
<del>K19 Small Lot Industrial</del>	<del>See K19 use regulations</del>	<del>See K19 use regulations</del>
L5 Oil and Gas Drilling Well	<u>1 space per employee</u>	
L6 Wind Energy Conservation Systems	<u>1 space per employee</u>	
L7 Air Landing Field	<u>5 vehicle spaces and 2 aircraft spaces</u>	<u>1 space per employee</u>

**Commented [JM19]:** BCPC Comment to based on largest number of employees for largest shift. Recommend keeping per ITE Manual.

**§27-2902.c.** – Changes in Use. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwellings ~~units~~, seating capacity or otherwise to create a need, based upon the requirements of this Part for an increase of 10% or more in the number of existing parking spaces, the number of total spaces to be provided shall be based upon the total parking that would be required for the entire existing and proposed use.

**§27-2902.g.** – Common guest parking areas shall be required at the rate of 0.3 space per dwelling unit for B3, B4, B5, ~~and B6, and B7~~ Uses. On-street parking may not be counted towards meeting this requirement, and the remainder, if any, shall be provided in an off-street parking lot that meets all of the applicable regulations and requirements set forth in Chapter 22, Subdivision and Land Development, of this Code. Perpendicular parking requiring backing onto a street shall not be permitted to meet the common guest parking. [Added by Ord. No. 2020-11-04, 11/16/2020]

**§27-2902.h.** – ~~Except for an off-street parking area on a single-family lot or serving a single-family or two-family dwelling, None~~ off-street parking area for a non-residential use shall be designed or built to require vehicles exiting the area to back out onto a street.

§ 27-2904 Design Standards for Off-Street Parking. [Ord. 8-14-1995, § 2904]

a. General Requirements.

~~1. No parking shall be designed to require or encourage parked vehicles to back into a public street in order to leave a parking space, except for a single-family or two-family dwelling backing onto a street other than an arterial or connector street.~~

2.1. Every parking area shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other vehicle, except for any spaces greater than two in number of a single-family detached dwelling.

~~3. No parking area shall be located in a required buffer yard or within an existing street right-of-way.~~

~~4. No parking or other paved area shall be located within 10 feet of a septic system absorption area.~~

~~5. Defined Traffic Ways. All parking areas shall include clearly defined and marked traffic patterns. In any lot with more than 30 off-street parking spaces, raised curbs and landscaped areas shall be used to direct traffic within the lot. Major vehicular routes shall be separated from major pedestrian routes within the lot.~~

6.2. Required off-street parking spaces shall be on the same lot or premises with the principal use served unless shared parking lot agreements are recorded to allow access and parking for all affected properties.

7.3. No parking area shall be used for any other use that interferes with its availability for the parking need it is required to serve. This includes storage or display of materials or vehicles.

b. Paved Area Setbacks (including Off-Street Parking Setbacks).

1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in stormwater management along streets.

2. No parking area, paved area, or outdoor storage or display of vehicles shall be located in a required buffer yard or within 10 feet of the ultimate right-of-way line of any street, or property line.

3.The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks or trails. Storm water control facilities may be located within this setback area if they do not obstruct sight distance. No fence shall be located within the paved area setback, except within the Butler Corridor Overlay District where it's demonstrated that the fence does not interfere with sight lines.

4.The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.

**b. Size of Parking Spaces.** [Amended by Ord. 2016-05-01, 5/16/2016]

1. Each parking space shall meet the following stall width and length:

Type of Space	Width (feet)	Length (feet)
Perpendicular/90°	10	18
Angled (30°/45°/60°)	10	18
Parallel	8	22

2. All spaces shall be marked with double lines so as to indicate their location, except those of a single-family or two-family dwelling.

**c. Aisles.** [Amended by Ord. 2016-05-01, 5/16/2016]

1. For one-way traffic only, each aisle providing access to the type of stall listed shall meet the corresponding minimum aisle width specified below:

Type of Parking Stall	Minimum Aisle Width (feet)
Parallel	12
30°	12



Type of Parking Stall	Minimum Aisle Width (feet)
45°	18
60°	18
90°	20

2. For two-way traffic, each aisle providing access to any type of stall shall be at least 24 feet in width.

3. Raised pedestrian crosswalks and refuge islands shall be provided along the length of each parking aisle and row at intervals of 200 feet or less.

d. Access Drives and Driveways.

1. Each access drive shall have a minimum width of 12 feet and maximum width of 15 feet at the street line for one-way use only and a minimum width of 25 feet and maximum width of 30 feet at the street line for two-way use.

2. Private driveways serving one dwelling unit or agricultural use shall have a maximum grade of no more than 10%. S

3. Any other driveway or access way 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.

4. Adequate provisions shall be made to maintain uninterrupted parallel drainage along a public street at the point of driveway or access drive entry.

5. At least 75 feet shall be provided between any two access drives along one street along one lot.

6. No access drive or driveway shall open onto a public street less than 80 feet from the existing right-of-way line of any intersecting public street.

7. Where access is to a public street, a state or Township (if applicable) highway access permit shall be obtained.

8. Where access drives and driveways are proposed as part of a subdivision or land development, the provisions of the Township's Subdivision and Land Development Ordinance [Chapter 22] shall also be met. If there are any conflicts between the requirements of the Zoning and the Subdivision and Land Development Ordinances, the stricter provision shall apply.

9. Driveway Setbacks from Residence. A minimum five feet unpaved area setback shall be maintained between any driveway or access way and any abutting lot line of a single-

~~family detached house, unless a shared driveway is specifically shown on the approved plan.~~

**e.c. Paving, Grading and Drainage.**

1. Except for areas that are landscaped and so maintained, all portions of required parking, off-street loading facilities and driveways shall be graded, surfaced with asphalt, concrete, porous paving, or permeable pavers, or concrete and drained in ways necessary to prevent dust, erosion or water flow across streets or adjoining properties. Any parking, loading, or driveway shall at a minimum meet the The paving standards of the Township Subdivision and Land Development Ordinance are hereby included by reference. However, driveways serving an individual single-family detached house on a lot of five acres or greater or that only provide access to general or crop farming shall not be required to be paved except for the first 50 feet of the driveway or to the ultimate right-of-way, whichever is less.

Commented [JM20]: Remove "permeable" per EAC

**f.d. ~~Night time~~Nighttime Illumination.**

1. Any paved area of 1,000 square feet or more designed for use, or that would be open to the public during night hours shall be adequately illuminated for security purposes at no cost to the Township, in accordance with the lighting standards for parking areas of the Subdivision and Land development Ordinance.

Commented [JM21]: Clarified what "adequately illuminated" means per EAC

**g. ~~Paved Area Setbacks (including Off-Street Parking Setbacks).~~**

- ~~1. Setbacks are required to ensure that parked or moving vehicles do not obstruct sight distance or interfere with pedestrian traffic. The setbacks are also intended to aid in storm water management along streets.~~
- ~~2. The setback areas required by this section shall be maintained in grass or other appropriate natural ground cover and shall not be covered with paving, except for approved driveway entrances and any concrete sidewalks of six feet wide or less. Storm water control facilities may be located within this setback area. No fence shall be located within the paved area setback.~~
- ~~3. No off street parking space nor outdoor display of vehicles or articles for sale shall be located within 10 feet of the ultimate right-of-way line of any street.~~
- ~~4. The paved setback area, along with any curbing, shall be designed to prevent vehicles from entering or exiting the lot at locations other than approved driveways.~~
- ~~5. All paved areas, except curbs or concrete sidewalks, shall be set back a minimum of 20 feet from the exterior structural walls of any commercial or industrial building. This setback shall not apply to driveways entering into a garage, delivery entrance, vehicle service bay or carport. This setback is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.~~

[Amended by Ord. 2017-01-01, 1/3/2017; and by Ord. 2017-06-07, 6/5/2017]



~~h. Paved Area Landscaping.~~

- ~~1. Any lot that would include more than 30 parking spaces shall be required to provide landscaped areas within the paved area. This required landscaped area shall be equal to a minimum of 5% of the total paved area. A maximum of 15 consecutive and contiguous parking spaces in a row shall be allowed without being separated by a landscaped area.~~
- ~~2. One deciduous tree shall be required for every 4,000 square feet of paved area. This number of trees shall be in addition to any trees required by any other section or by the Subdivision and Land Development Ordinance [Chapter 22].~~
- ~~3. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent "cross-taxing."~~
- ~~4. Existing Trees. For every existing tree on the lot that is preserved and maintained and that would generally meet the requirements of this section, one less shade tree shall be required to be planted.~~

~~i. Parking Lot Screening.~~

- ~~1. No off-street parking area for five or more vehicles shall be developed in such a way that vehicle headlights could shine into a dwelling located within 200 feet or less of the parking area.~~
- ~~2. Wooden fencing, brick walls or evergreen screening shall be required as needed to resolve the concern of this section. Such screening or fencing shall have a minimum height of four feet, except that screening or fencing of up to eight feet shall be required by the Zoning Officer as needed where there is unusual topography or the parked vehicles would be trucks or buses.~~

~~j. e. Handicapped Accessible Parking.~~

- ~~1. All The number and location of accessible parking and passenger loading zones spaces shall comply with the requirements of the Federal Americans with Disabilities Act.~~
- ~~2. If not otherwise specified in the Federal Americans with Disabilities Act, accessible parking facilities ~~for the handicapped~~ shall meet the following minimum standards:~~
  - ~~(a) Any parking lot for public use including at least six-one off-street parking spaces, except for single-family dwellings, shall include of minimum of one handicapped space. A minimum of 3% of all off-street parking spaces required for use shall be handicapped spaces. The total minimum number of accessible parking spaces shall be in accordance with the following chart:~~

Minimum Number of Accessible Parking Spaces ADA Standards for Accessible Design 4.1.2 (5)			
Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
Column A			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**
* one out of every 8 accessible spaces		** 7 out of every 8 accessible parking spaces	

- (b) Handicapped-Accessible parking spaces shall be located where they would result in the shortest possible distance to an accessible building entrance.
- (c) Handicapped-Accessible spaces shall measure a minimum of 13 feet in width by 18 feet in length for each space.
- (d) The slope of handicapped-accessible parking spaces shall not exceed 2% in any direction.

§27-2904.d.3 – Any other driveway or access way shall have an 68% maximum grade, except that the initial 20 feet from the edge of the cartway of a public street shall be a maximum of 4.3% grade.

§ 27-2905 Parking of Trucks, Recreational and Other Vehicle Storage, and Junk Vehicles in Residential Districts.

- a. The intent of this section is to prevent residential areas from being affected by non-residential commercial vehicles; and to maintain a residential character in residential districts, and minimize traffic safety concerns by regulating junk vehicles, commercial trucks, recreational vehicles and other vehicle storage, etc.

Commented [JM22]: Incorporate any comments from Officer Zeilinski



b. The following special definitions shall apply:

1. Commercial Truck or Van. A vehicle considered under its state license to be a "truck" that is primarily used for business purposes including, but not limited to, making service calls, transporting equipment used in a business or in accomplishing physical work as part of a business (such as hauling material).
2. Tractor. A truck with more than two axles that is primarily intended to be used to pull a trailer, as defined below.
3. Trailer. A vehicle with a length of 10 feet or more that is not self-propelled; that is intended to haul materials, vehicles, goods, gases or liquids; and/or that is intended to be pulled by a tractor (as defined above).  
[Amended by Ord. No. 2020-11-04, 11/16/2020]

c. No part of this section shall apply to the following exceptions:

1. Township-owned vehicles.
2. Ambulance, fire and rescue vehicles.
3. Buses used primarily for transporting public or private school children to and from school.
4. Vehicles operated by the U.S. Postal Service.
5. Vehicles engaged in the construction or repair of streets, curbs, sidewalks or utilities.
6. Vehicles engaged in making routine household deliveries or rendering routine household services to a property abutting or that is part of the location where the vehicle is parked.

~~d. No part of this section shall apply to recreational vehicles. [Amended by Ord. 2017-06-07, 6/5/2017]~~

d. No Class 4 or greater commercial truck or van with a gross weight exceeding 14,001 pounds or greater than two axles, ~~or any no~~ tractor, ~~or any~~ trailer (as defined by this section) ~~or recreational or other vehicle storage~~ shall be maintained (except emergency repairs), parked, stored, or otherwise kept ~~within or upon a lot, driveway on a public or private street or other location that is within a residential zoning district~~ between the hours of 8:30 p.m. and 9:00 a.m. any day of the week. Such equipment shall not pose a traffic safety concern at any time as determined by the New Britain Township Police Department.

e. All such vehicles or trailers may be parked or stored on private property provided it is located as follows:

1. Within a carport;
2. Within a completely enclosed structure;
3. Within the side or rear of a lot, but no closer than ten feet to a property line;
4. Within the front yard provided it complies with the following:
  - (a) No such vehicles or trailers shall be within the front yard setback line or used for living, sleeping or housekeeping purposes when parked or stored on a residential

**Commented [JM23]:** Note Zoning Definition of Recreational and Other Vehicle Storage- Definition. A vehicle or piece of equipment, whether self-powered or designed to be pulled or carried, intended primarily for leisure time or recreational use. Recreational vehicles or units include, but are not limited to, the following: travel trailers, truck-mounted campers, motor homes, folding tent campers, autos, busses or trucks adapted for vacation use, snowmobiles, minibikes, all-terrain vehicles, go-carts, boats, boat trailers and utility trailers.

**Commented [JM24]:** Revised per Twp Staff

lot or in any location not approved for that lot.

(b) The vehicles or trailers shall be located on a paved or modified/crushed stone and permitted driveway.

(c) The vehicles or trailers shall not cause ingress or egress, sight line, or safety issues as determined by the New Britain Township Police Department or the New Britain Township Zoning Officer.

- f. In addition to the requirements of this section, no vehicle that has been used for the bulk hauling of garbage shall be parked for more than 15 minutes in any 24-hour period on a portion of a lot or street that is within 200 feet of a dwelling.
- g. The provisions of this chapter that allow nonconforming uses to continue and expand do not apply to conditions under this section. Any nonconforming condition or use that exists under this section shall be made conforming within 90 days of this chapter.
- h. If a vehicle that is parked in a nonconforming fashion under this section is moved from the subject property or street for more than 24 consecutive hours, the nonconformity shall be considered to have been abandoned and the property or use shall then only occur in a manner that conforms to this chapter in that respect.
- i. No junk vehicle may be stored on a lot in a residential district unless that lot consists of one acre or more in area. No more than one junk vehicle may be stored on a lot in a residential area. No junk vehicle may be stored in a front or side yard.

§27-3003.a. All applications for zoning permits shall be made in writing by the owner, tenant, vendee under contract of sale, or authorized agent on a form supplied by the municipality and shall be filed with the Zoning Officer. The application shall include ~~four~~ two copies of the following information:

**Attachment 1 - Appendix A. Environmental Impact Statement Report**

...

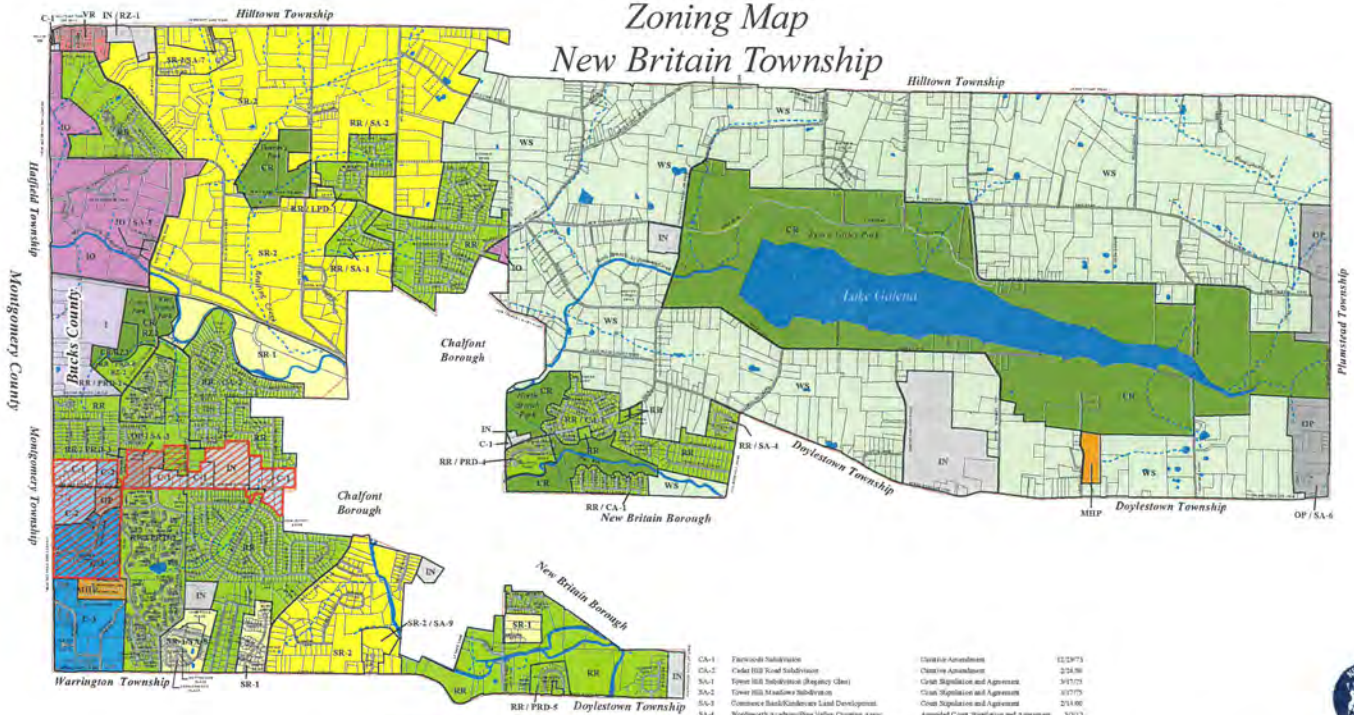
Add e. For projects that involve dedication of land to the Township, properties with current or former environmentally sensitive uses or where site conditions warrant it, upon request by the Board of Supervisors a Phase I Environmental Site Assessment shall be performed at the Applicant's expense. The Board of Supervisors may also request a Phase II Environmental Assessment and any similar additional environmental studies, work plans, remediation plans, environmental data, etc. as required by the Township Engineer pursuant to commonly accepted standards to characterize the site's environmental conditions considering the proposed use. The assessments shall conform with the scope and limitations of the ASTM Standard Practice for Environmental Site Assessment Process (ASTM E-1 525-05) as subsequently amended, and U.S. EPA Title 40 Code of Federal Regulations Part 312, Standard Practices for All Appropriate Inquiries (40 CFR Part 312) as subsequently amended.

**Attachment 3 – Zoning Map – Replace with legible, digital copy.**



# ZONING 27 ATTACHMENT 3

## Zoning Map New Britain Township



### Zoning Ordinance Adoption Date 8-4-1995

REVISION	DATE	NOTES
Rev. 1	February 4, 2003	
Rev. 2	April 26, 2003	
Rev. 3	October 2, 2003	Add Color SA-4
Rev. 4	February 20, 2005	PRD-4, RZ-2
Rev. 5	January 3, 2006	Change Building Street, Add SR-1
Rev. 6	February 3, 2008	RZ-3, SR-1, SR-2
Rev. 7	May 11, 2008	Add Border Avenue Corridor Overlay District
Rev. 8	July 28, 2009	Update Color Coding

### ZONING DISTRICT

- CR - Overlaid on and Rezoned District
- SR-1 - Single Family Residential 1 District
- SR-2 - Single Family Residential 2 District
- SR-3 - Single Family Residential 3 District
- SR-4 - Single Family Residential 4 District
- SR-5 - Single Family Residential 5 District
- SR-6 - Single Family Residential 6 District
- SR-7 - Single Family Residential 7 District
- SR-8 - Single Family Residential 8 District
- SR-9 - Single Family Residential 9 District
- SR-10 - Single Family Residential 10 District
- SR-11 - Single Family Residential 11 District
- SR-12 - Single Family Residential 12 District
- SR-13 - Single Family Residential 13 District
- SR-14 - Single Family Residential 14 District
- SR-15 - Single Family Residential 15 District
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- SR-23 - Single Family Residential 23 District
- SR-24 - Single Family Residential 24 District
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- SR-26 - Single Family Residential 26 District
- SR-27 - Single Family Residential 27 District
- SR-28 - Single Family Residential 28 District
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- SR-31 - Single Family Residential 31 District
- SR-32 - Single Family Residential 32 District
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- SR-99 - Single Family Residential 99 District
- SR-100 - Single Family Residential 100 District

CA-1	Farmland Subdivision	12/29/73
CA-2	Order 100 Road Subdivision	2/24/86
CA-3	Order 100 Road Subdivision (Regulatory Class)	3/17/73
CA-4	Order 100 Road Subdivision	3/17/73
CA-5	Order 100 Road Subdivision	3/17/73
CA-6	Order 100 Road Subdivision	3/17/73
CA-7	Order 100 Road Subdivision	3/17/73
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CA-9	Order 100 Road Subdivision	3/17/73
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CA-99	Order 100 Road Subdivision	3/17/73
CA-100	Order 100 Road Subdivision	3/17/73



### ZONING MAP

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

1000 N. 10TH STREET, SUITE 200, DOYLESTOWN, PA 18901-1000

JOB NO. 21-01022 DATE: 10/19/2020 SCALE: 1" = 200'



18  
TOWNSHIP OF NEW BRITAIN  
BUCKS COUNTY, PENNSYLVANIA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, PROVIDING FOR COMPREHENSIVE AMENDMENTS TO THE NEW BRITAIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AS AMENDED, REPEALING INCONSISTENT ORDINANCES OR PARTS OF ORDINANCES; CONTAINING A SAVINGS CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, has enacted the New Britain Township Subdivision and Land Development Ordinance, which is codified in Chapter 22 of the Code of Ordinances of New Britain Township; and

WHEREAS, the Board of Supervisors has determined that it is in the best interests of New Britain Township to revise the Subdivision and Land Development Ordinance in order to revise definitions of terms used in the Subdivision and Land Development Ordinance; to revise the requirements and procedures for submission of subdivision and land development plans and applications; to revise the requirements for natural resources and features that must be included on the plan; to add requirements for Environmental Site Assessments and Traffic Impact Studies; ~~to provide for standardized fees in lieu for open space and/or recreation areas; and to make editorial and clarifying amendments throughout the~~ Subdivision and Land Development Ordinance;

Commented [JM1]: N/A

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, Chapter 22-Subdivision and Land Development of the Township of New Britain is amended to read as follows:

**Section 1.** The following Sections of Chapter 22 Subdivision and Land Development is amended to read as provided for in Exhibit "A" which is attached hereto and incorporated herein by reference:

- a. Section 202 Definitions of Terms.
  - i. Bioretention
  - ii. Bioswale
  - iii. Bypass Lane/ Escape Lane
  - iv. Green (Stormwater) Infrastructure
  - v. Impervious Surface
  - vi. Infiltration
  - vii. Invasive Plants
  - viii. Land Development
  - ix. Lot Area
  - x. Mobile Home
  - xi. Porous Pavement/ Pavers
  - xii. Rain Garden
  - xiii. Right-of-Way, Ultimate

- xiv. Soils on Floodplain
- xv. Specimen Tree
- xvi. Street Line
- xvii. Tree Protection Zone (TPZ)
- xviii. Water Supply
- xix. Wetlands

- b. Section 401 General Procedures
- c. Section 402 Sketch Plan and ERSAP Submission Review and Procedure
- d. Section 405 Minor Plan Submission and Review Procedure
- e. Section 406 Recording of Plans
- f. Section 502 Preliminary Plan Requirements
- g. Section 504 Minor Plan Requirements
- h. Section 505 Community Impact Assessment Report
- i. Section 703 Blocks and Lots
- j. Section 704 Easements
- k. Section 705 Streets
- l. Section 707 Pedestrian Walkways, Recreational Trails, and Bicycle Lanes
- m. Section 708 Parking Areas
- n. Section 709 Off-Street Loading Facilities
- o. Section 711 Grading, and Erosion and Sedimentation Control
- p. Section 712 Stormwater Management
- q. Section 713 Landscape Planting
- r. Section 714 Lighting
- s. Section 715 Park and Recreation Land
- t. Section 719 Private On-Lot Water Supply
- u. Section 721 Private On-Lot Sewage Disposal System
- v. Section 722 Butler Avenue Corridor Overlay District

**Section 2.** New Section 506 Traffic Impact Study shall be added to the Ordinance as provided in Exhibit "A".

**Section 3.** New Part 6 Natural Resources shall be added to the Ordinance as provided in Exhibit "A".

**Section 4.** Appendix A to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "B".

**Section 5.** Appendix B to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "C".

**Section 6.** Appendix D to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "D".

**Section 7.** Appendix E to the Subdivision and Land Development Ordinance is amended as set forth in Exhibit "E".

**Section 8. Severability.**

The provisions of this Ordinance are severable. If any section, clause, sentence, part or provisions hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair any of the remaining sections, clauses, sentences, parts of provisions of this Ordinance or prior Ordinances. It is hereby declared to be the intent of the New Britain Township Board of Supervisors that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, clause, sentence, part or provision had not been included.

**Section 9. Effective Date.**

This Ordinance shall become effective five (5) days after the date of enactment, listed below.

**ORDAINED AND ENACTED** by the Board of Supervisors of New Britain Township  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Attest:

\_\_\_\_\_  
Dan Fox,  
Township Manager

\_\_\_\_\_  
Cynthia Jones, Chair

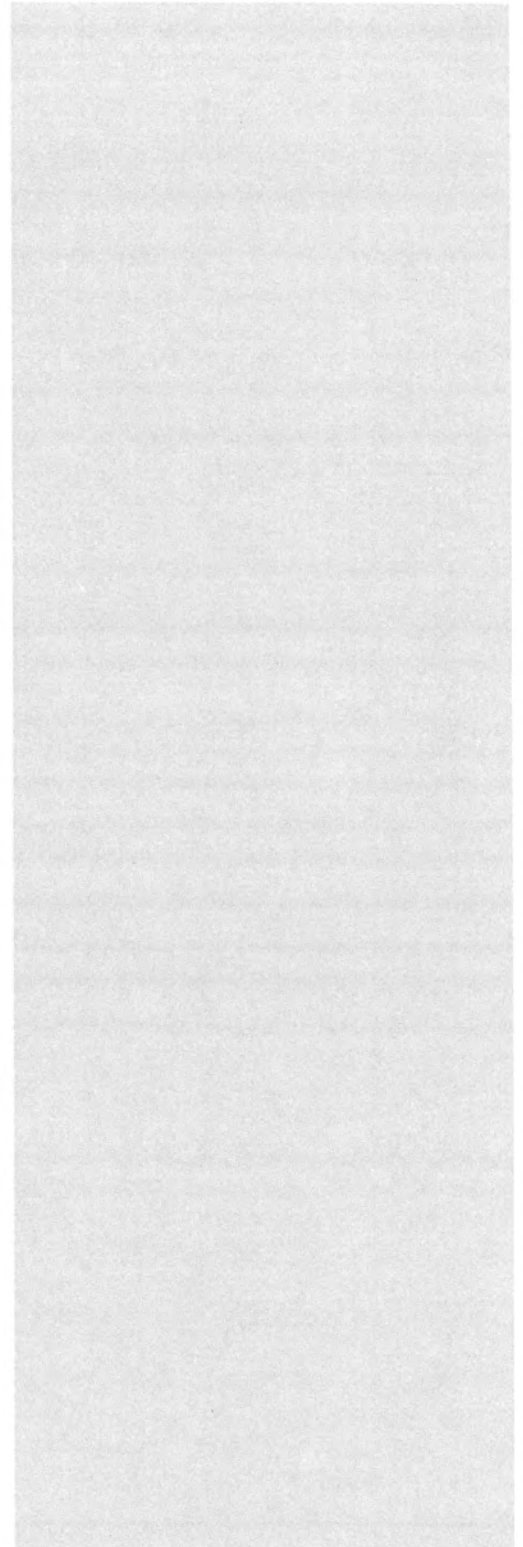
\_\_\_\_\_  
MaryBeth McCabe, Vice Chair

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

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

\_\_\_\_\_  
Bridget Kunakorn, Member

EXHIBIT "A"



**Subdivision and Land Development Ordinance Amendment**

October 28, 2024

Add or amend the following Definitions of **§22-202** as follows:

**BIORETENTION** – A stormwater retention area that utilizes woody and herbaceous plants and soils to remove pollutants before infiltration occurs.

**BIOSWALE** – a swale that uses bioretention and often includes native plants to absorb runoff and pollutants.

**BYPASS LANE/ESCAPE LANE** Vehicle lane allowing traffic to pass the drive-through lane and/or allowing vehicles, because of emergencies or mistakenly entering the drive-through lane, to exit the drive-through lane.

**GREEN STORMWATER INFRASTRUCTURE** – Systems and practices that use or mimic natural processes to infiltrate, evapotranspire, or reuse stormwater on the site where it is generated.

**IMPERVIOUS SURFACE**

Exterior surfaces which do not absorb water including all buildings, parking areas, driveways, roads, sidewalks, ~~swimming pools~~ and any area in concrete, asphalt, compacted stone and similar materials. Also includes other areas determined to be impervious by the Township Engineer.

**INFILTRATION**

Movement of surface water into the soil, where it is absorbed by plant roots, ~~evaporated into the atmosphere~~, or percolated downward to recharge groundwater.

**INVASIVE PLANTS** – Those species that are not native to the state, grow aggressively, and spread and displace native vegetation as noted on the DCNR Invasive Plant List that may be updated from time to time.

**LAND DEVELOPMENT** – Any of the following activities:

- a. The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
  1. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- b. A subdivision of land.
- c. Development in accordance with § 503(1.1) of the Pennsylvania Municipalities Planning Code as may be amended.
- d. The condominium of land or buildings.
- e. The addition of an accessory building, including farm buildings subordinate to the existing principal building, are excluded from the definition of land development.



#### **LAND DEVELOPMENT, MINOR**

~~The expansion of an existing building or parking area.~~

#### **LOT AREA**

The area contained within the property lines of the individual parcels of land shown on a subdivision plan as required by this chapter, excluding any area within an existing or designated future street right-of-way and any area required as open space under the Township Zoning Ordinance [Chapter 27] and the area of any existing ~~or proposed~~ easement.

#### **MOBILE HOME**

A transportable single-family dwelling intended for permanent occupancy contained in one unit or in two or more units designed to be joined into one integral unit, capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, constructed so that it may be used without a permanent foundation and built under U.S. HUD standards and not ~~BOCA Uniform Commercial Code~~ standards. A mobile home need not meet local building codes but shall meet the standards of the U.S. Department of Housing and Urban Development, as indicated in the Structural Engineering Bulletin(s) which shall be provided to the township by the applicant.

**POROUS PAVEMENT/PAVERS** – Stormwater controls that allow stormwater to infiltrate through the surface of the pavement/pavers to the ground below.

#### **RAIN GARDEN**

A stormwater facility planted with specially selected native vegetation to treat and capture runoff and by pooling water on the surface and settling out suspended solids and allowing for infiltration and pollutant removal in the plant/soil/microbe media.

~~SOILS, FLOODPLAIN (ALLUVIAL) Areas subject to periodic flooding and listed in the Soil Survey of Bucks and Philadelphia Counties.~~ **SOILS ON FLOODPLAIN** Areas subject to periodic flooding or listed in the Official Soil Survey provided by the United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/>), as soils having a flood frequency other than none. Such soils shall include, but may not be limited to, the following soil types: Bowmansville-Knauers silt loam (Bo), Buckingham silt loam (BwB), and Rowland silt loam (Ro). A landowner may submit detailed soil profiles and a report to the Township for the purpose of determining an alluvial soil classification, which the Township may or may not accept as the correct boundary of soils on floodplain.

**SPECIMEN TREE** Any tree with a caliper that is 75% or more of the record tree of the same species of the commonwealth. A unique, rare, or otherwise specifically selected tree considered worthy of conservation by New Britain Township because of its species, size, age, shape, form, historical importance, or any other significant characteristic, including listing as a species of special concern by the Commonwealth of Pennsylvania.



#### **STREET LINE**

The dividing line between a lot and a street. Also called Ultimate Right-of-Way Line, Legal or Required Right-of-Way line. Where no right-of-way line exists or is proposed, the street line shall be the edge of sidewalk farthest from the street.

#### **RIGHT-OF-WAY, ULTIMATE**

The street right-of-way projected as necessary for adequate handling of anticipated maximum traffic volumes, according to the Township Street Classification Map. The ultimate right-of-way is the legal right-of-way where it has been offered for dedication and accepted by the Township or other authority. It shall be measured from the centerline of the street or as determined by the Township Engineer.

#### **TREE PROTECTION ZONE (TPZ)**

An area that is radial to the trunk of a tree in which no construction activity shall occur. The tree protection zone shall be 15 feet from the trunk of the tree to be retained, or the distance from the trunk to the dripline, whichever is greater. Where there is a group of trees or woodlands, the tree protection zone shall be the aggregate of the protection zones for the individual trees.

#### **WATER SUPPLY**

##### **A. PRIVATE WATER SUPPLY SYSTEM**

A system for supplying and distributing water to a single ~~lot or dwelling unit or building from a source located on the same lot.~~

##### **B. PUBLIC WATER SUPPLY SYSTEM**

Any water supply and distribution system that is owned and managed by the Township, the Bucks County Water and Sewer Authority, North Wales Water Authority, North Penn Water Authority, Aqua of Philadelphia or Philadelphia Suburban Water Company or other approved water purveyor, which services more than a single community or subdivision and may be interconnected with other water supply systems.

##### **C. COMMUNITY WATER SYSTEM**

A privately-owned system for supplying and distributing water from a common source(s) to two or more dwellings and/or other buildings in a single neighborhood and/or land development.

#### **WETLANDS**

Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. The term includes but is not limited to wetland areas listed in the ~~Pennsylvania State Water Plan, the United States Forest U.S. Fish & Wildlife Service Wetlands Inventory of Pennsylvania, the Pennsylvania Coastal Zone Management Plan and/or a wetland area designated by a river basin commission.~~ Wetlands shall be determined by current standards established by the United States Army Corps of Engineers and the Pennsylvania Department of Environmental Protection Agency.

~~§22-401.6. Subdivision applications creating a single new building lot are not considered minor subdivisions and such applications are required to submit a completed plan submission as required by §§ 22-403 and 22-404 of this chapter. Subdivision proposals creating a single new building lot must establish a plan for all required improvements under this chapter in those cases where there is additional vacant land for future subdivision of additional lots.~~

~~§22-401.7. All plan submissions shall include two compact discs (CDs) a flashdrive or electronic submission that includes PDF copies of all the plan sheets, supporting documentation and any other application material included in this submission.~~

~~§22-401.8. Notification Requirements. The applicant for a subdivision or land development shall, with the submission of a sketch plan if submitted, and preliminary plan, notify all surrounding property owners (minor subdivision-adjacent property owners and major subdivisions and land developments within 500 1,000 feet of the proposed development perimeter). The notice shall state that a subdivision or land development plan has been filed for the property (indicate tax map parcel number) and shall state that the Township office will schedule the meetings at which the plans will be reviewed. The developer shall include in the notice the date the plan is scheduled for the initial Township Planning Commission meeting. The notice shall include a copy of the proposed development plan showing the proposed lots and streets and perimeter roads. The plan shall be either 8 1/2 inches by 11 inches or 11 inches by 17 inches. The notification shall be sent within five days of the time the plans are submitted to the Township. The applicant shall submit an affidavit to the Township setting forth the list of the names and addresses to which notices have been sent and include the content of the notice. The affidavit shall be supplied by the applicant to the Township at least five days prior to the first meeting of the Planning Commission at which the plans are to be discussed. The applicant shall post the property at the time of preliminary plan submission. The sign must be readable, maximum size of two feet by three feet and state that the property is the subject of a subdivision or land development with New Britain Township, (215) 822-1391, for any questions.~~

**§22-402.4. Sketch Plan Processing Procedures:**

- A. The applicant shall make a request to the Township Zoning Office to be scheduled on a Planning Commission or Board of Supervisors' meeting agenda for an informal discussion of the sketch plan.
- B. The applicant shall appear at the scheduled meeting to explain the plan and to discuss issues identified by the Planning Commission or Board of Supervisors. The applicant should be prepared to discuss significant issues including, but not limited to, land use proposed (residential, commercial, industrial, etc.), density or intensity of proposal; access to the subject site, including intersection locations and road realignments; site plan design, including subdividing, roads, buildings, common areas, curbs, sidewalks and pedestrian walkways and open space.
- C. The Township Planning Commission or Board of Supervisors may make suggestions and recommendations to the applicant during the meeting at which the plan is discussed. Suggestions and/or recommendations shall be summarized in the minutes of the Township Planning Commission or Board of Supervisors for reference by the applicant.



...

**§22-402.5.B.(4)** Once the aerial photograph and sketch plan have been received, the zoning office ~~shall~~ may coordinate a site visit with the applicant, Township staff and elected officials. The purpose of the visit is to familiarize officials with the property's existing conditions and special features, to identify potential site design issues, and to provide an informal opportunity to discuss site design concepts, including the general layout of a designated required open space (if applicable), potential locations for proposed buildings and street alignments, stormwater management concepts, and protection of resources (natural and historic). Comments made by the Township representatives, or their staff and consultants shall ~~be as only~~ be advisory and are not binding on either the Township or the applicant. It shall be understood by all parties that no formal recommendations can be offered, and no official decisions can be made, at the site visit or during the sketch plan process.

**§22-405.1** Minor plans may be submitted and processed for only lot line adjustments and minor ~~land developments~~ subdivisions, as defined in this chapter.

**§22-406.1.H.** If the final plan is approved with public-streetlights to be formally accepted for dedication by the Township, the applicant shall submit a streetlight petition to the Township in accordance with the requirements of the MPC.

**§22-406.2** Submission Record Plans.

A. ~~Six~~ Three paper copies of the final plan to be recorded shall be submitted directly to the Township Engineer for review and execution, prior to approval by the Board with the following information:

- (1) Five signature lines shall be provided for the Board of Supervisors.
- (2) The final plan shall bear the signature of the landowner(s) of record ;
- (3) Notary public with sufficient white space to avoid any text conflicts with the required notary stamp.
- (4) The signature and seal of the registered professional engineer and/or surveyor responsible for the plans ; ~~and~~
- (5) ~~signature of an official of the~~ Bucks County Planning Commission file number, and-
- (6) The signature of the certified wetlands scientist certifying any delineated wetlands.

**§22-406.2.B.** At the time of record plan submission, the applicant shall also submit to the Township Engineer:

- (1) ~~Five~~ Three (3) complete paper sets (rolled) of the final plans for construction; and
- (2) One electronic copy of all drawings ~~on CD-ROM media in PC language~~ in either DWG or DEF Vector format. The information on the electronic plan shall be the same in exact detail as the final plans to be recorded. ~~In the event that electronic submission is not possible, the applicant may request preparation of an electronic plan by the Township Engineer. All expenses associated with preparation of the electronic plan by the Township Engineer shall be considered review expenses incurred by the Township on behalf of the applicant. Any~~

proposed Conservation Easement linework within the electronic copy of the Final Plan(s) in DWG or DEF Vector format shall be provided to the Township with georeferencing in order for the Township to plot the easement on a Township mapping system.

**§22-502.1.B.(7)** The overall tract boundary from a field survey with bearings and distances ~~and~~, total tract acreage, the survey benchmark, north arrow orientation, datum, and any relevant survey control elements.

**§22-502.1.B.(21)** The following recording notes and certifications shall be provided for recording of the final plans: Professional land surveyor's certification, professional engineer's certification, professional wetlands/soils scientist's certification, Bucks County Recorder of Deeds Certification, ownership acknowledgment; notary public statement; Bucks County Planning Commission Certification; Township Engineer's Certification; ~~Planning Commission Chairman Approval with one signature line~~ and Board Approval with five signature lines.

**Add §22-502.1.B.(23)** The total amount of impervious area accounted for in the stormwater design within each sub drainage and bypass area shall be noted on the Record Plan.

**§22-502.1.D.(8)** Other natural features including:

- (a) Location, size and species, of individual trees six inches in diameter or greater, when standing alone or in small stands. The plan shall also identify any dead, dying, invasive, or diseased tree(s) within existing or proposed conservation easements or trees that may pose a threat to safety as determined by the Township or Township Engineer.
- (b) Outer limits of woodlands to remain. ~~Approximate~~ Limits of site disturbance, including a clear delineation of existing vegetation, including trees, hedge rows, wooded areas, and scrub growth, ~~meadow and actively farmed land.~~ Indicate items to be removed and items to be preserved, including method of preservation. ~~Healthy~~ Trees need not be individually identified in areas proposed to be permanently preserved, set aside as open space or in areas proposed not to be disturbed.
- (c) Locations and limits of geologic features that may affect the locations of proposed streets or buildings, including rock outcroppings, quarries and sink holes.
- (d) Natural resources that are protected by the provisions of the Township Zoning Ordinance [Chapter 27], such as watercourses, floodplains, wetlands, natural steep slopes, riparian areas, ~~forests~~woodlands, agricultural soils and other features.



~~§22-502.1.D.(10)(a)~~ 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. 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.~~

§22-502.1.D.(12) All information shown on the plans shall be from an onsite field survey conducted within five two years of the date of the application.

Add §22-502.1.D.(13) Locations and type of existing underground and overhead utilities.

**§ 22-502.1.H. Lighting Plan.**

- ~~(1) Location of all proposed streetlights, lighting fixtures and standards, including wall mounted lights.~~
- ~~(2) Location of buildings, building setback lines, proposed streets, rights-of-way, parking areas, sidewalks and walkways.~~
- ~~(3) Location of all proposed landscape plantings.~~
- ~~(4) All individual trees, vegetated areas and woodlands designated to remain and other related landscape features such as berms, water features, etc.~~
- ~~(5) Isofootcandle data and plots for each proposed lighting fixture.~~
- ~~(6) Lighting manufacturer's details for all proposed fixtures, including lamps, photo control devices, shields, poles and foundation supports.~~
- ~~(7) Lighting intensities in footcandles plotted for the entire site.~~

(1) Existing and proposed site features including:

- a. Existing and proposed streetlights, lighting fixtures and standards, including architectural wall mounted lights.
- b. Existing and proposed buildings, retaining walls, parking areas, driveways and walkways
- c. Required setback and right-of-way lines
- d. Existing and proposed above and below ground utilities
- e. Location of all existing and proposed vegetation
- f. Site Grading

(2) Lighting information and calculations including:

- a. A ten-foot by ten-foot (10' x 10') point by point illuminance grid extending 10 feet beyond the property lines.
- b. Luminaire Schedule including:
  - i. Luminaire catalog number
  - ii. Luminaire IES file
  - iii. Quantity of luminaires
  - iv. Mounting height of luminaires
  - v. Light loss factor used in lighting calculations
- c. Site Lighting Statistics for illuminated areas including:
  - i. Building entrances



- ii. Pedestrian ways
- iii. Parking Areas
- iv. Fueling and/or charging canopies
- v. Other areas as deemed necessary by the Township Engineer
- d. Site lighting statistics for each area shall include:
  - i. Maximum illumination level
  - ii. Minimum illumination level
  - iii. Average illumination level
  - iv. Maximum to minimum ratio
  - v. Additional information as required to determine compliance with IES guidelines
- e. Limits of each statistical area.
- f. Lighting manufacturer's details for all proposed fixtures, including lamps, photo control devices, shields, poles and foundation supports.
- g. Seal and signature of the design professional responsible for the preparation of the plan
- h. Chart to demonstrate compliance with IES recommended practices

**§22-502.1.J.(3)** Street, widening, right-of-way, access drive and driveway paving cross-section details.

**§22-504.2**, Minor Plan, Lot Line Adjustment or Subdivision. The following plan information shall be shown:

...

E.Subdivision proposals creating one single new building lot must develop a plan for all required improvements under this chapter in those cases where there is additional vacant land for future subdivision of additional lots unless otherwise approved by the Board of Supervisors.

F.For a lot line change where no new lots are created and where no physical improvements are proposed, public improvements such as road widening, curb, sidewalk, street trees, etc. are not required.

G.Any additional information as reasonably required by the Township Engineer.

~~**§22-504.3**, Minor Plan, Land Development. The plan requirements shall be the same as those required for preliminary and final plans, except for the following:~~

- ~~A. An aerial photograph plan shall not be required.~~
- ~~B. Horizontal plan and profile shall not be required.~~
- ~~C. Existing features and natural resource plan shall be submitted for the property only.~~
- ~~D. The applicant may submit one minor plan that combines all other plan requirements.~~

**§22-505.4.D.(3)** Surface water resources and their drainage characteristics, including creeks, streams, ponds, lakes, springs, wetlands, watersheds, floodplains and man-made structures and impoundments. The existing and proposed surface runoff from the

tract shall be calculated, including the potential development of the remainder of the watershed. The flow, depth, capacity and quality of the receiving waters shall be investigated and need for any onsite streambank stabilization evaluated.

Add §22-505.4.D.(5) Any Phase I and Phase II Environmental Site Assessments completed for the site in question shall be submitted to the Township for review.

Add §22-506 Traffic Impact Study

1. Purpose and Applicability.

A. Purpose. A traffic impact study shall be required as a prerequisite to a zoning permit for the following uses:

- (1) Residential land development or subdivision of 50 or more dwelling units.
- (2) Shopping Center.
- (3) Commercial: A commercial building or buildings consisting of 25,000 square feet or more of total floor area.
- (4) Office: A development consisting of 25,000 square feet or more of total floor area.
- (5) Industrial: A development consisting of 50,000 square feet or more of total floor area or any truck terminal as a principal use.
- (6) Institutional Hospital, Nursing Home or Institutional: A development of 50,000 square feet or more total floor area.
- (7) Any other use expected to generate greater than 100 new trips inbound to the site or out bound from the site in site peak hour traffic, or 1,000 trips per day.
- (8) The Township may request a Traffic Impact or Trip Generation Analysis for any proposed use at the Township's discretion.

B. The traffic study shall be submitted with the preliminary plans. This study will enable the Township to assess the impact of a proposed development on highways and public transportation. Its purpose is to identify any traffic problems and to delineate solutions.

2. Conduct of the Traffic Impact Study. The traffic impact study (TIS) or traffic impact analysis (TIA) shall be prepared by a qualified traffic engineer and/or transportation planner with previous traffic study experience. The procedures and standards for the traffic impact study are set forth in Subsection A of this section and the Highway Occupancy Permit Operations Manual Appendix A PennDOT Transportation Impact Study Guidelines dated September 2022 or as amended. If there is any discrepancy between the Township's and PennDOT Traffic Study Guidelines, the stricter standard shall apply.

A. General Requirements and Standards. A transportation impact study shall contain the following information:

- (1) General Site Description. The site description shall include the size, location, proposed land uses, construction staging and completion date of the proposed development. A brief description of other major existing and proposed land developments for which preliminary plans have been



submitted within the proposed study area shall be included. The Township reserves the right to determine the study area at a preapplication conference.

- (2) Transportation Facilities Description. The description shall contain documentation of the proposed internal and existing external transportation system. This description shall include proposed internal vehicular, bicycle and pedestrian circulation, all proposed ingress and egress locations, all internal roadway widths, and any traffic signals or other intersection control devices at all intersections within the site.
- (3) Existing Traffic Conditions. Existing traffic conditions shall be documented for all major roadways and intersections in the study area and any other intersections or roadways the Township deems will be affected by the proposed development. Existing traffic volumes for average daily traffic, peak highway hour(s) traffic and peak development-generated hour(s) traffic shall be recorded. Traffic counts at major intersections in the study area and others which the Township deems will be affected by the proposed development shall be conducted, encompassing the peak highway hour(s), and documentation shall be included in the report. A volume/capacity analysis based upon existing volumes shall be performed during the peak highway hour(s) and the peak development-generated hour(s) for all roadways and major intersections in the study area where those intersections which the Township deems will be impacted by the proposed development. Based upon the Highway Capacity Manual, or as amended, this analysis will determine the adequacy of the existing roadway system to serve the current traffic demand. Roadways and/or intersections experiencing levels of service D, E or F shall be noted as congested locations. A development generated peak hour analysis may be required per the Township Engineer's request.
- (4) Traffic Impact of Development. Estimation of vehicular trips to result from the proposed development shall be completed for the average daily peak highway hour(s) and peak development-generated hour(s). These development-generated traffic volumes shall be provided for the inbound and outbound traffic movements as estimated, and the I.T.E. Trip Generation Manual, 11th edition or as revised. All turning movements shall be calculated. These generated volumes shall be distributed and assigned to the existing roadways and intersections throughout the study area for which existing conditions were identified in Subsection A.(3) above. Documentation of all assumptions used in the distribution and assignment phase shall be provided. Traffic volumes shall be assigned to individual access points. Pedestrian volumes shall also be calculated, if applicable. If school crossings are to be used, pedestrian volumes shall be assigned to each crossing. Any characteristics of the site that will cause particular trip generation problems shall be noted.
- (5) Analysis of Traffic Impact. The total future traffic demand shall be calculated. This demand shall consist of the combination of the existing traffic expanded to the completion year (using an annual traffic growth rate available from the Delaware Valley Regional Planning Commission), the development-generated traffic, and the traffic generated by other proposed developments in the study area. Traffic generation data shall be developed by the applicant from trip generation rates or from other traffic impact studies if they are available. A volume/capacity analysis shall be conducted using future

demand. A 'without development' and 'with development' future roadway capacity shall be conducted. If staging of the proposed development is anticipated, calculations for each stage of completion shall be made. This analysis shall be performed during the peak highway hour(s) for all roadways and major intersections in the study area which are deemed to be impacted by the proposed development. Volume/capacity calculations shall be completed for all major intersections. All access points and pedestrian crossings shall be examined as to the feasibility of installing traffic signals. This evaluation shall compare the projected traffic and pedestrian volumes to the minimum standards as per PennDOT standards for installation of a traffic signal. Turn lane analysis and queuing analysis shall be provided as requested by the Township Engineer.

- (6) Conclusions and Recommended Improvements. The level of services shall be listed for all intersections including all individual movements and the overall intersection. All roadways, individual intersection movements, and/or intersections showing a level of service below C shall be considered deficient. Specific recommendations for the elimination of these problems shall be listed for critical movements and overall level of service drops and delays which increase by more than 10 seconds. 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. The Township may request all physical roadway improvements to 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.
- (7) Implementation. The Township Board of Supervisors shall review the traffic impact study to analyze the impact of the proposed development. If major problems are identified by the traffic impact study, or if any intersection, critical movement, or segment of road would fall below level C as the result of the proposed development, then the Board of Supervisors may:
- (a) Reject the application for zoning permits.
  - (b) Require specific onsite or offsite improvements as a condition of plan approval.
  - (c) Reduce the intensity of use permitted.
  - (d) A combination of (b) and (c) above.



## Add Part 6 Natural Resources

### § 22-600 Natural Resources.

All uses and activities, including subdivisions and land developments, established after the effective date of this chapter, shall comply with the following standards. Site alterations, regrading, filling or clearing of any natural resources prior to the submission of applications for zoning or building permits or the submission of plans for subdivision or land development shall be a violation of this chapter. Where alterations occur, restoration of the lot to its original condition shall be required. In the event that two or more resources overlap, the resource with the greatest protection shall apply to the area of overlap.

1. Watercourses. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon, except roads and trails may cross watercourses where design approval is obtained from the Township and, if required, the Pennsylvania Department of Environmental Protection.
2. Floodplains. See Part 19 of the Zoning Ordinance, Chapter 27.
3. Floodplain (Alluvial) Soils. See Part 19 of the Zoning Ordinance, Chapter 27.
4. Wetlands. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon. Where the property owner demonstrates to the Township's satisfaction that there is no reasonable alternative, minor road crossings, utility line crossings, streambank rehabilitation, and endwalls may be permitted, so long as state and federal permits have been obtained for such work. Wetland boundaries shall be delineated through an on-site assessment conducted by a professional soil scientist. Such person shall certify that the methods used correctly reflect currently accepted technical concepts, including the presence of wetlands vegetation, floodplain soils and/or hydrologic indicators. The study shall be submitted with sufficient detail to allow a thorough review by the Township prior to approval by the Board of Supervisors. The Township shall have the right to inspect the site as a part of its review of the study, and the Township reserves the right to verify the presence and/or extent of wetlands through the retention of its own professional soil scientist.
5. Lakes and Ponds. The entire extent of such areas shall not be altered, regraded, filled, piped, diverted or built upon.
6. Woodlands. In areas of woodlands, the following standards shall apply:
  - A. No more than 20% of woodlands located upon a lot or site shall be altered, regraded, cleared, or built upon in the CR, WS, SR-1, SR-2, and RR Districts.
  - B. In all other zoning districts, no more than 50% of woodlands located upon a lot or site may be altered, regraded, cleared, or built upon, provided the following requirements are met:
    - (1) Where more than 20% of the woodlands are being disturbed, all disturbed woodlands exceeding this 20% limit shall be replaced on an acre-for-acre



basis through the planting of replacement trees. The actual number of replacement trees shall be calculated by multiplying the acreage of disturbance exceeding 20% by 200 trees per acre. All replacement trees shall have a minimum tree caliper of 3 1/2 inches' DBH.

(2)The planting of replacement trees or woodlands restoration shall be done in accordance with a woodlands management plan prepared by a licensed forester as may be required by the Board of Supervisors based on the nature of the trees removed and nature of proposed trees.

(3)The planting of replacement trees shall occur on site, or on a property within New Britain Township designated and approved by the Board of Supervisors.

(4)Any trees that are dead, dying, or diseased, and may be a safety hazard or may result in damage to any structure, may be removed or dropped in place with approval from the Township.

7.Steep Slopes. In areas of steep slopes, the following standards shall apply:

A.Eight percent to 15% grade. No more than 40% of such areas shall be altered, regraded, cleared or built upon.

B.Fifteen percent to 25% grade. No more than 30% of such areas shall be altered, regraded, cleared or built upon.

C.Twenty-five percent or steeper. No more than 15% of such areas shall be altered, regraded, cleared or built upon.

8.Wetlands Margin. No impervious surface area shall be located within 25 feet of a wetland boundary, and no more than 20% of such areas shall be disturbed. Any Department of Environmental Protection regulations concerning activities in wetlands margins shall also be met.

9.Riparian Buffer. The riparian buffer shall include only the portion of land sloping towards the surface water bodies being protected and shall extend no more than 75 feet from each side of the watercourse, lake or pond, at bankfull flow edge, or shall extend the extent of the 100-year floodplain, whichever is greater. No land disturbance shall be permitted within any riparian buffer except as permitted below. The buffer area will consist of two distinct protection zones.

A.Zone 1. This buffer area will begin at the edge of the lake, pond or watercourse and occupy a margin of land with a minimum width of 25 feet measured horizontally on a line perpendicular to the edge of water at bankfull flow or level. Open space uses that are primarily passive in nature may be permitted in Zone 1, including:

(1)Open space uses such as wildlife sanctuaries, nature preserves, forest preserves, fishing areas, passive areas for public or private parklands and reforestation.

(2) Customary agricultural practices in accordance with a soil conservation plan approved by the Bucks County Conservation District and a nutrient management plan in accordance with state requirements, if applicable.

(3) Regulated activities permitted by the commonwealth and Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails for non-motorized use only, roads, sewer or water lines, and utility transmission lines) provided that any disturbance is offset by riparian corridor improvements as approved by the Township and all regulated activities designed to have the least impact on native plant species and other sensitive environmental features.

(4) Vegetation management in accordance with an approved landscape or open space management plan.

(5) Runoff to be buffered or filtered by Zone 1 will be limited to sheet flow or subsurface flow only. Concentrated flows must be converted to sheet flow or subsurface flows prior to entering Zone 1 for proposed stormwater management facilities.

(6) The riparian buffer easement shall be planted with native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site. Invasive species shall be removed, whenever practicable.

B. Zone 2. This buffer zone will begin at the outer edge of Zone 1 and occupy a minimum width of 50 feet in addition to Zone 1. However, where the width of the 100-year floodplain extends greater than 75 feet from the edge of water at bankfull flow or level, Zone 1 shall remain a minimum of 25 feet and Zone 2 shall extend from the outer edge of Zone 1 to the outer edge of the 100-year floodplain. Uses permitted in this buffer area include open space uses that are primarily passive in nature, including:

(1) Open space uses such as wildlife sanctuaries, nature preserves, forest preserves and passive areas for public or private parklands, recreational trails for non-motorized use only and reforestation.

(2) Customary agricultural practices in accordance with a soil conservation plan approved by the Bucks Conservation District.

(3) Regulated activities permitted by the commonwealth and Township for stream or wetland crossing or other encroachment (i.e., farm vehicle and livestock, recreational trails for non-motorized use only, roads, sewer or water lines and utility transmission lines) provided that any disturbance is offset by riparian corridor improvements as approved by the Township and all regulated activities designed to have the least impact on native plant species and other sensitive environmental features.

(4) Recreational activities or uses not involving impervious surfaces such as playing fields or golf courses.



(5)The riparian buffer easement shall be planted with native trees, shrubs and other vegetation to create a diverse native plant community appropriate to the intended ecological context of the site. Invasive species shall be removed, whenever practicable.

C.Prohibited Uses. Any use or activity not authorized in Subsection i.1 or i.2 above shall be prohibited within the riparian buffer. The following activities and facilities are specifically prohibited:

(1)Clear cutting of trees and other vegetation.

(2)Selective cutting of trees and/or the clearing of other vegetation, except where such clearing is necessary to prepare land for a use permitted under Subsection i.1 or i.2 above, or where removal is necessary as a means to eliminate dead, diseased or hazardous trees. Removal is subject to revegetation by native plants that are most suited to the riparian corridor.

(3)Storage of any hazardous or noxious materials.

(4)Roads, access drives or driveways, except as permitted by the Pennsylvania Department of Environmental Protection and Township.

(5)Parking lots.

(6)Subsurface and elevated sewage disposal areas and other wastewater disposal systems.

D.Revegetation of Riparian Area. In cases where a major subdivision or land development is proposed, replanting of the riparian corridor shall be required where there is little or no existing streamside vegetation. Native vegetation approved by the Township must be used in replanting. Three layers of vegetation are required when replanting the riparian corridor. These layers include herbaceous plants that serve as ground cover, understory shrubs and trees that form an overhead canopy. The revegetation plan shall be prepared by a qualified professional, who has specific experience in the delineation of riparian buffer areas, and shall comply with the following minimum requirements, unless modified by the Board of Supervisors upon recommendation of the Planning Commission.

(1)Ground Cover. Ground cover consisting of a native seed mix extending a minimum of 25 feet in width from the edge of the stream bank must be provided along the portion(s) of the stream corridor where little or no riparian vegetation exists. Appropriate ground cover includes native material, exclusive of noxious weeds, as defined by the Pennsylvania State Department of Agriculture. This 25-foot wide planted area shall be designated on the plan as a "no mow zone" and shall be left as natural cover, except in accordance with the maintenance instructions stated on the plan.

(2)Trees and Shrubs. These planting layers include trees that form an overhead canopy and understory shrubs. Overstory trees are deciduous or evergreen trees that include oak, hickory, maple gum, sycamore, hemlock, pine and fir.

Evergreen and deciduous shrubs should consist of elderberry, viburnum, azalea, rhododendron, holly, laurel and alders. These plants shall be planted in an informal manner clustered within Zone one of the riparian buffer as indicated in Subsection i.4.(a) above. These plants shall be provided at a rate of at least one overstory tree and three shrubs for every 20 linear feet of waterway.

- (3) Exceptions. These planting requirements shall not apply to existing farm fields located within the riparian buffer or the farmland tract areas if farming operations are to be continued and the required state nutrient management plan is met.

**§22.601.** Land With Resource Restrictions and Resource Protection Land. Calculate the land with resource restrictions and the resource protection land through the use of the following chart. In the event that two or more resources overlap, only the resource with the highest protection ratio shall be used in the calculations.

<u>Natural Resources</u>	<u>Protection Ratio</u>	<u>Acres of Land in Resources</u>	<u>Resource Protection Land (acres x Acres of protection ratio)</u>	<u>Acres of Land to be Disturbed</u>
<u>Watercourses</u>	<u>1.00</u>			
<u>Riparian Buffer</u>	<u>1.00</u>			
<u>Floodplain</u>	<u>1.00</u>			
<u>Floodplain (Alluvial) Soils</u>	<u>1.00</u>			
<u>Wetlands</u>	<u>1.00</u>			
<u>Lakes or Ponds</u>	<u>1.00</u>			
<u>Wetlands Margins</u>	<u>0.80</u>			
<u>Woodlands</u>	<u>0.80</u>			
<u>Steep Slopes 8-15%</u>	<u>0.60</u>			
<u>Steep Slopes 15-25%</u>	<u>0.70</u>			
<u>Steep Slopes 25% or more</u>	<u>0.85</u>			
<u>Total Land With Resource Restrictions</u>		<u>      acres</u>		
<u>Total Land With 1.00 Protection Ratio Resource Restrictions</u>		<u>      acres</u>		
<u>Total Resource Protection Land Required</u>			<u>      acres</u>	
<u>Total Resource Protection Land Provided</u>			<u>      acres</u>	
<u>Total Disturbed Resources</u>				<u>      acres</u>

1.) Minimum Open Space. Calculate the minimum open space using the following:

Base Site Area	_____ acres
Multiply by Minimum Open Space Ratio	x _____ acres
Standard Minimum Open Space =	_____ acres

**§22-703.4.A(1)** Each lot shall meet or exceed the minimum lot area and width requirements of the Township Zoning Ordinance. The area within any existing ~~or proposed~~ easement shall not be counted towards the minimum lot area.

**§22-703.4.C. Lot Lines.** Lot lines shall be drawn parallel, concentric, at right angles or radial ~~to from~~ the street right-of-way line to the front yard setback unless not feasible or undesirable due to existing, permanent, natural or man-made features or to minimize multiple changes in horizontal direction. In general, lot lines shall follow Township boundary lines rather than cross them.

**§22-703.6.A.** A lane lot ~~may be used for only a single family detached dwelling and~~ shall not be ~~permitted created~~ in a subdivision with proposed streets or extensions of existing streets.

**§22-703.6.D.** Points of access for lane lots shall be separated from another lane lot by at least 300 feet along the street right-of-way line.

**§22-704.2.B.** Easements for pedestrian or vehicular access shall be a minimum of 20 feet, unless a wider easement is required by the Board, upon recommendation of the Township Engineer. ~~Easements for pedestrian or vehicular access shall not be combined with utility easements.~~

**§22-704.3.** Proposed utility easements shall be ~~centered on or~~ adjacent to front, side, or rear property lines.

**§22-704.4.** 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, unless otherwise approved by the Township Engineer.

**§22-705.3.D.** The primary street through a residential subdivision of 50 or more dwelling units shall at a minimum be designed to the specifications of a ~~minor collector local~~ street. Additional width may be required at the discretion of the Board of Supervisors.

**§22-705.3.E.** Private streets within a subdivision shall be designed to the specifications of a local street. Private streets shall be recorded with a minimum 50-foot access easement to benefit New Britain Township. Additional width may be required at the discretion of the Board of Supervisors.

**§22-705.3.G.** Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to mill and overlay the entire width of the roadway a depth of 1 1/2 inches or install a leveling course and a wearing course where requested by the Public Works Superintendent.



**§22-705.4.C.** Intersection spacing, ~~clear sight triangles~~ and curb radii listed below shall be considered minimum requirements.

Functional Classification	Intersection Spacing	<del>Clear Sight Triangle</del>	Curb Radius
Arterial	1000 feet	<del>100 feet</del>	35 feet
Major and Minor Collector	800 feet	<del>75 feet</del>	25 feet
Local Street	500 feet	<del>50 feet</del>	25 feet

Intersection spacing, clear sight triangles and curb radii listed below shall be considered minimum requirements.

**§22-705.5.A.** Clear sight triangles for street intersections ~~and driveway intersections with street right-of-way lines~~ shall be shown on the Record Plan and Landscape Plan and measured from the point of intersection of the street right-of-way lines in accordance with Section §2111 of the Township Zoning Ordinance.

**§22-705.6.** Sight Distances. ~~Minimum sight distances for stopping, passing and intersections shall comply with PennDOT standards shall be noted on the Land Development and Landscaping Plans in accordance with Pennsylvania Code, Title 67 Transportation, Chapter 441, Access and Occupancy of Highways by Driveways and Local Roads, as amended.~~

**§22-705.7.C.(3)** At all approaches to intersections, grades for arterial and major collector streets shall not exceed 3% for a minimum distance of 100 feet from the intersection of curblines or edges of cartways. Street grades for all other streets shall not exceed ~~34%~~ for a minimum distance of 50 feet from the intersection of curblines or edges of cartways.

**§22-705.8.B.** Cul-de-sac streets shall have a minimum length of 400 feet, but shall not exceed ~~800-1,200~~ feet in length nor serve more than 25 dwellings or units. ~~Cul-de-sac streets may be extended to 1,200 feet upon approval by the Board.~~ Measurement of the length shall be from the edge of cartway of the abutting through street to the center of the cul-de-sac turnaround, measured along the cul-de-sac street center line.

**§22-705.8.C.** Cul-de-sac streets shall be provided with a left side turnaround configuration at the closed end with a minimum right-of-way radius of 60 feet and a minimum paving radius of 50 feet. Alternatively, for private cul-de-sac streets, a landscaped island is permitted to reduce impervious areas and for stormwater collection and treatment. The cartway width shall be a minimum paved width of twenty (20) feet unless a greater width is needed to accommodate emergency vehicles and as approved by the Fire Marshall. "No Parking" signs shall be installed as directed by the Fire Marshall. The island shall have mountable curb unless otherwise approved for drainage. If no curb is proposed, there shall be a minimum 2% salt-tolerant vegetated slope for 5 feet for pavement support.

**§22-705.8.D.** Cul-de-sac streets shall ~~not~~ be permitted ~~only as side streets extending from a through street off of another cul-de-sac street.~~ Such Cul-de-sac streets may not create a four-way intersection unless two permanent cul-de-sac streets intersect directly opposite one another along a local access street.

**§22-705.8.F.** ~~A fifteen foot by twenty foot snow storage easement shall be required along the right of way of the cul-de-sac bulb at a location approved by the Board.~~

**§22-705.12.A** All proposed street names shall be recommended ~~by staff~~presented to and reviewed by the Township Fire Marshal's office for duplication. ~~Street names shall be subject to approval by the Board. All street names shall be shown on the final plans to be recorded.~~

Remove **§22-705.12.H.(a) through (d)** and replace with **§22-705.12.H.(6)** All street name sign posts, standards, and nameplates shall be in accordance with the Street Sign Detail provided in Appendix E Construction Detail and Specifications.

**§22-705.13.C** All access drives and driveways shall be provided with a stopping area of 20 feet, at a maximum grade of ~~34~~3%, measured from the edge of cartway.

**§22-705.13.D** All access drive and driveway construction shall be designed in accordance with the details listed in the Appendix and the following criteria. Alternatively, profiles and/or truck turning plans can be provided to demonstrate that emergency access vehicles can adequately maneuver the site to the satisfaction of the Fire Marshall:

Type of Access	Minimum Driveway Width	Minimum Radius	Maximum Grade	Maximum Change of Grade
Residential <u>or Agricultural</u>	12 feet	<u>10 feet</u>	<u>10%</u>	<u>8%</u>
Residential (Shared)	16 feet	10 feet	8%	<u>6</u> 8%
Non-Residential (One-Way)	<u>40-12</u> feet	25 feet	6%	<u>7</u> 8%
Non-Residential (Two-Way)	25 feet	25 feet	6%	<u>7</u> 8%

**§22-705.13.H** Sight distances shall be noted on the Land Development and Landscaping Plans in accordance with Pennsylvania Code, Title 67 Transportation, Chapter 441, Access and Occupancy of Highways by Driveways and Local Roads, as amended. Clear sight triangle for access drives and driveways intersecting a street shall be 10 feet, measured from the point of intersection of the street right-of-way line and edge of the access drive or driveway. For access drives and driveways, the dimensions used shall be determined by the classification of street being intersected. 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. The applicant shall be required to obtain easements from adjoining property owners if deemed critical to public welfare.

**§22-705.13.J** Driveways shall have a minimum turnaround area of 10 feet by 20 feet, or as recommended by the Township Fire Marshal's Office and approved by the Board.

**§22-705.14.C** Pavement underdrains shall be placed along both sides of all proposed streets and in areas of cartway widening of existing streets as directed by the Township Engineer's representative in the field and in accordance with the details listed in the Appendix. A note shall be added to the plan to this effect.

**§22-705.15.B** Crosswalks shall be a minimum of five-six feet in width and shall be constructed in accordance with PennDOT standards.



Add §22-705.18. Centralized mail delivery and cluster box units (CBU's). A freestanding, concrete pad pedestal-mounted mailbox containing more than one individually locked mailboxes and parcel compartments.

A. Where cluster box units (CBUs) are proposed, the following requirements shall apply:

- (1) CBU shall be designed such that they are centrally located to serve the residents of the development, while providing safe and efficient access for pedestrians and motor vehicles in the vicinity of the CBU.
- (2) Provisions for off-street and/or on-street parking, and compliance with accessibility, shall be provided to each CBU.
- (3) CBU and location shall be subject to the United States Postal Service's approved specifications which are incorporated herein by reference.
- (5) At least two parking spaces shall be provided near the CBU with one space signed as 15-minute parking only.

§22-705.15.D. Crosswalks shall consist of brick-red-white thermoplastic striping in a street imprint with herringbone-continent pattern and six-inch white stripes, unless otherwise approved by the Board of Supervisors Public Works Superintendent.

§22-707.1.B.(8) Curb ramps shall be required at all intersecting streets. Curb ramps shall have a maximum slope of six horizontal to one vertical, with maximum side of two horizontal to one vertical in accordance with accessibility guidelines.

§22-707.1.C. Construction Standards. As approved by the Board, pedestrian walkways or recreational trails shall be constructed of concrete or asphalt, unless more suitable materials are required in environmentally sensitive areas. Asphalt pedestrian walkways or recreational trails shall be constructed with 2 1/2 inches of wearing course and six inches of 2A stone subbase. Concrete pedestrian walkways or recreational trails shall be constructed with four-inch class 'AA' air-entrained (3,500-4,000 PSI) cement concrete and four inches 2B (Clean) stone subbase. Pervious asphalt, concrete, or pavers may be installed for facilities to be privately owned and maintained.

#### §22-708.1. General Standards

A. Parking areas shall be provided for all subdivisions and/or land developments in accordance with the Zoning Ordinance [Chapter 27] and retrofitted for projects where the building is proposed to be expanded by 50% or more of the existing building square footage to improve the performance of the existing parking lots in an equitable manner.

...  
G. All parking areas should include clearly defined and marked traffic patterns. Major vehicular routes shall be separated from major pedestrian routes within the lot.

H. Parking lots shall integrate stormwater management and landscape design green stormwater infrastructure by the use of plants and soils to naturally detain, treat, and infiltrate runoff from impervious surfaces. Bioretention, infiltration, amended soils, or other alternative design(s) as approved by the Township Engineer, shall be incorporated into all new parking areas, all parking lot expansions of 20 spaces or more, or redevelopment projects where existing parking areas have sufficient parking and can eliminate paved areas to add pervious areas.

**Commented [JM2]:** Per EAC, taken from Lower Merion Parking Lot Greening standards

I. Grid/grass structures are encouraged in perimeter parking areas that are seldom used or used seasonably. Permeable pavement systems, including interlocking concrete pavers and grid systems, are encouraged in low-traffic areas such as parking bays, residential parking pads, driveways, and reserve areas or overflow parking areas.

J. Redevelopment of Existing Parking Lot – For projects where an existing principal building is being expanded by 50% or more of the existing footprint, a minimum of 50% of the existing parking lot area shall be brought into compliance with these requirements.

~~§22-708.2.B. All parking stall striping shall be double-lined in accordance with the detail listed in the Appendix.~~

**§22-708.2.**

C. All proposed planting islands and strips shall be provided with curb. Depressed curb or curb cuts are permitted where planting islands and strips are adjacent to a stormwater facility upon approval of the Township Engineer.

D. No more than 15 parking spaces shall be permitted in a continuous row without being separated by a minimum 10' by 18' planting island.

E. No parking areas shall exceed 30 spaces in capacity, without being separated into smaller parking areas by a minimum ten-foot planting strips.

~~§22-708.3.C. The minimum parking aisle width shall be determined by the angle of parking and direction of traffic as follows.~~

Angle of Parking	Minimum Aisle Width
Parallel/one-way	12 feet
<u>30°/one-way</u>	<u>12 feet</u>
45°/one-way	18 feet
60°/one-way	18 feet
90°/one-way	20 feet
90°/two-way	24 feet

~~§22-708.4.B. The minimum width shall be 25 feet and parking along access drives is prohibited. Each access drive shall have a minimum width of 12 feet and maximum width of 15 feet at the street line for one-way use only and a minimum width of 25 feet and maximum width of 30 feet at the street line for two-way use. Parking along access driveways is prohibited.~~



**§22-708.5. Service Drives, Drive-Through Lanes, and Bypass/Escape Lanes Around Buildings.**

- A. The primary function of service drives is to provide emergency service access to the building, and to provide access to employee parking areas, loading facilities, trash collection areas and service areas.
- B. The minimum width shall be 20 feet for service driveways and parking along service drives shall be prohibited.
- C. Drive-through lanes shall be a minimum of 12 feet wide, or 10 feet wide if multiple drive-through lanes are proposed. Drive-through lanes shall be separated from the bypass lanes by painted lines or other delineation.
- D. A minimum 10-foot-wide bypass lane/escape lane shall be provided for all drive-through facilities.
- E. A drive-through lane shall not be the sole ingress and egress to the site.
- F. The design of a drive-through lane and bypass lane/escape lane shall minimize the blocking, crossing, or passing through of off-street parking areas and minimize crossing of, or the need to be crossed by, pedestrian accessways for patrons.
- G. Drive-through lanes shall be marked by signs which indicate the entrance and exit for the drive-through lane. The direction of traffic flow for the drive-through lane and bypass lane/escape lane shall be clearly marked.
- H. Delayed service parking areas shall be provided.
- H-1. The minimum stacking length provided for vehicles waiting for service shall be 44 feet for dry cleaners, or 132 feet for all other uses.

Commented [JM3]: Added per BCPC

**§22-708.6. Parking Lot Design Standards**

- A. All off-street parking shall be set back a minimum of 10 feet from any street ultimate right-of-way line, property line, sewage disposal system or private well. All off-street parking spaces shall be set back a minimum of three-twenty (20) feet from any side of any non-residential building. This setback shall not apply to driveways entering garages, service bays or carports and is intended to allow sufficient area for firefighting, sidewalks, and foundation landscaping.
- ...
- G. Parking areas serving nonresidential uses that allow shopping carts in the parking areas shall be designed with cart return areas of suitable sizes and in suitable locations. Such cart return areas shall not be counted as parking spaces. The number and location of such cart return areas shall be approved by the Board Township Engineer.
- ...
- J. Walkways shall be located where motorists can anticipate pedestrians and react accordingly. Walkways should be designed to give the pedestrian full view of oncoming vehicles with minimum interference from trees, shrubs, and parking cars.
- K. Where pedestrian circulation crosses vehicular routes, a crosswalk with different material, pavement striping, speed tables, and/or signage shall be provided.
- L. At least one pedestrian route shall be provided and aligned within the parking lot with the main entry of a building to facilitate pedestrian movement where the building is open to the public. Clear separation/division from vehicular areas with landscaping, grade change, or surface material change shall be provided.

Commented [JM4]: Per EAC provide 10-foot wide grass or other filtering strip.

**§22-709.1.**

...

~~C. Each required loading space shall be no less than 14 feet by 60 feet for a tractor-trailer and 12 feet by 35 feet for smaller trucks.~~

DC. Each loading space and the area needed for maneuvering shall be located entirely on the lot being served and shall not conflict with parking aisles, stalls, access drives or service drives.

ED. Loading facilities shall be paved in accordance with the details listed in the Appendix, unless higher strength paving is required due to the type of anticipated vehicles.

~~F. The loading area shall be designed and used in such a manner so that at no time will it constitute a nuisance, a public safety hazard or an unreasonable impediment to traffic.~~

**§22-711.3.A.** All disturbed land within a development to be vegetated shall be graded at a minimum slope of 2% to provide proper drainage and dispose of stormwater runoff without ponding, except stormwater facilities designed to promote infiltration.

Add **§22-711.5.E.** Any areas of erosion along any onsite embankment, existing watercourse, etc. shall be identified and details provided for means and method of stabilization. A permit shall be obtained from the County Conservation District and/or PADEP as required.

**§22-711.7.A.** The Board in its consideration of all preliminary plans for subdivision and/or land development shall condition its approval upon the execution of erosion and sedimentation control measures as contained in this section. ~~The Township Engineer shall ensure compliance with the appropriate policies and standards of PADEP and the Bucks County Conservation District.~~

**§22-711.7.D.** An erosion and sedimentation control plan approved by the Bucks County Conservation District for projects disturbing 5,000 sf or more is required prior to the recording of final plans and any earthmoving activities. ~~and shall be maintained onsite at all times. Implementation and maintenance of erosion and sediment controls is required for any earthmoving activity. Projects having less than 5,000 square feet of earth disturbance are required to implement and maintain erosion and sedimentation controls, however are exempt from developing a written plan (unless in a Special Protection watershed).~~

Add **§22-711.7.E.** The Sequence of Construction shall note that the Township shall be notified at least three (3) days prior to start of construction in order to coordinate construction observation.

**§22-712 Stormwater Management**

...

**2. General Requirements...**

...



- B. Stormwater Management Facilities. The applicant shall install stormwater management facilities, on- ~~and off~~-site, as necessary, to meet the following minimum requirements:

...

- 3) 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~~shall pursue offsite easements to install an adequate channel or storm sewer system on downstream properties and rights-of-way 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.

...

- F. Where stormwater runoff will be collected within the subdivision and/or land development and discharged over lands within or beyond the boundaries of the subdivision and/or land development, the applicant shall reserve or obtain easements over all lands affected. The stormwater easement width shall be of adequate width to collect the stormwater runoff and for access to the stormwater facility~~(ies)~~ for maintenance and repairs. If requested by the Board, the applicant shall convey, at no cost, the easement(s) to the Township. Otherwise, all such easements shall be owned and maintained by individual lot owner(s) or another approved entity. Ownership and maintenance responsibilities shall be noted on the site plan and stormwater agreement ~~for such shall be as in a form~~ approved by the Township Solicitor.

...

- K. Roof drains and sump pumps for proposed residential and nonresidential buildings shall discharge to infiltration or vegetative BMPs to satisfy the criteria for disconnected impervious areas. However, Sump pump and roof drains may be connected to an existing or proposed storm sewer system or discharged directly to a stormwater detention facility as approved by the Township Engineer. Sump pump and roof drains may also be discharged to a watercourse or drainage swale provided a minimum twenty-foot drainage easement is provided over all affected properties. Sump pumps and roof drains shall not be discharged over a driveway or sidewalk on an adjunct property, or through a curb onto a public street or directly connected to a roadway underdrain system.

...

- N. Stormwater management best management practices (BMPs) must be incorporated into the design of the stormwater management system ~~as determined by the Township Engineer~~. All proposed best management practices for stormwater and erosion control shall be designed in accordance with the latest DEP BMP Manual and the Township's Stormwater Management Ordinances, as amended [Chapter ~~26~~].

3. Stormwater Runoff Methodology.

~~A. Any stormwater detention facilities required by this chapter shall meet the applicable water quality requirement for the one-year return period, and peak rate requirements for the two-, five-, ten-, twenty-five-, fifty- and one-hundred-year return periods, consistent with the calculation methodology specified herein and in accordance with the regulations of the Township's Stormwater Management Ordinances, as amended [Chapter 26].~~

~~B. To calculate the increase in total stormwater runoff and peak flow resulting from a proposed subdivision and/or land development, the "cover complex" method will be used, as outlined in Urban Hydrology for Small Watersheds, U.S. Department of Agriculture, Soil Conservation Service, Technical Release 55 (NTIS PB87-101580) and following mathematical analyses described in Computer Program for Project Formulation — Hydrology (SCS Technical Release 20, 1983), as amended. The design of any stormwater management facility intended to meet the requirements of this chapter shall be verified by routing the design storm hydrographs through the proposed stormwater detention facility.~~

~~C. All stormwater detention facilities shall be designed to meet the Release Rate Districts requirements in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].~~

~~D. All stormwater detention facilities shall be designed to meet the water quality requirements in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].~~

~~E. Farm field or disturbed earth (existing conditions) within a watershed, or portion thereof, used for modeling purposes shall be considered as "meadow" when developing the necessary "cover complex" calculations.~~

A. Runoff calculation methodology, release rate districts requirements, water quality requirements, stormwater management plan requirements, operations and maintenance requirements, etc., shall be in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].

B. The Soil Conservation Service Type II twenty-four-hour rainfall distribution shall be used in the soil cover complex calculations. The twenty-four-hour rainfall depths for the return periods used in the calculations shall be in accordance with the Township's Stormwater Management Ordinances, as amended [Chapter 26].

C. In calculating the time of concentration for a watershed, the maximum length of sheet flow over paved or unpaved surfaces shall not exceed 150 feet. All time of concentration paths used for calculation purposes shall be shown on the Watershed Area Plan.

4. Detention Basin Facilities and Bioretention Facilities with a drainage area of one acre or larger, or with an aboveground ponding depth of greater than 2.5 feet as measured from the finished grade of the facility to the 100-year water surface elevation, shall be designed in accordance with the following minimum requirements:

...



- ~~B.~~ The use of regional detention basins to combine and eliminate numerous smaller basins is encouraged. Within subdivisions, detention basins shall be located in open space, on an individual lot, or common area, but shall not cross individual lot boundaries, unless a homeowners association will own and maintain the detention basin. If a homeowners association is not created for a subdivision, any detention basin located on an individual lot shall be owned and maintained by the lot owner.
- ~~C.~~ B. All detention basin berms, including emergency spillways, shall have a maximum interior and exterior side slope of three horizontal to one vertical. The toe of any slope shall be located a minimum of five feet from any property line or street right-of-way line.
- ~~D.~~ C. The maximum difference between the top of berm elevation and the lowest invert elevation of the outlet structure shall be seven feet.
- ~~E.~~ Post-development runoff volume generated from the one-year, twenty-four-hour design storm shall be controlled so that it is released over a minimum of 24 hours. Except with the one-year design storm, basins shall be designed so that they return to normal conditions within 12 hours after the termination of the storm.
- ~~D.~~ Storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm, unless approved by the Township Engineer. All open-air facilities shall be designed to completely infiltrate runoff volume within 3 days from the start of the design storm.
- ~~F.~~ E. The grading and utility plan shall contain a note that all detention basin embankments shall be placed in lifts not to exceed one foot in thickness. Each lift shall be compacted to a minimum of 95% of Modified Proctor Density as established by A.S.T.M. D-1557
- ~~G.~~ F. Outlet pipes from detention facilities shall be designed to control the peak rate for the one-hundred-year design storm. All basin outlet pipes shall be watertight reinforced concrete pipe having watertight "O-Ring" joints, with a minimum size of 48-15 inches.
- ~~H.~~ G. An emergency spillway shall be provided for a detention basin in order to convey basin inflow in excess of design flows, or in the event the outlet structure becomes blocked and is unable to convey the design flow. The minimum capacity of the emergency spillway shall be equivalent to the one-hundred-year peak inflow rate for the post-development design storm. Emergency spillways shall be constructed with a suitable liner, as determined by the Township Engineer, designed in accordance with the manufacturers' specifications, backfilled with topsoil, and seeded to protect the berm against erosion. The emergency spillway lining shall extend to the toe of the embankment on the exterior of the berm and shall extend to an elevation of three feet below the spillway crest on the interior of the berm.
- ~~I.~~ H. The minimum freeboard through the emergency spillway for basins shall be one foot and the maximum spillway length shall not exceed 75 feet.

~~J-I.~~ All portions of the detention basin shall be sloped towards the outlet structure at a minimum slope of 2%. A slope less than 2% is permitted for facilities relying on infiltration for drainage if an underdrain system is provided with cleanouts for maintenance. The underdrain shall have a valve at the outlet structure to allow the system to be drained should the infiltrative capabilities of the soils become compromised.

~~K-J.~~ The minimum ~~basin~~-berm width at the design elevation for basins shall be 10 feet. A cutoff trench (keyway) of impervious material shall be provided under all embankments that require fill material. The cut-off trench shall be a minimum of eight feet wide, three feet deep and have side slopes of one horizontal to one vertical.

~~L-K.~~ For all detention basins, the permanent outlet control structure shall be a Type "M" inlet grate and box. 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.

~~M-L.~~ Two anti-seep collars shall be installed around the basin outlet pipe and shall be centered within the normal saturation zone of the berm. The anti-seep collars and their connections to the pipe barrel shall be watertight.

~~N-M.~~ 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 confirming this shall be included on the record plan and in the sequence of construction.

~~O-N.~~ If a detention basin will serve as a temporary sedimentation basin, the temporary control measures shall be shown for the basin as required by PennDOT/Pennsylvania Code, Chapter 102 Regulations, as amended. Temporary sediment basins shall be in place prior to any earth moving activities within their tributary drainage areas.

~~P-O.~~ Energy dissipating devices (cable concrete/~~rip~~ rap, or equivalent) shall be provided at all discharge points. Bethlehem Precast Cable Concrete CC-20, or approved equal, shall be required where a basin outlet pipe is discharged along or within a public road right-of-way.

~~P.~~ Basins shall be screened and landscaped in accordance with the Landscape Planting requirements of this chapter and the following minimum requirements:

1.) Bioretention and infiltration facilities shall be planted with vegetation and/or seed mix other than turf grass to encourage evapotranspiration. Planting soil depth shall be at least 18" where only herbaceous plant species will be utilized. If trees and woody shrubs will be used, soil media depth shall be increased depending on plant species.

2.) Planting soil shall be amended with a composted organic material. A typical organic amended soil is combined with 20-30% organic material (compost), and 70-80% soil base (preferably topsoil).



Q. Retention basins or wet ponds are recommended for areas of natural high ground water with a recommended minimum drainage area to the facility of 5 acres. To protect the public health, safety and welfare, At a minimum, the any retention basin design shall include be designed in accordance with the following:

1) ~~a~~ A ten-foot wide safety ledge, a clay liner, a maximum four-foot permanent pool depth, wet-tolerant plantings, cutoff trench, two fountain aerators with locked controls, the location of power source, and specifications for embankment construction and soil testing. The above criteria shall be specified in a retention basing cross section detail.

2) a forebay for sediment collection and removal.

3) a dewatering mechanism.

~~Q.R.~~ Underground detention basins may be utilized for stormwater management, ~~when approved by the Board. When approved, t~~ The underground detention basins shall be designed in accordance with the following criteria:

1) Underground detention basins shall be located outside all public rights-of-way.

2) Underground detention basins shall be constructed of high-density ~~high-density~~ corrugated polyethylene pipe, or approved equal. ~~The required volume shall be provided utilizing only underground pipe capacity.~~ Each pipe shall have a minimum slope of 0.5%, except pipe slopes may be flat for infiltration facilities or Managed Release Facilities.

...

4) A minimum of ~~one foot~~ six inches of freeboard shall be provided between the one-hundred-year water surface elevation and the top of all inlet grates or manhole rims.

...

7) As-built plans shall be provided for any underground detention basin to verify it was constructed in accordance with the approved plan ~~prior to backfilling of the basin. A note to this effect shall be included on the record plan and in the sequence of construction.~~

S. Managed Release Basins. If it has been determined that it is not feasible to manage the required volume through infiltration and evapotranspiration alone due to soil or other environmental constraints on the site, all Managed Release Concept stormwater facilities shall be in accordance with the most recent Managed Release Concept design guidance provided by PADEP.

5. Storm Sewer.

...

E. Storm sewer within the Township ultimate right-of-way shall be reinforced concrete pipe ~~with a minimum diameter of 15 inches or equivalent.~~ Storm sewer located outside a public ultimate right-of-way or easement shall be high density corrugated polyethylene.

...

6. Inlets.

...

- C. Inlet spacing in paved areas shall be arranged so that a minimum of 80% of the gutter flow tributary to the inlet will be captured. The designer shall be required to verify that bypass surface runoff from the one-hundred-year design storm will enter the storm sewer piping system at some point, prior to discharge into a ~~detention-basin~~stormwater facility or other approved outlet point. Inlets shall be spaced so that the accumulation of surface bypass runoff and surface runoff tributary to an individual inlet will not exceed other design requirements specified in this chapter. Inlet capacity shall be based on inlet efficiency curves provided in PennDOT Design Manual, Part 2, as amended.

...

7. Manholes.

...

- C. Storm sewer manholes located within public rights-of-way, ~~the manhole covers~~ shall have the word "STORM" cast in two-inch high letters.

...

8. Headwalls and Endwalls.

...

- B. A Type "DW" endwall shall be provided at the termination of all storm sewer systems, unless conditions warranted an alternate type approved by PennDOT and/or ~~the Board~~the Township Engineer.

- ...
9. Overflow System. An overflow system shall be provided to carry all bypass flow and/or flow in excess of storm sewer design capacity, to ~~the detention basin~~stormwater facility (or other approved outlet point) when the capacity of the storm sewer system is exceeded. Stormwater runoff will not be permitted to discharge from any storm sewer structures.
- ...

11. Bridges and Road Culverts.

...

- ~~D. Bethlehem Precast Cable Concrete CC-20, or approved equal, shall be required at the upstream and downstream ends of all bridges and culverts.~~

12. Access Drive and Driveway Culverts.

...

- B. The minimum culvert size shall be 15 inches, or equivalent and constructed of reinforced concrete pipe with flared end sections or HDPE with flared end sections. The Township may approve a smaller culvert if it is demonstrated that the pipe is adequate for the 100-year design storm.
- ...



- D. Where an existing roadside drainage swale is too shallow to permit installation of a driveway pipe, the Beard Township Engineer may approve the use of a concrete trench box with grate.

13. Drainage Easements, Ownership and Maintenance. Drainage easements, ownership and maintenance responsibilities for all stormwater management facilities shall be as follows:

A. Detention-Basin Stormwater Easements.

- (1) When any detention-basin stormwater facility is proposed within a subdivision and/or land development, a blanket or defined easement shall be provided. The description of the facility-defined easement, access to facility, and the terms of the ownership and required maintenance, shall be provided on the recorded Post Construction Stormwater Management Plan incorporated on the site plan.
- (2) An easement and stabilized access to a detention-basin stormwater facility shall be provided for maintenance and operation. This access easement shall be cleared and shall be a minimum of 20 feet in width. Access to detention basins and similar facilities shall be constructed of interlocking grass paving system and backfilled with topsoil and seeded if required by the Township Engineer. The access shall be a minimum of 12 feet in width and be no steeper in slope than 12 horizontal to one vertical. In addition, depressed curb and concrete driveway apron shall be provided where the access enters a road or access drive. Access easement shall be owned and maintained by the individual lot owner or homeowners association.
- (3) A homeowners association, or other entity as approved by the Township Solicitor, shall be required for any facility managing stormwater flows from more than one lot. Within residential subdivisions, stormwater facilities shall be located in open space, on an individual lot, or common area, but shall not cross individual lot boundaries unless a homeowners association will own and maintain the facility(ies).

B. Storm Sewer and Drainage Swale Easements and Agreements.

- (1) Easements shall be a minimum of 20 feet in width and shall be provided to accommodate required storm sewer facilities and drainage swales. No other utilities shall be located within a storm sewer easement, unless approved by the Township Engineer and Utility provider.
- (2) On private property, the individual owner or homeowners association shall maintain the easement area, including ground cover, fencing and/or landscaping.
- (3) Stormwater Management Facility Maintenance Fees. The Township shall require payment of a fee for the timely installation, proper construction and continued maintenance by the owner of the subject property. The fee shall be calculated as set by Township resolution.

C. Stormwater Maintenance Agreement.

- (1) When an applicant retains ownership of any stormwater management facility, such entity shall be responsible for repair and maintenance of the facility. The site plan shall contain a notation permitting access to such facilities deemed

~~critical to public welfare, for inspection at any reasonable time by the Township or its designee.~~

- (2) ~~The site plan shall also contain a notation that states the approval of the final plans is conditioned upon the applicant agreeing to be responsible for all repairs and maintenance of the stormwater management facility and permitting access to such facilities deemed critical to public welfare, for inspection at any reasonable time by the Township or its designee. This Stormwater Maintenance Agreement shall be in writing, as prepared by the Township Solicitor, for recording. The failure of the applicant to properly maintain any stormwater management facility shall be construed to be a violation of this chapter and shall be declared to be a public nuisance, subjecting the violator to any and all penalties provided by law.~~

D. ~~Stormwater Management Facility Maintenance Fees. The Township shall require payment of a fee in order to maintain the stormwater management facilities. The fee shall apply to all storm sewers located in public rights-of-way or any easement owned by the Township. The amount of the fee shall be set by Township resolution.~~

**§22-713.1.E** Provide planted buffers of native species for subdivisions and/or land developments, which act to visually integrate a development into the existing landscape and protect the surrounding areas.

Commented [JM5]: (In the "Purpose" section) Revise per EAC

**Add §22-713.1.G. To manage existing vegetation through the removal or management of dead, diseased, dying trees and invasive species that could create a hazard to the health, safety, and welfare of the community.**

**§22-713.2.B.(5)** The site plan shall contain plan notations stating that, in the opinion of the Township Engineer's representative or certified arborist, any trees intended to remain and are disturbed, damaged or killed during or as a result of construction shall be replaced at a rate of one caliper inch for one caliper inch.

**Add §22-713.2.E. Any specimen tree having a diameter of thirty (30) inches or more, measured at twelve (12) inches above natural grade line, shall not be removed, whether located within a woodland area or standalone.**

**§22-713.3. Parking Area Greening and Landscaping**

Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare from headlights, and parking lot lights; to delineate driving lanes; and define rows of parking. Furthermore, parking lots should be adequately landscaped to provide shade in order to reduce the amount of reflected heat, to allow surface infiltration of stormwater runoff, and to approve the aesthetics of parking lots.

Commented [JM6]: Per EAC, used Lower Merion Parking Lot Greening standards

- A. Planting islands. All 10-foot by 36-foot planting islands shall contain 2 shade trees and all 10-foot by 18-foot plantings islands shall contain one shade tree. Planting islands require a minimum of 85% ground coverage of low-growing shrubs, grasses, and/or ground cover plants, as determined by the design ground coverage of the plant species proposed, including any parking islands that are designed as a stormwater facility which shall have wet tolerant species.

Commented [JM7]: Per EAC, used Lower Merion Parking Lot Greening standards



B. Plantings Strips. Planting strips shall be provided for all rows of parking spaces not separated by a drive aisle a minimum of 10 feet wide and shall run the length of the parking row. Planting strips shall contain one shade tree at intervals of every 25 feet on average. including any parking strips that are designed as a stormwater facility which shall have wet tolerant species.

C. § 22-713.4.B(1) Any lot with 30 parking spaces or more shall have landscaped areas within the paved area equal to a minimum of 5% of the total paved area. The total paved area shall exclude landscape strips around the perimeter.

D.C.—All planting islands and strips shall be underlain by soil improved to a minimum depth of 30 inches, not stone or bituminous material, and shall be graded not to exceed a slope of 5 horizontal to 1 vertical. A soil improvement detail and notes on the Landscape Plan shall include the removal of all construction debris and existing compacted soils and the specifications for the soil improvement mix.

E.D. The placement of light standards shall be coordinated with the landscape plan to avoid a conflict with the effectiveness of light fixtures.

F.E. ~~Shade trees~~All required plantings shall be native plants and shall be selected from the List of Required Plant Material contained in the Appendix.

G. A substantial proportion of the trees required by this section should be planted within the parking lot within protected islands well-distributed throughout the paved surface. These protected islands should be used to direct the flow of traffic through the parking lot in a smooth and safe manner to prevent "cross-taxing."

**§22-713.4.A.** – Street Trees. Street trees shall be planted every 30 feet along all proposed streets and existing streets when they abut or lie within the proposed subdivision and/or land development. If existing trees meet the intent of this section, they may be utilized to meet the street tree requirements subject to approval by the Township Engineer.

**§22-713.4.B.** – Street trees shall be planted between ~~three and five~~ and ten feet outside the ultimate right-of-way line unless otherwise specified in this Chapter, and as an alternative, the same quantity of trees may be planted in an informal arrangement along the perimeter of the street, when approved by the Board.

**§22-713.5.A.** All subdivisions and/or land developments shall comply with the buffer yard requirements of the Township Zoning Ordinance [Chapter 27]. The spacing and composition of the buffer yard plantings strips required by the Zoning Ordinance shall comply with the following provisions:

- (1) Each strip shall contain a combination of native evergreen and deciduous trees and shrubs listed below in naturalistic groupings rather than linear strips.
- (2) The mixture of plants shall be chosen and planted in such a fashion and density as to provide the required screening of the neighboring properties. The table below indicates the minimum amount of plant material that is required per linear foot of buffer length. Unless required elsewhere in this chapter, plantings are not required to run parallel or be aligned on property or right-of-way boundaries. At the discretion of the Township, plant material may be sited on any portion of the property for buffer purposes and may be staggered or grouped, if a satisfactory buffer can be achieved in this fashion.

Buffer Width	Planting Options
<u>25-foot buffer width</u>	(a) <u>1 canopy tree per 40 feet and 1 flowering tree per 60 feet and 1 evergreen per 60 feet</u>
<u>35 and 45-foot buffer widths</u>	(b) <u>1 canopy tree per 40 feet and 1 flowering tree per 60 feet and 1 evergreen tree per 30 feet and 1 shrub per 20 feet</u> (c) <u>A Vegetated Filter Strip in accordance with the PA Stormwater BMP Manual including 1 canopy tree per 60 feet and 1 flowering tree every 60 feet and 1 evergreen per 60 feet and planted with native grasses or flowering meadow mix with a wide variety of species, not standard turf grass.</u> (d) <u>1 canopy tree per 40 feet and 1 evergreen per 30 feet and 1 shrub per 5 feet</u>
<u>45 feet buffer width or greater</u>	(e) <u>1 canopy tree per 40 feet and 1 flowering tree per 50 feet and 1 evergreen per 50 feet and 1 shrub per 15 feet</u> (f) <u>1 canopy tree per 100 feet and 1 evergreen per 30 feet and 1 shrub per 15 feet</u> (g) <u>1 evergreen per 25 feet and 1 shrub per 10 feet</u> (h) <u>A berm varying in height with maximum side slopes of all to be 4 horizontal to 1 vertical and 1 flowering or evergreen tree per 20 feet and 1 shrub per 10 feet Stormwater infiltration berms are permitted in accordance with the PA Stormwater BMP Manual, as amended, with species chosen to suit the proposed soil conditions.</u>

\$22-713.5.A(3). Plant materials shall be native and selected from the following list:

(a) Canopy Trees

Acer rubrum - Red Maple  
Acer saccharum - Sugar Maple  
Aesculus flava - Yellow (Sweet) Buckeye  
Celtis occidentalis - Hackberry  
Betula lenta - Sweet Birch  
Carya ovata - Shagbark Hickory  
Fagus grandifolia - American Beech  
Gleditsia triacanthos inermis - Thornless Honey Locust



Liquidambar styraciflua (seedless variety) - Sweet Gum  
Liriodendron tulipifera - Tulip Tree  
Ostrya virginiana - American Hop-hornbeam  
Platanus occidentalis - Sycamore  
Prunus serotina - Black Cherry  
Quercus alba - White Oak  
Quercus bicolor - Swamp White oak  
Quercus rubra - Red Oak  
Quercus palustris - Pin Oak  
Quercus phellos - Willow Oak  
Quercus prinus - Chestnut oak  
Quercus vellutina - Black Oak  
Tilia\*\*\* - Linden/Basswood (all species hardy to the area)  
Tilia americana (disease resistant variety)

(b) Flowering Trees

Amelanchier canadensis - Shadblow Serviceberry  
Betula nigra - Riverbirch  
Carpinus caroliniana - American Hornbeam  
Cercis canadensis - Eastern Redbud  
Chionanthus virginicus - Fringetree  
Cornus florida - Flowering Dogwood (disease resistant variety)  
Crataegus mollis - Downy Hawthorn  
Crataegus phaenopyrum - Washington Hawthorn  
Halesia carolina - Carolina Silverbell  
Magnolia virginiana - Sweetbay Magnolia  
Malus hopa - Hopa Red-Flowering Crabsp. (native, disease-resistant varieties)  
Oxydendrum arboreum - Sourwood  
Sassafras albidum - Sassafras

(c) Evergreens

Abies concolor - White Fir  
Chamaecyparis thyoides - Atlantic White Cedar  
Ilex opaca - American Holly  
Juniperus virginiana - Eastern Redcedar  
Picea pungens - Colorado Spruce  
Pinus strobus - Eastern White Pine

(d) Hedge (four feet high minimum):

Crataegus intricata - Thicket Hawthorn  
Syringa vulgaris - Common Lilac  
Viburnum sp. - Viburnum (Arrowwood, Possumhaw)

(e) Shrubs

Aronia arbutifolia - Black Chokeberry  
Calycanthus floridus - Sweet Shrub  
Clethra alnifolia - Summersweet  
Cornus amomum - Silky Dogwood  
Cornus racemosa - Gray Dogwood  
Cornus sericea - Redtwig Dogwood  
Fothergilla major - Large Fothergilla  
Hamamelis vermalis - Vernal Witch Hazel  
Hamamelis virginiana - Common Witch Hazel  
Hydrangea arborescens - Smooth Hydrangea  
Hydrangea quercifolia - Oakleaf Hydrangea  
Ilex glabra - Inkberry Holly  
Ilex verticillata - Winterberry Holly  
Itea virginica - Virginia Sweetspire  
Juniperus virginiana - Eastern Redcedar  
Kalmia latifolia - Mountain Laurel  
Lindera benzoin - Spicebush  
Myrica pensylvanica - Northern Bayberry  
Physocarpus opulifolius - Ninebark  
Pieris floribunda - Mountain Andromeda  
Rhododendron arborescens - Sweet (Smooth) Azalea  
Rhododendron periclymenoides - Pinsterbloom Azalea  
Rhododendron maximum - Rosebay Rhododendron  
Rhus aromatica - Fragrant Sumac  
Sambucus canadensis - Elderberry  
Thuja occidentalis - American Arborvitae (four feet high minimum)  
Vaccinium corymbosum - Highbush Blueberry  
Viburnum dentatum - Arrowwood Viburnum  
Viburnum sp. - Viburnum (Arrowwood, Possumhaw)

**§22-713.5.B.(1)** Off-Street Parking Areas. ~~One deciduous or evergreen shrub~~ Densely planted with a mixture of evergreen and deciduous shrubs and grasses every five feet to create a screen along the perimeter of the parking area.

(a) In addition to the above, for every parking lot buffer that abuts a sidewalk or a street for a parking area of 5 spaces or more, one of the options below shall be installed to block headlights:

- (1) Option A: One (1) shade tree and 10 evergreen shrubs shall be planted for each 30 feet of buffer length and 1 square foot of perennial plantings for every linear foot of total buffer.
- (2) Option B: A low-wall fence or berm not to exceed 4 feet in height or 3:1 slope as measured from the adjoining sidewalk, along with 1 tree per 30 feet of buffer length and three shrubs for every 20 feet of buffer length. An increased height may be permitted up to 8 feet high where there is unusual topography, larger vehicles, or other similar circumstances.

**§22-713.5.B.(2)** Trash Collection Areas and Mechanical Units. A minimum six-foot ~~wooden shadow-box opaque fence or wall~~ or approved equal, on at least three sides, with a staggered row of evergreen trees planted every 10 feet along the fence perimeter.

**§22-713.5.B.(8) Easements.** The boundary of a pedestrian ~~or vehicular~~ access easement, when located on, or adjacent to, ~~a lot private property~~, shall have a method of physical delineation ~~on both sides~~ consisting of six-foot arborvitae trees, planted nine feet on center, with four-foot-high split-rail fence, or other type of delineation as approved by the Board of Supervisors.

Add **§22-713.5.B.(9)** The boundary of a vehicular access easement, such as emergency access easements, when located on, or adjacent to a private property, shall have a method of physical delineation on both sides consisting of six-foot arborvitae trees, planted nine feet on center, with four-foot-high split-rail fence, or other type of delineation as approved by the Board of Supervisors and Fire Marshall.

Add **§22-713.5.B.(10)** Proposed and existing conservation easements shall be physically delineated in the field by a concrete monument at the intersection of the easement with the property line. A two or three-rail split-rail tapered fence or stone-shaped concrete monument corner may be substituted at the discretion of the Board of Supervisors.

**§22-713.6.A.** – General Requirements. The location, dimensions and spacing of required plantings should be adequate for their proper growth and maintenance, taking into account the sizes of such plantings at maturity and their present and future environmental requirements, such as wind, soil, moisture and sunlight. Plantings should be selected and located where they will not contribute to conditions hazardous to public safety and trees shall be a minimum of 10 feet from all existing and proposed underground and overhead utilities.

**§22-713.6.B.** – Plant Specifications. All plant material shall meet the minimum standards for health, form, and root condition as outlined in the American National Standards Institute (ANSI) Z60.1 — ~~1996~~2014, as amended. All plant material shall be hardy and within the United States Department of Agricultural (USDA) Hardiness Zone 6, applicable to Bucks County, Pennsylvania.

**§22-713.6.C.** – Installation. All shade and evergreen trees shall be supported with stakes and guy wiring in accordance with The American Nursery and Landscape Association (ANLA) Standards. The backfill for excavated planting areas shall be composed of native topsoil and shall be mulched six inches beyond the dripline. Mulch shall not be applied against the trunk. The trunk flare shall remain visible.

Add **§22-713.6.E.** To ensure plant diversity and the sustainability of the installation in parking lots, the following plant diversity is required, where 60% of trees in parking lots must be large shade tree species and 25% of all trees evergreen:

<u><b>Plant Diversity Requirements</b></u>		
<u><b>Minimum Number of Required Trees</b></u>	<u><b>Minimum Number of Tree Species</b></u>	<u><b>Maximum % of any 1 species</b></u>
<u>1-5</u>	<u>1</u>	<u>100</u>
<u>6-15</u>	<u>2</u>	<u>50</u>
<u>16-30</u>	<u>3</u>	<u>40</u>
<u>31-50</u>	<u>4</u>	<u>30</u>
<u>51+</u>	<u>5</u>	<u>20</u>

Commented [JM8]: Per EAC, used Lower Merion Parking Lot Greening standards



## § 22-714. Lighting

1. Purpose. It is the purpose of these requirements to regulate the design, placement, orientation and distribution of lighting in order to:
  - A. Provide lighting of facilities to protect public health, safety and welfare.
  - B. ~~Control glare from parking areas and protect the privacy of adjacent properties.~~ Minimize adverse offsite impacts of lighting such as light trespass and glare.
  - C. ~~Provide lighting for safe vehicular and pedestrian movements.~~
  - D. ~~Limit spacing, fixture type and height of lighting to lessen light pollution.~~ Protect the natural environment from the adverse effects of night lighting from artificial light sources.
  - E. ~~Promote efficient design and construction with regard to energy conservation.~~ energy conservation.
2. Definitions
  - A. Backlight – For an exterior luminaire, lumens emitted in the quarter sphere below horizontal and in the opposite direction of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be the same as front light.
  - B. BUG - A luminaire classification system that classifies Backlight (B), Uplight (U) and Glare (G).
  - C. Footcandle -The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one-foot square from a distance of one foot.
  - D. Glare – Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.
  - E. IES - An acronym for the Illuminating Engineering Society, a professional guidance body for lighting engineers.
  - F. LED - Light Emitting Diode
  - G. Light Trespass - Light that falls beyond the property boundary it is intended to illuminate
  - H. Mounting Height – The height of the photometric center of a luminaire above grade level
  - I. Uplight – For an exterior luminaire, flux radiated in the hemisphere at or above the horizontal plane.
- 2-3. Applicability. Lighting shall be required for facilities as deemed necessary by the Board, including but not limited to ~~for all~~ public streets, parking areas, ~~sidewalks~~ pedestrian ways, entrances, loading facilities, access drives, nonresidential buildings, multifamily subdivisions, recreational facilities and, other public facilities. ~~and at any other locations deemed necessary by the Board.~~



#### 3.4. ~~Public~~ Streetlights.

- A. Residential Streets. ~~Public~~ Streetlights shall be required for all residential subdivisions at the following locations: ...

- C. Prior to the submission of Final Plans, the applicant shall submit a petition to create a streetlight district to the Township. All streetlights shall be the responsibility of the property owner.

- D. The site plan shall contain a plan notation stating, "All streetlights shall be installed and energized prior to the issuance of the first occupancy permit for any subdivision and/or land development or first phase or section thereof and the lighting and maintenance costs shall be assessed to affected property owners on a per lot basis or by an owners' association."

- E. The applicant shall be responsible for all costs involved in lighting the streets until such time that the Township accepts the streets for dedication or accepts the improvements at the end of the 18-month maintenance period. Thereafter the property owner(s) shall be responsible.

- F. Streetlight Specifications

- (2) Where streetlights are installed at intersections, the applicant ~~shall~~may install combination street name signs and streetlights.

- (1) (4) All lighting fixtures shall be controlled by automatic photocells to regulate lighting between dawn and dusk. ~~For all commercial, industrial, public recreational, and institutional applications, a note shall be added to the record plan that all lighting fixtures shall be controlled by programmable timers that accommodate seasonal and annual variations and battery or mechanical (e.g. spring wound) backup to extinguish light sources between 11 pm and dawn or within 1 hour of the close of business, whichever is earlier, to conserve energy and mitigate nuisance glare and sky lighting consequences. Security lighting may be permitted up to 25% of the total number of fixtures onsite.~~

Commented [JM9]: Remove from Streetlight section per PC/EAC, included below under "Control of Light"

#### 4. ~~Parking Areas and Loading Facilities.~~

- A. ~~Lighting of parking areas, including access drives and loading facilities, shall meet the minimum illumination levels and uniformity ratio specified in this chapter.~~
- B. ~~Light standards shall be a maximum of 20 feet in height, and have a concrete base raised 30 inches above finished grade.~~

- ~~C. Light standards shall be located in planting islands or planting strips within parking areas. Light standards shall not be installed directly on the parking area surface.~~
- ~~D. All lighting fixtures shall be controlled by automatic photocells to regulate lighting between dawn and dusk.~~
- ~~E. All electrical power lines to lighting fixtures shall be underground.~~
- ~~F. Glare Control:~~
- ~~(1) The maximum light intensity measured at any point along the property line shall be 0.2 footcandles.~~
  - ~~(2) All lighting fixtures shall meet all applicable IESNA cutoff criteria.~~
  - ~~(3) All lighting shall be effectively shielded and directed towards the interior of the parking area away from adjacent properties.~~
  - ~~(4) Illuminated signs shall have a shielded lighting source and shall be directed away from all street rights-of-way.~~
- ~~5. All other lighting required by this chapter for recreational facilities, sidewalks, pedestrian walkways, trails, crosswalks, bicycle lanes, etc., may be approved by the Board in accordance with the recommended practices and standards of the IESNA.~~
- ~~6. The applicant shall submit three copies of an as-built lighting plan to the Township to verify existing light intensities and uniformity are in accordance with the approved final plans.~~
- ~~7. Where required by this chapter, illumination levels shall have intensities and uniformity ratios in accordance with recommended practices of the IESNA handbook RP-20-08 and IESNA Handbook RP-8-00, as amended, and in accordance with the minimum standards listed below:~~

Description of Use/Area	Maintained Footcandles	Uniformity Avg.: Min.
High Activity Nonresidential Parking, Loading Facilities and Drives (e.g., Retail, Office)	0.9 Minimum	4:1
Medium Activity Nonresidential Parking, Loading Facilities and Drives (e.g., Industrial, Institutional)	0.4 Minimum	4:1
Multifamily Residential Parking	0.2 Minimum	4:1
All Nonresidential Subdivision Streets	0.9 Average	6:1

Description of Use/Area	Maintained Footcandles	Uniformity Avg.: Min.
Pedestrian Walkways, Bike Lanes, Trails	0.2 Average	5:1
Building Entrances	2.0 Average	—

#### 5. Parking Areas and Loading Facilities.

##### A. Illumination Levels

Lighting of parking areas, including access drive, loading facilities, pedestrian walkways and building entrances, shall have intensities and uniformity ratios in accordance with the recommended practices of the Illuminating Engineering Society (IES) as contained in the most current editions of the following publications:

- (1) IES RP-43-22 Lighting Exterior Applications
- (2) IES RP-8-22 Lighting Roadway and Parking Facilities
- (3) IES G-1-22 Guide for Security Lighting for People, Property and Critical Infrastructure

<u>Description of Use/Area</u>	<u>Light Level (footcandles)</u>	<u>Uniformity</u>
<u>General Uncovered Parking Area Drive Aisles &amp; Parking Spaces</u>	<u>0.2 Minimum</u>	<u>20:1 max:min</u>
<u>Parking Area General Pedestrian &amp; Vehicle Transaction Areas</u>	<u>0.9 Minimum</u>	<u>15:1 max:min</u>
<u>Mixed Use Trails (when required)</u>	<u>0.8 Minimum</u>	<u>5:1 ave:min</u>
<u>Building Entrances</u>	<u>1.0 Average</u>	<u>5:1 ave:min</u>

##### B. Luminaire Design

- (1) Mounting height. Light standards shall be a maximum of 20 feet in height.
- (2) Location. Light standards shall be located in planting islands or planting strips within parking areas. Light standards shall not be installed directly on the parking area surface. Poles shall be a minimum of five feet (5') from the edge of pavement or protected by a raised concrete base thirty inches (30") in height.
- (3) Color Temperature. Luminaires shall have a maximum color temperature of 3,000K.
- (4) Uplight (U) value for all luminaires shall be zero (0).
- (4)(5) All electrical power lines to lighting fixtures shall be underground.



### C. Control of Light

- (1) For all commercial, industrial, public recreational, and institutional applications, a note shall be added to the record plan that all lighting fixtures shall be controlled by programmable timers that accommodate seasonal and annual variations and battery or mechanical (e.g. spring-wound) backup to extinguish light sources between 11 pm and dawn or within 1 hour of the close of business, whichever is earlier, to conserve energy and mitigate nuisance glare and sky lighting consequences. Security lighting may be permitted up to 25% of the total number of fixtures onsite.
- (2) The maximum light intensity measured at any point along the property line shall be 0.1 footcandles at any point along off-street areas and 0.30 footcandles along public roadways.
- (3) The maximum uplight (U) value as defined by IES TM 15-20 shall be 0 and the maximum glare (G) value shall be 2 adjacent to properties with a residential use.
- (4) All lighting shall be effectively shielded and directed towards the interior of the parking area away from adjacent properties.
- (5) Illuminated signs shall have a shielded lighting source and shall be directed away from all street rights-of-way.
- (6) All other lighting required by this chapter for recreational facilities, sidewalks, pedestrian walkways, trails, crosswalks, bicycle lanes, etc., may be approved by the Township Engineer in accordance with the recommended practices and standards of the IESNA.

Commented [JM10]: Per BOS, confirmed 25% is consistent with other local ordinances.

### D. Compliance Monitoring

- (1) The applicant shall submit an as-built lighting plan to the Township to verify existing light intensities and uniformity are in accordance with the approved final plans.
- (2) The Township reserves the right to conduct post-installation inspections to verify compliance with the requirements of this Ordinance and approved lighting plan commitments, and to require remedial action at no expense to the Township.

**§22-715.2.G.(3)** ~~Recreation Fees Districts. The fees~~ shall be recorded to one of the ~~recreation fee districts~~ Township Planning Areas in Appendix C to ensure that the lands and facilities are accessible to the residents of the development(s) that paid fees towards their cost. ~~The Recreation Fee District Map in this Appendix designates "Recreation Fee Districts."~~ Any fees collected under this chapter shall be expended only within the same ~~Recreation Fee District Planning Area~~ as the subdivision and/or land development that contributed the fees, except that fees from any district may be used for public Township-wide amenities such as trails, community parks and recreation areas.

**§22-715.3.A.(5)(b)** ~~Stormwater DeRetention~~ Facilities. Stormwater retention basins may be approved by the Board if the resulting body of water is integrated into the landscape



and the area can be used by the residents for active recreational activities.

**§22-717.3** All underground utilities ~~shall be installed prior to street paving at locations approved by the Township, and~~ shall be located as much as possible between the curb or edge of cartway and the edge of the sidewalk or right-of-way line.

Commented [JM11]: Clarify for projects without sidewalk per PC.

**§22-719.6.** The site plan shall contain a plan notation stating that any existing or proposed well is subject to the provisions of the well construction standards, which includes requirements for well permitting, water quality testing and well production certification.

**§22-719.7.A.** ~~Four~~ Two copies of a Water Resource Impact Study shall be submitted to the Township with the preliminary plan application. An application for subdivision and/or land development shall be considered incomplete without the required water resource impact study.

**§22-719.8.A.** Purpose. These regulations are to ensure that existing wells and new wells constructed in New Britain Township can provide a reliable, safe and adequate supply of water to support the intended use within the capacity of available groundwater resources and to estimate any impacts of the additional water withdrawals on existing nearby wells, underlying aquifers and watercourses.

**§27-721.6.** If the property being subdivided or developed contains an existing on-site sewage disposal system, the applicant shall submit to the Township acknowledgment from ~~the Bucks County Department of Health a reputable septic system inspection company~~ indicating that the existing system has been inspected and is functioning properly.

**§27-721.9.** The property owner shall execute an operation and maintenance agreement with the Township and post the required financial security for any non-conventional, alternate or experimental sewage system, such as an Individual Residential Spray Irrigation System, Small Flow Treatment Facility or Community Sewage System. The design, plans and specifications for the proposed system shall be approved by the Township and Bucks County Health Department prior to final plan approval. The agreement shall provide for a non-refundable fee to the Township for administration and future compliance monitoring and shall furthermore provide for sufficient financial security to guarantee the proper operation and maintenance of the proposed facility in accordance with the Act, which may include cash, a letter of credit or other Township approved financial security.

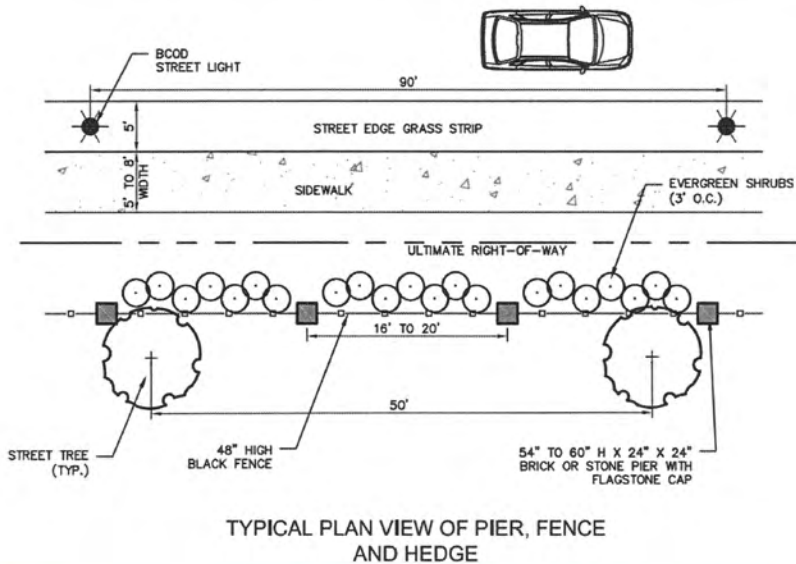
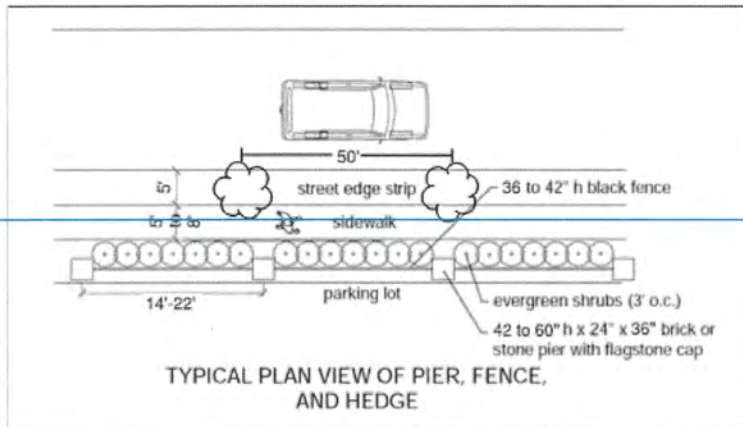
**§22-722.4.C.(7)(b)** All street trees shall be planted ~~in the planting strip located between the curblane and the sidewalk 5 to 10 feet behind the ultimate right-of-way.~~ See the "Typical Plan View" illustration in Subsection 4D(7).

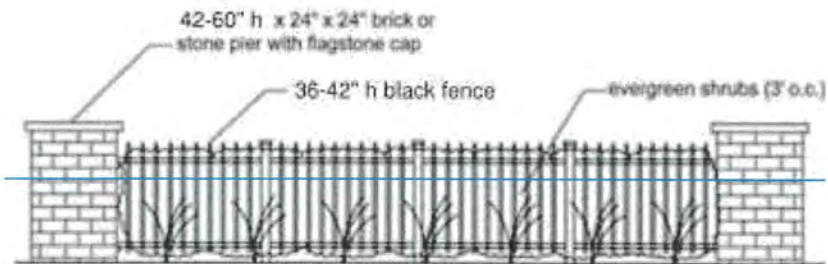
**22-722.4.D.(7)(a)** Where parking areas are located or are proposed to be located between a street and a principal building, a buffer fence shall be installed withinbetween five and ten feet outside of the ultimate right-of-way line of the street between this parking area and the street. This buffer fence shall be constructed and installed in accordance with the following standards, figures, and illustrations:

- 1) The fencing shall be black steel or aluminum, ~~36 inches to 42~~ 48 inches in height, and installed and maintained between the masonry piers. The masonry piers shall be constructed out of stone or brick, six to 18 inches taller than the fencing between

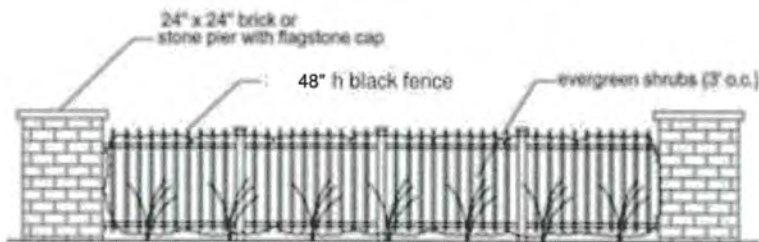
them, 24 to 36 inches or greater in width and depth, and with a concrete or stone cap. The piers shall be evenly installed 16 to 20 feet on center or at a spacing to be approved by the Township Engineer.

- 2) Evergreen hedge plants, initially at least 18 to 24 inches in height and maintained at a height of no less than 30 inches, shall be installed and maintained between the fencing and the street.





TYPICAL SECTION OF PIER, FENCE,  
AND HEDGE



TYPICAL SECTION OF PIER, FENCE,  
AND HEDGE

**§22-722.4.e.** All parking areas, walkways, and passages shall be adequately illuminated with a lighting system designed to complement the general areas and the site of the proposed development and to prevent any off-site glare and spillover light onto adjacent properties.

- (1) All light fixtures shall be shielded to reduce light spillage beyond the extent of the property line. At no point shall any light trespass onto adjacent residential properties exceed 0.1 footcandle at the residential property line, and at no point shall any light trespass onto adjacent nonresidential properties exceed 0.5-0.3 footcandle at the nonresidential property line.
- (2) Pedestrian scaled lighting shall be positioned along on-site pedestrian walks and trails such that lighting levels along them maintain a consistent 0.2 footcandle are consistent with IES recommended guidelines.
- ...
- (4) Freestanding fixtures shall utilize appropriate shape-cutoff luminaires with shielding of the light source at angles above 72° from the vertical, having an Uplight (U) rating of (0).

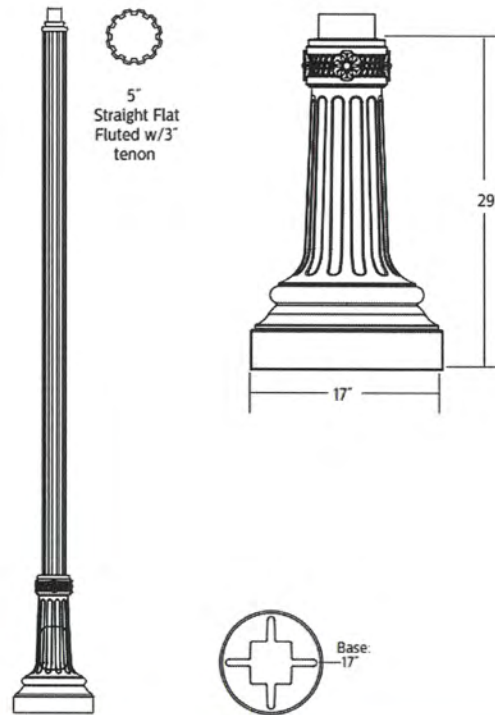


- (a) in order to establish a consistent design scheme along the corridor overlay district, all freestanding fixture types shall be constructed of metal, with a black finish. The luminaire shall be in the style illustrated below from [philips \[citypost led post top \(tx1\)\] Signify \[Hagerstown LED Post Top Comfort \(txo3c\)-Gen 2\], \[Type III Distribution, 3000K Color Temperature\]](#) and shall be placed upon a P3165 pole from [Signifyphilips](#), or the Board of Supervisors may approve an appropriate alternative. [The detail shall be in accordance with the Township's Standard Butler Avenue Corridor Overlay District Street Light Detail unless otherwise approved.](#)

Commented [JM12]: Add per EAC



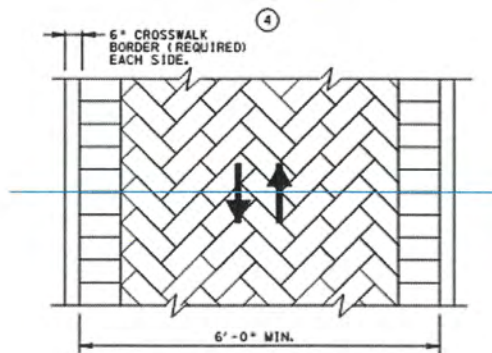




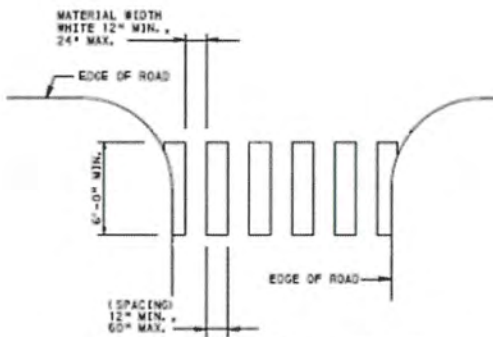
- ...
- (c) The maximum height of freestanding fixtures shall may vary to provide scale and dimension to the project. All lighting fixtures shall not exceed 15 feet in height, except up to 25% of the fixtures may be up to 25 feet in height. Fixture heights shall be measured from the top of the fixture to ground level. Streetlights directly along West Butler Avenue shall be 14 feet in height.
- (5) Building-mounted lighting shall be shown on all plans. All building-mounted lighting shall be designed so that all light from the source is shielded at angles above 72° from the vertical so as not to create any glare or visible source of light have an Uplight (U) rating of zero (0). Building-mounted lighting shall not be installed higher than the building upon which it is mounted and shall not exceed 30 feet in height in all cases, as measured from the top of the fixture to ground level. Lights are not permitted to outline buildings or rooflines.

**§22-722.4.F(3)** Pedestrian crosswalks in public streets, internal streets, drives, and parking areas shall be distinguished from asphalt driving surfaces through the use of ~~maroon-colored StreetPrint asphalt imprinted textured~~ crosswalks. Crosswalks shall consist of white thermoplastic in a continental pattern, or an appropriate alternative approved by the Board of Supervisors. The use of this distinguishing material is to enhance pedestrian safety and comfort, as well as the attractiveness of the crosswalks. These crosswalks shall be at least as wide as the sidewalks/walkways to which they connect and shall match the following illustration.

#### DECORATIVE CROSSWALK



TYPE E - HERRINGBONE



TYPE C - PERPENDICULAR



# NEW BRITAIN TOWNSHIP

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

## SUBDIVISION & LAND DEVELOPMENT APPLICATION

				<b>TOWNSHIP USE ONLY</b>	
FÈ	Date of Application:			Date Recieved: _____	
GÈ	Date of Plan or Revision:			Payment: _____	
HÈ	Application for (check all that apply):			Check #: _____	
	Sketch Plan      Preliminary      Final      Prelim/Final			Receipt #: _____	
I È	Name of Subdivision or Land Development:			Escrow Amt: _____	
Í È	Location: _____			PSA #: _____	
Î È	Tax Map Parcel #: 26-_____	Total Acreage: _____	Gross _____	Base Site Area _____	
Ï È	Net Buildable Site Area (from Section 2401): _____				
Ì È	Zoning Requirements:				
	Zoning District _____	Minimum Lot Size _____	Maximum Density _____		
	Front Yard _____	Side Yard _____	Rear Yard _____		
9.	Number of Lots or Dwelling Units: _____				
10.	Equitable Owner of Record of Land: _____				
	Address: _____				
	Phone: _____ E-mail: _____				
11.	Applicant: _____				
	Address: _____				
	Phone: _____ E-mail: _____				
12.	Owner: _____				
	Address: _____				
	Phone: _____ E-mail: _____				
13.	Registered Engineer or Surveyor: _____				
	Address: _____				
	Phone: _____ E-mail: _____				
14.	Type of Water & Sewer:	Public Water	Private Water		
		Public Sewer	Private Sewer		
15.	Proposed Use: _____				

This is to certify that I have read Article V of the New Britain Township Subdivision and Land Development Ordinance and that the accompanying plan meets the requirements of that Article to the best of my knowledge.

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

\_\_\_\_\_  
Signature of Registered Engineer or Surveyor

## SUBDIVISION & LAND DEVELOPMENT PLAN SUBMISSION CHECKLIST

Date of Application: \_\_\_\_\_  
Subdivision/Land Development Name: \_\_\_\_\_  
Address of Property: \_\_\_\_\_  
Owner(s) Name: \_\_\_\_\_  
Applicant(s) Name: \_\_\_\_\_  
Tax Map Parcel Number: \_\_\_\_\_

### **Plan Sets for New Britain Township - Folded to 8 1/2 x 11: (9 Full Size, 5 11x17)**

NBT Board of Supervisors (Full Size) - 5 Copies	NBT Planning Commission (11x17) - 2 Copies
Township Engineer (Full Size) - 1 Copy	NBT File (Full Size) - 2 Copies
Fire Marshal (Full Size) - 1 Copy	Digital Submission - Email or File Sharing Service

**Application Forms & Fees to be Submitted to the Township:** *All applicants include these items or the application will be considered administratively incomplete and returned to the applicant. **Please also submit digital copies of all applicable forms/reports.***

New Britain Township Subdivision and Land Development Application (1 Signed Original)  
Filing Fee according to the most current Fee Schedule adopted by Resolution  
Escrow Fee according to the most current Fee Schedule adopted by Resolution  
Contract for Professional Services Agreement (3 Signed Originals)  
Proof of Submission to Bucks County Planning Commission  
Proof of Submission to Bucks County Conservation District  
Proof of Submission to Water Authority (North Penn/North Wales/Aqua), if applicable  
Proof of Submission to Chalfont New Britain Joint Sewer Authority **OR** Buck County Department of Health  
Stomwater Management Report (2 Copies) (Digital Acceptable)  
PADEP Sewage Facilities Planning Module Application/Mailer approved by Sewer Authority or SEO (Original & 2 Copies)  
Traffic Impact Study, if applicable (2 Copies) (Digital Acceptable)  
PADOT Highway Occupancy Permit Plan/Application, if applicable (2 Copies)  
Community Impact Assessment Report, if applicable (4 Copies)  
Affidavit of Mailing Notification, Mailing Content & Post Property of SLD Application (§ 22-401.8 General Procedures)  
Township Road Opening Permit, if applicable  
Water Resource Impact Study, if applicable (2 Copies) (Digital Acceptable)  
Waiver Request Letter with Justification

Reviewed By: \_\_\_\_\_  
Township Representative

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

*\*All fees or contributions in lieu of shall be payable to New Britain Township. All plan sets, applications and forms shall be submitted directly to New Britain Township.*

*\*\*The attached checklist is provided for the applicant as a guideline to assist in the submission process. All applicants must include these items or the application will be considered administratively incomplete and returned to the applicant.\*\**





## APPLICANT'S CHECKLIST AND SUBMISSION PROCEDURES

**IMPORTANT:** *It is recommended that this item be completed by the applicant's professional engineer or land surveyor.*

Please use the following checklist as a guideline for application submission. If applicable, the Township and Township Engineer will look for these items in your application. Failure to provide an applicable item may delay acceptance of the application and plan approval. Please be advised that final approval will not be granted by the Township unless final approvals are granted by the appropriate water and sewer authorities.

**Note: Maximum Record Plan Sheet Size 24" x 36"**

Item	Code*	Applicant Comments
<input type="checkbox"/> Type of Water Supply <div style="margin-left: 20px;"><input type="checkbox"/> Public      <input type="checkbox"/> Private</div>	_____	_____
<input type="checkbox"/> Type of Sewage Disposal Facilities <div style="margin-left: 20px;"><input type="checkbox"/> Public      <input type="checkbox"/> Private</div>	_____	_____
<input type="checkbox"/> PADEP Sewage Facilities Planning Module Application/Mailer	_____	_____
<input type="checkbox"/> List of Waivers/Variances/Special Exceptions on Record Plan	_____	_____
<input type="checkbox"/> Letter of Requested Waivers with Justification	_____	_____
<input type="checkbox"/> Provide 5 Signature Lines on the Record Plan for the Board of Supervisors	_____	_____
<input type="checkbox"/> Indicate Zoning Data Chart on Record Plan (required and proposed dimensions)	_____	_____
<input type="checkbox"/> Indicate Parking Requirements on Record Plan (required and proposed spaces)	_____	_____
<input type="checkbox"/> Indicate proposed Use Designation on Record Plan	_____	_____
<input type="checkbox"/> Indicate Site Capacity Calculations on Record Plan	_____	_____
<input type="checkbox"/> Adjoining Property Owner Names and Tax Map Parcel Numbers	_____	_____
<input type="checkbox"/> Soil Erosion and Sediment Control Plan	_____	_____
<input type="checkbox"/> Utility Plan	_____	_____
<input type="checkbox"/> Landscape and Lighting Plan (show street trees, buffer plantings, lighting locations, isolux lines)	_____	_____
<input type="checkbox"/> Stormwater Management Plan	_____	_____
<input type="checkbox"/> Wetlands Certification on Record Plan	_____	_____
<input type="checkbox"/> PADOT Permit Application/Plan	_____	_____
<input type="checkbox"/> Existing and Proposed Easement, Right-of-Way or Other restrictions on the Property	_____	_____

**\*A-Noted on Application**

**P-Noted on Plan Sheet**

**N/A - Not Applicable**

**W - Noted on List of Waivers**



# **NEW BRITAIN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT PROCEDURES INFORMATION FOR APPLICANTS**

## **Applications:**

All formal applications must be submitted to the Township Zoning Officer during regular office hours.

All required plans, fees and accompanying documentation must be submitted to the Township in accordance with the New Britain Township Plan Submission Checklist (attached). No application shall be considered complete without this information.

If the application is found to be incomplete, the Zoning Officer will advise the applicant, in writing, of the deficiencies within five (5) business days.

If the application is found to be complete, the application will be date-stamped and a letter will be forwarded to the applicant with the anticipated application processing dates and scheduled Planning Commission and Board of Supervisor's meeting dates. The application will then be distributed for review to the Township professional staff, boards, commissions and professional consultants.

*If for any reason the Planning Commission does not meet within 30 days of the initial application filing approval date of the Township Zoning Officer, the Municipalities Planning Code (MPC) timetable for plan review processing will then automatically begin, unless waived by the applicant.*

## **Review Process:**

Upon receipt of the Township Engineer's review letter, it is recommended that the applicant conference with Township staff and/or the Township Engineer prior to the scheduled Planning Commission meeting when the Planning Commission would consider the application for a recommendation. During the conference, if it is determined that the application will require substantial revisions for compliance with Township ordinances, the Township staff and/or engineer will advise the applicant of an appropriate course of action for revising the application. An extension/waiver to the 90-day limit (attached to SALDO Application), as set forth by the MPC, may be necessary to allow sufficient time for the applicant to make necessary plan revisions and for Township staff and its engineer to review the revised application.

All revised applications must be resubmitted directly to the Township Zoning Officer. It shall be the responsibility of the applicant to submit the same number of revised plans to the Township as with the original application.

## **Recommendations and Plan Decisions:**

The applicant is responsible for posting the property, notifying property owners within 1000ft (or adjoining owners for minor plans), and submitting an affidavit of mailing & the mailings content to the Township five days prior to the plans appearing before the Township Planning Commission (§ 22-401.8 General Procedures).

The Planning Commission in its review shall consider the comments, if submitted, of the Bucks County Planning Commission, Fire Marshal, Bucks County Conservation District and Township professional staff and consultants. At their anticipated monthly meeting, the Planning Commission may do any of the following:

- Recommend that the applicant address plan deficiencies or unresolved planning issues with Township staff.
- Recommend to the Board of Supervisors that the plan be approved with conditions and specifically list such conditions.
- Recommend to the Board of Supervisors that the plan be denied and specifically list the reasons for such a recommendation.

The Board of Supervisors shall take official action on all applications, after receiving the Township engineer's report and the recommendation by the Planning Commission and within the 90-day time limit, unless the applicant grants a time extension/waiver. The action of the Board of Supervisors shall be in writing and communicated to the applicant by mail within five (5) days following the date of the official action.



## Record Plans:

Final record plans to be recorded must be submitted ***directly to the Township Engineer*** for review and execution prior to approval by the Board of Supervisors. The plans must include four (4) paper copies of the record plan(s). **All record plans must bear the original seal and signature and title of the professional engineer or land surveyor responsible for preparation of the plans and bear the notarized signature of the land owner(s).** At the time of record plan submission, five (5) complete paper sets of construction drawings should be submitted to the Township Engineer to be stamped approved for construction.

No final record plans shall be recorded for any project unless all of the following have been satisfied:

- All conditions of final approval have been met (including water and sewer approvals/agreement) and approved by Township Solicitor and Engineer.
- All required outside agency approvals/permits have been obtained.
- All Township legal, engineering, planning and administrative costs relative to the plan submission have been paid in full.
- The required financial security and developer's agreements have been executed and the construction escrow has been posted with the Township.

The Township Solicitor will record all final record plans at the Bucks County Courthouse. The Township will notify the applicant when the copies of the recorded plans are available to be picked up at the Township Zoning Office.

## Contract for Professional Services Agreement and Professional Escrows:

The applicant shall be responsible for maintaining the original escrow balance relative to the escrow account established with the Township for the payment of Township incurred costs and fees on behalf of the applicant per the Contract for Professional Services Agreement. The Township shall forward an invoice to the applicant setting forth the amount deducted from said escrow account for payment of costs and fees. Within fourteen (14) days of the date of the invoice, the applicant shall remit the amount of the invoice to the Township, thereby bringing the balance of the escrow back to the original amount. In the event the applicant's escrow account balance falls below the original amount, the Township may direct its professionals and consultants to cease work on the applicant's submission until such time as the escrow account balance is restored to its original amount.

Any applicant who desires to meet with the Township's professionals or consultants prior to submitting a plan application shall execute a Contract for Professional Services Agreement with the Township and post an escrow amount to be determined therein to cover any costs incurred by the Township associated with the aforementioned consultations.

The applicant should also be advised that the Township has enacted a "Disclosure Ordinance No. 2001-09-01" which mandates that the seller of any lot divulge certain information to the purchaser of the lot prior to settlement.

***\*These guidelines may be amended from time to time, as needed.***



**NEW BRITAIN TOWNSHIP  
90-DAY REVIEW PERIOD WAIVER**

I/We, the applicant, understand that the time necessary for adequate review of this application and plans for compliance with current Zoning and Subdivision & Land Development Ordinances, including reviews of any revised plans, may exceed the 90-day review period stipulated under the Municipalities Planning Code.

In recognition of the above, I/we hereby waive the 90-day review period, with the understanding that I/we may revoke this waiver at any time in the future, upon 30-day written notice to the New Britain Township Zoning Officer.

Name of Subdivision/Land Development: \_\_\_\_\_

Tax Map Parcel Number(s): \_\_\_\_\_

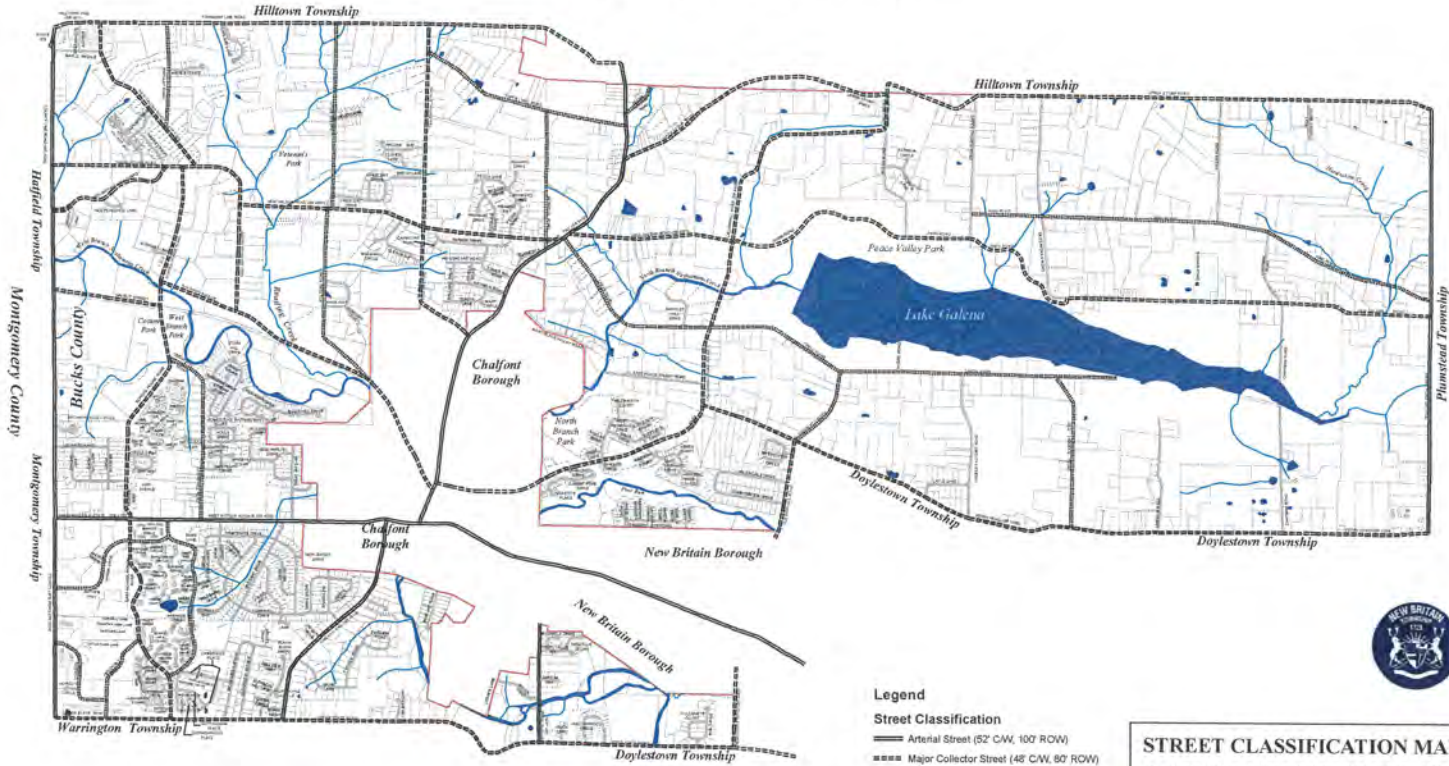
Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

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





Street Classification Map  
New Britain Township



- Legend**
- Street Classification**
- Arterial Street (52' C/W, 100' ROW)
  - Major Collector Street (48' C/W, 80' ROW)
  - Minor Collector Street (36' C/W, 60' ROW)
  - Local Roads (28' C/W, 50' ROW)
  - Private Roads



**STREET CLASSIFICATION MAP**  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

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

JO# NO: 22-01002      DATE: February 2022      SCALE: 1" = 1000'

# SUBDIVISION AND LAND DEVELOPMENT

## 22 Attachment 4

Township of New Britain

### Appendix D

#### Required Plant Material List

**Tall (Canopy) Trees** – Unless otherwise specified in the Ordinance, the minimum caliper size shall be 2-1/2 inches. Minimum height shall be 8 ft.

Street trees – Trees suitable for street trees, parking areas, and site element buffers/ screens. Only marked trees may be used as street trees or riparian buffer trees.

Tall (Canopy) Trees				
Scientific name	Common name	Location Usage & Soil Conditions		
		Street	Riparian Buffer	Soil Moisture Preference
Acer rubrum	red maple	X	X	dry to wet
Acer saccharinum	silver maple	X	X	moist
Aesculus flava	yellow (sweet) buckeye		X	moist
Carya cordiformis	bitternut hickory	X	X	
Carya glabra	pignut hickory		X	dry to moist
Carya laciniosa	shellbark hickory		X	medium to wet
Carya ovata	shagbark hickory			dry to moist
Carya tomentosa	mockernut hickory			dry to moist
Gleditsia triacanthos forma inermis	thornless honeylocust	X		moist
Gleditsia triacanthos wild type	honeylocust		X	moist
Gymnocladus dioicus	Kentucky coffee-tree			moist
Juglans cinerea	butternut			moist
Juglans nigra	black walnut			moist
Liquidambar styraciflua (seedless variety)	sweet gum	X	X	moist to wet
Liriodendron tulipifera	tulip tree (tulip polar, yellow-poplar)			moist
Magnolia acuminata	cucumbertree	X		moist
Nyssa sylvatica	blackgum	X	X	medium to wet
Platanus occidentalis	American sycamore	X	X	wet
Prunus serotina	black cherry	X	X	moist
Quercus alba	white oak	X		dry to moist
Quercus bicolor	swamp white oak	X	X	moist to wet

Tall (Canopy) Trees				
Scientific name	Common name	Location Usage & Soil Conditions		
		Street	Riparian Buffer	Soil Moisture Preference
<i>Quercus borealis</i> <sup>1</sup>	northern red oak	X		dry to moist
<i>Quercus coccinea</i>	scarlet oak			dry to moist
<i>Quercus falcata</i> <sup>1</sup>	southern red oak	X		dry to moist
<i>Quercus imbricaria</i>	shingle oak	X		moist
<i>Quercus laurifolia</i>	laurel oak	X		moist
<i>Quercus macrocarpa</i>	burr oak	X	X	dry to wet
<i>Quercus palustris</i> <sup>2</sup>	pin oak		X	moist to wet
<i>Quercus phellos</i>	willow oak	X	X	moist to wet
<i>Quercus prinus</i>	chestnut oak	X		dry
<i>Quercus rubra</i> <sup>1,3</sup>	northern red oak	X		dry to moist
<i>Quercus stellata</i>	post oak	X		dry
<i>Quercus velutina</i>	black oak	X		dry to moist
<i>Robinia pseudoacacia</i>	black locust	X		dry to moist
<i>Taxodium distichum</i>	baldcypress		X	wet
<i>Tilia americana</i>	basswood (American linden)	X	X	moist
<i>Ulmus americana</i> cv. 'Jefferson' or 'Valley Forge'	American elm cultivars (Dutch elm disease-resistant)	X	X	moist to wet

<sup>1</sup> All red oak varieties should be spaced no closer than 60 feet on center to prevent spread of disease through root grafting.

<sup>2</sup> *Quercus palustris* is limited 10% of the total street tree and/or shade tree requirement (Ord. 2010-03-01)

<sup>3</sup> *Quercus rubra* is limited 10% of the total street tree and/or shade tree requirements (Ord. 2010-03-01)

**Short to Medium Height Deciduous Trees** – Unless otherwise specified in the Ordinance, the minimum caliper size shall be 1-1/2 inches. Minimum height shall be 8 ft.

Note: Some trees in this list may be appropriate for street use.

Short to Medium Height Deciduous Trees				
Scientific name	Common name	Location Usage & Soil Conditions		
		Riparian Buffer	Showy Flowers/ Fruit	Soil Moisture Preference
Acer pensylvanicum	striped maple			moist
Aesculus pavia	red buckeye	X		moist
Amelanchier canadensis	serviceberry (juneberry, shadbush)	X	X	moist
Asimina trilobum	common pawpaw			moist
Benthamidia (Cornus) florida	flowering dogwood		X	moist
Betula alleghaniensis	yellow birch			moist
Betula lenta	sweet birch			dry to moist
Betula nigra	river birch	X		moist
Betula papyrifera	paper birch			moist
Betula populifolia	gray birch			dry
Carpinus caroliniana	American hornbeam			moist
Catalpa speciosa	northern catalpa		X	
Celtis occidentalis	hackberry	X		dry to moist
Cercis canadensis	eastern redbud	X	X	moist
Chionanathus virginic	fringetree		X	moist
Crataegus crusgalli	cockspur hawthorn		X	moist
Crataegus mollis	downy hawthorn		X	moist
Crataegus phaenopyrum	Washington Hawthorn		X	moist
Diospyros virginiana	common persimmon			dry to moist
Larix laricina	tamarack (American larch)			moist
Magnolia virginiana	sweetbay magnolia	X	X	moist to wet
Malus angustifolia	southern crabapple		X	dry to moist
Malus coronaria	sweet crabapple		X	dry to moist
Ostrya virginiana	American hop-hornbeam			dry to moist



Short to Medium Height Deciduous Trees				
Scientific name	Common name	Location Usage & Soil Conditions		
		Riparian Buffer	Showy Flowers/ Fruit	Soil Moisture Preference
Oxydendrum arboreum	sourwood		X	moist
Prunus pensylvanica	pin cherry		X	dry
Prunus virginiana	common chokeberry		X	dry to moist
Ptelea trifoliata	water-ash		X	dry to moist
Quercus marilandica	black jack			
Quercus stellata	post oak			
Salix nigra	black willow	X		moist to wet
Sassafras albidum	sassafras	X		dry to moist
Swida (Cornus) alternifolia	pagoda dogwood		X	moist

**Evergreen Trees** – Minimum height shall be 6 ft.

Evergreen Trees			
Scientific name	Common name	Location Usage & Soil Conditions	
		Riparian Buffer	Soil Moisture Preference
Chamaecyparis thyoides	Atlantic white-cedar	X	moist to wet
Ilex opaca	American holly	X	moist
Juniperus virginiana	eastern redcedar	X	rich
Picea pungens	Colorado spruce		moist, well-drained
Pinus echinata	shortleaf pine		dry
Pinus resinosa	red pine		dry
Pinus rigida	pitch pine		dry
Pinus strobus	white pine	X	dry to wet
Pinus virginiana	Virginia pine (scrub pine)		dry
Thuja occidentalis	American arborvitae		moist

**Deciduous Shrubs** - Unless otherwise specified in the Ordinance, minimum 30 inches in height or width.

Deciduous Shrubs					
Scientific name	Common name	Location Usage & Soil Conditions			
		Riparian Buffer	Rain Garden	Showy Flowers/ Fruit	Soil Moisture Preference
<i>Aesculus parviflora</i>	bottlebrush buckeye			X	moist
<i>Aesculus pavia</i>	red buckeye			X	
<i>Alnus serrulata</i>	smooth alder	X			wet
<i>Aronia arbutifolia</i>	red chokeberry	X	X	X	dry to wet
<i>Aronia melanocarpa</i>	black chokeberry	X	X	X	dry to wet
<i>Callicarpa Americana</i>	American beautyberry			X	
<i>Calycanthus florida</i>	sweetshrub			X	moist
<i>Ceanothus americanus</i>	New Jersey tea			X	dry to moist
<i>Cephalanthus occidentalis</i>	buttonbush	X	X	X	wet
<i>Clethra alnifolia</i>	coastal sweet-pepperbush	X	X	X	wet
<i>Corylus americana</i>	American hazelnut				dry to moist
<i>Dasiphora floribunda</i>	shrubby cinquefoil			X	dry to wet
<i>Eubotrys racemosus</i>	coastal fetterbush			X	moist
<i>Euonymus americanus</i>	strawberry-bush (hearts-a-bursting)			X	dry to moist
<i>Euonymus atropurpureus</i>	American wahoo			X	dry to moist
<i>Fothergilla major</i>	large fothergilla				moist
<i>Hamamelis vernalis</i>	vernal witch hazel				moist
<i>Hamamelis virginiana</i>	northern witch hazel				moist
<i>Hydrangea arborescens</i>	smooth hydrangea			X	medium to moist
<i>Hydrangea quercifolia</i>	oakleaf hydrangea	X		X	moist
<i>Hypericum densiflorum</i>	shrubby St. John's wort	X	X	X	moist
<i>Ilex verticillata</i>	winterberry	X	X		wet
<i>Itea virginica</i>	Virginia sweetspire	X	X	X	moist
<i>Lindera benzoin</i>	spicebush	X	X		moist
<i>Morella pensylvanica</i>	northern bayberry	X			moist
<i>Philadelphus inodorus</i>	mock orange			X	medium

Deciduous Shrubs					
Scientific name	Common name	Location Usage & Soil Conditions			
		Riparian Buffer	Rain Garden	Showy Flowers/ Fruit	Soil Moisture Preference
Physocarpus opulifolius	common ninebark	X	X		moist
Rhododendron arborescens	sweet azalea			X	moist
Rhododendron periclymenoides	pinxterbloom azalea	X		X	dry to moist
Rhododendron maximum	rosebay rhododendron	X		X	moist
Rhododendron viscosum	swamp azalea	X		X	wet
Rhus aromatica	fragrant sumac	X			dry
Rhus copallina	winged sumac	X			dry
Rosa blanda	meadow rose			X	dry to moist
Rosa carolina	Carolina rose			X	dry to moist
Rosa palustris	swamp rose	X		X	wet
Rosa setigera	prairie rose			X	moist to wet
Rosa virginiana	Virginia rose			X	moist
Salix discolor	pussy willow	X	X		moist
Sambucus canadensis	common elderberry	X	X	X	moist to wet
Sambucus racemosa	eastern red elderberry	X		X	moist
Spiraea alba, Spiraea latifolia	meadowsweet	X	X	X	moist to wet
Spiraea tomentosa	steeplebush	X		X	moist
Staphylea trifolia	American bladdernut	X		X	moist
Swida (Cornus) amomum	silky dogwood	X			wet
Swida (Cornus) racemosa	gray dogwood	X			moist to wet
Swida (Cornus) sericea	red-osier dogwood	X	X		moist to wet
Symphoricarpos albus	snowberry			X	dry to moist
Vaccinium angustifolium	lowbush blueberry			X	dry
Vaccinium corymbosum	highbush blueberry			X	dry
Viburnum acerifolium	mapleleaf viburnum	X		X	moist
Viburnum cassinoides	witherod	X		X	moist
Viburnum dentatum	southern arrowwood	X		X	wet

Deciduous Shrubs					
Scientific name	Common name	Location Usage & Soil Conditions			
		Riparian Buffer	Rain Garden	Showy Flowers/ Fruit	Soil Moisture Preference
Viburnum lentago	nannyberry	X		X	moist
Viburnum nudum	possumhaw	X		X	moist
Viburnum prunifolium	blackhaw viburnum	X	X	X	wet
Viburnum trilobum	American cranberrybush	X	X	X	wet

**Evergreen Shrubs** - Unless otherwise specified in the Ordinance, minimum 30 inches in height or width.

Evergreen Shrubs				
Scientific name	Common name	Location Usage & Soil Conditions		
		Riparian Buffer	Rain Garden	Soil Moisture Preference
Ilex glabra	inkberry holly	X	X	moist
Juniperus communis	common juniper			dry
Kalmia latifolia	mountain laurel			dry to moist
Leucothoe axillaris	coast doghobble			moist
Leucothoe fontanesiana	mountain doghobble	X		moist
Rhododendron catawbiense	Catawba rhododendron	X		moist
Rhododendron maximum	rosebay rhododendron	X		moist to wet
Taxus canadensis	American yew			moist



### Some Common Perennials Suitable for Riparian Buffers, Rain Gardens, and Basins

Some Common Perennials Suitable for Riparian Buffers, Rain Gardens, and Basins			
Scientific name	Common name	Dry side <sup>1</sup>	Wet area <sup>2</sup>
<i>Amsonia tabernaemontana</i>	eastern bluestar	X	
<i>Andropogon virginicus</i>	broomsedge	X	
<i>Asclepius incarnata</i>	swamp milkweed		X
<i>Baptisia australis</i>	tall blue wild indigo	X	
<i>Boltonia asteroides</i>	green wild indigo	X	
<i>Caltha palustris</i>	marsh-marigold		X
<i>Carex stricta</i>	tussock sedge		X
<i>Chelone glabra</i>	white turtlehead		X
<i>Coreopsis verticillata</i>	threadleaf coreopsis	X	
<i>Elymus hystrix</i>	bottlebrush grass	X	
<i>Equisetum species</i>	horsetail		X
<i>Eupatorium coelestinum</i>	blue mistflower		X
<i>Eupatorium perfoliatum</i>	common boneset	X	
<i>Helianthus angustifolius</i>	narrowleaf sunflower	X	
<i>Helenium autumnale</i>	sneezeweed	X	
<i>Hibiscus moscheutos</i>	eastern rose-mallow		X
<i>Iris Versicolor</i>	northern blue flag		X
<i>Juncus effusus</i>	soft rush		X
<i>Lobelia cardinalis</i>	cardinal flower		X
<i>Lobelia siphilitica</i>	great blue lobelia		X
<i>Ludwigia alternifolia</i>	seedbox		X
<i>Mimulus ringens</i>	Allegheny monkeyflower		X
<i>Onoclea sensibilis</i>	sensitive fern		X
<i>Osmunda cinnamomea</i>	cinnamon fern		X
<i>Osmunda regalia</i>	royal fern	X	
<i>Panicum virgatum</i>	switchgrass		X
<i>Physostegia virginiana</i>	obedient plant	X	
<i>Scirpus atrovirens</i>	green bulrush		X
<i>Scirpus cyperinus</i>	woolgrass		X
<i>Senecio aureus</i>	golden ragwort	X	
<i>Solidago patula</i>	rough-leaved goldenrod	X	
<i>Solidago rugosa</i>	wrinkle-leaved goldenrod	X	
<i>Symphyotrichum novae-angliae</i>	New England aster	X	
<i>Symphyotrichum novi-belgii</i>	New York aster	X	
<i>Verbena hastata</i>	blue vervain	X	
<i>Veronicastrum virginicum</i>	Culver's-root	X	

<sup>1</sup> Suitable for usually well-drained areas that may be subject to occasional flooding.

<sup>2</sup> Generally suitable for sustained wet areas.

# APPENDIX E:

## CONSTRUCTION DETAILS AND SPECIFICATIONS

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<u>SHEET NO.</u>	<u>TITLE</u>
1	GENERAL CONSTRUCTION NOTES
2	TYPICAL ROADWAY WIDENING SECTION DETAIL FOR ARTERIAL, COLLECTOR, AND NON-RESIDENTIAL ROADS
3	TYPICAL ROADWAY WIDENING SECTION DETAIL FOR RESIDENTIAL AND LOCAL ROADS
4	PIPE BEDDING DETAIL
5	STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PAVED AREAS DETAIL
6	STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PVIOUS AREAS DETAIL
7	RESIDENTIAL DRIVEWAY PAVING SECTION DETAIL
8	NON-RESIDENTIAL AND MULTI-RESIDENTIAL DRIVEWAYS, PARKING AREAS AND LOADING AREAS PAVING SECTION DETAIL
9	PLAIN CEMENT CONCRETE CURB DETAIL
10	BELGIAN BLOCK CURB DETAIL
11	CONCRETE SIDEWALK DETAIL
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13	DRIVEWAY AND APRON DETAIL
14	ROAD UNDERDRAIN DETAIL
15	STREET LIGHT DETAIL
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19	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT STREET LIGHT DETAIL
20	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT BENCH DETAIL
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22	BUTLER AVENUE CORRIDOR OVERLAY DISTRICT BICYCLE PARKING DETAIL

THE FOLLOWING NOTES PERTAIN TO ALL PROPOSED CONSTRUCTION METHODS, MATERIALS, STRUCTURES AND FACILITIES WITHIN NEW BRITAIN TOWNSHIP. THESE CONSTRUCTION NOTES, IN A SIMILAR FORMAT, MUST BE PROVIDED ON THE RECORD PLAN. THE APPLICANT SHOULD MODIFY THE CONSTRUCTION NOTES OR PROVIDE ADDITIONAL NOTES, AS NECESSARY, WHEN THE DESIGN METHODS AND STANDARDS ARE NOT SPECIFICALLY STATED. UNLESS A MORE RESTRICTIVE DESIGN METHOD OR STANDARD IS SPECIFIED IN NEW BRITAIN TOWNSHIP'S ZONING OR SUBDIVISION AND LAND DEVELOPMENT ORDINANCES, THE FOLLOWING SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST COMPLY WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, LATEST REVISION.
2. ALL PROPOSED STRUCTURES AND FACILITIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 72, "ROAD CONSTRUCTION STANDARDS", LATEST REVISION.
3. ALL PROPOSED STREETS, ACCESS DRIVES, DRIVEWAYS AND UTILITIES SHALL COMPLY WITH THE PENNSYLVANIA CODE, TITLE 67, CHAPTER 441, "ACCESS TO AND OCCUPANCY OF HIGHWAYS BY DRIVEWAYS AND LOCAL ROADS", AND CHAPTER 459, "OCCUPANCY OF HIGHWAYS BY UTILITIES", LATEST REVISION.
4. ALL PROPOSED STRUCTURES AND FACILITIES MUST COMPLY WITH THE AMERICANS WITH DISABILITY ACT, "ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES", LATEST REVISION.
5. ALL PROPOSED WATER AND SEWER FACILITIES MUST COMPLY WITH THE STANDARDS AND POLICIES OF THE APPLICABLE WATER AUTHORITY, SEWER AUTHORITY, BUCKS COUNTY HEALTH DEPARTMENT, PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND NEW BRITAIN TOWNSHIP.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE BUCKS COUNTY CONSERVATION DISTRICT.
7. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION ACTIVITIES ARE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND POLICIES OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
8. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES AND COMPLYING WITH THE PENNSYLVANIA ACT 38 AND ACT 187, AS AMENDED.
9. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
10. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, No. 287, 12/10/74, AS AMENDED 12/12/86, P.L. 1574, No. 172. CONTRACTOR MUST NOTIFY PA-1 CALL SYSTEM, INC. 3 DAYS PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL NOT ENCROACH ONTO ABUTTING PROPERTIES UNLESS A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN GRANTED BY ADJOINING PROPERTY OWNER. CONTRACTOR SHALL HAVE PROPERTY LINES CLEARLY MARKED IN AREAS WHERE GRADING WILL ENCROACH WITHIN 5 FEET OF THE PROPERTY LINE AND SHALL CONSTRUCT SUCH BARRIERS WHICH ARE NECESSARY TO PREVENT ENCROACHMENT ONTO ADJACENT PROPERTIES.
12. NO EXCAVATION OR FILL SHALL BE MADE WITH A FACE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL.

## GENERAL CONSTRUCTION NOTES

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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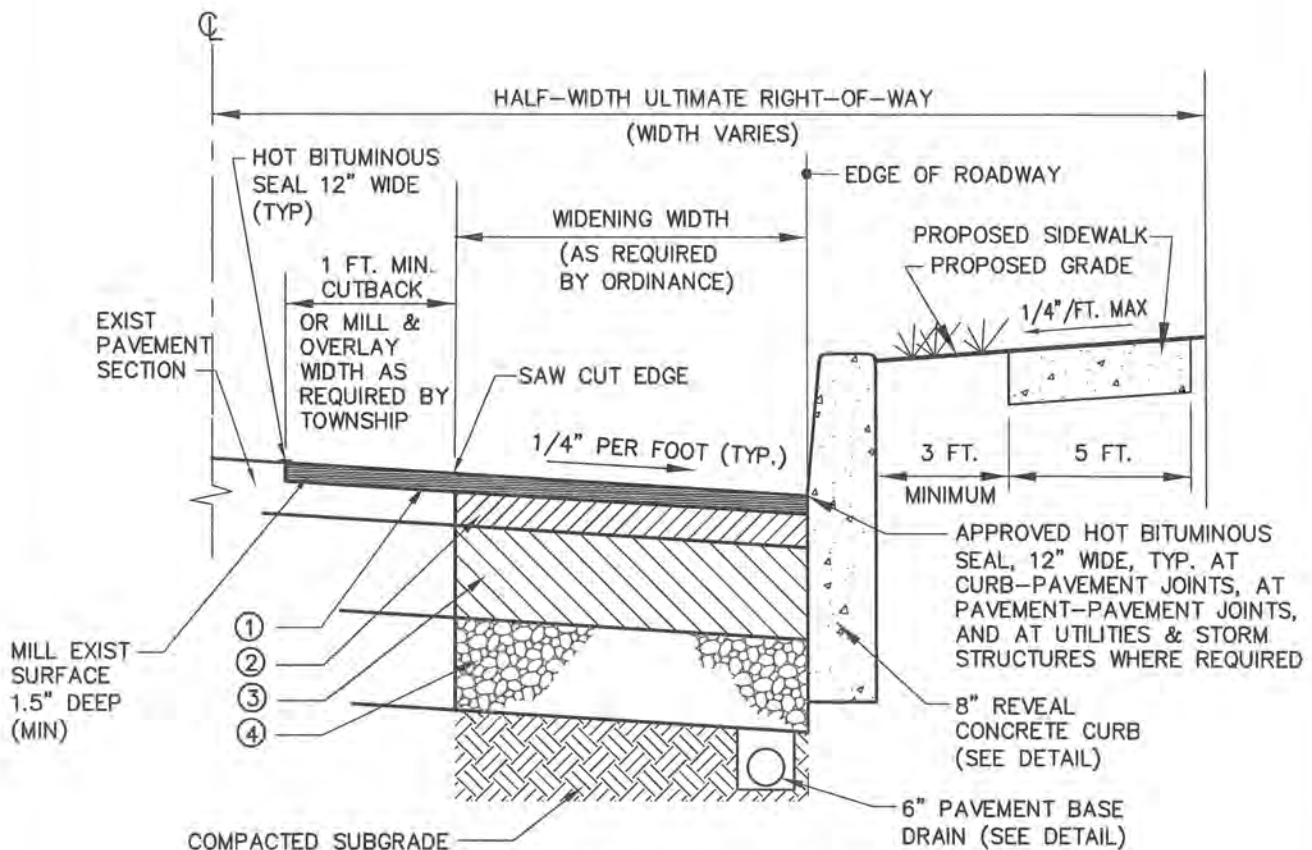
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- ① 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm MIX, WEARING COURSE, 0.3 TO 30.0 MILLION ESALS, SRL BASED ON ADT
- ② 2.0" SUPERPAVE ASPHALT MIXTURE DESIGN, 19 mm MIX, BINDER COURSE, 0.3 TO 30.0 MILLION ESALS
- ③ 5" SUPERPAVE ASPHALT MIXTURE DESIGN, 25 mm MIX, BASE COURSE, 0.3 TO 30.0 MILLION ESALS
- ④ 6" 2A OR 3A MODIFIED STONE SUBBASE (MATCH EXISTING IF GREATER)

- NOTES:**
1. NEW ROADS SHALL COMPLY WITH THE ABOVE SPECIFICATION
  2. PAVEMENT BASE DRAIN TO BE INSTALLED AS DEEMED NECESSARY BY TOWNSHIP ENGINEER BASED ON FIELD CONDITIONS

## TYPICAL ROADWAY WIDENING SECTION DETAIL FOR ARTERIAL, COLLECTOR, AND NON-RESIDENTIAL ROADS

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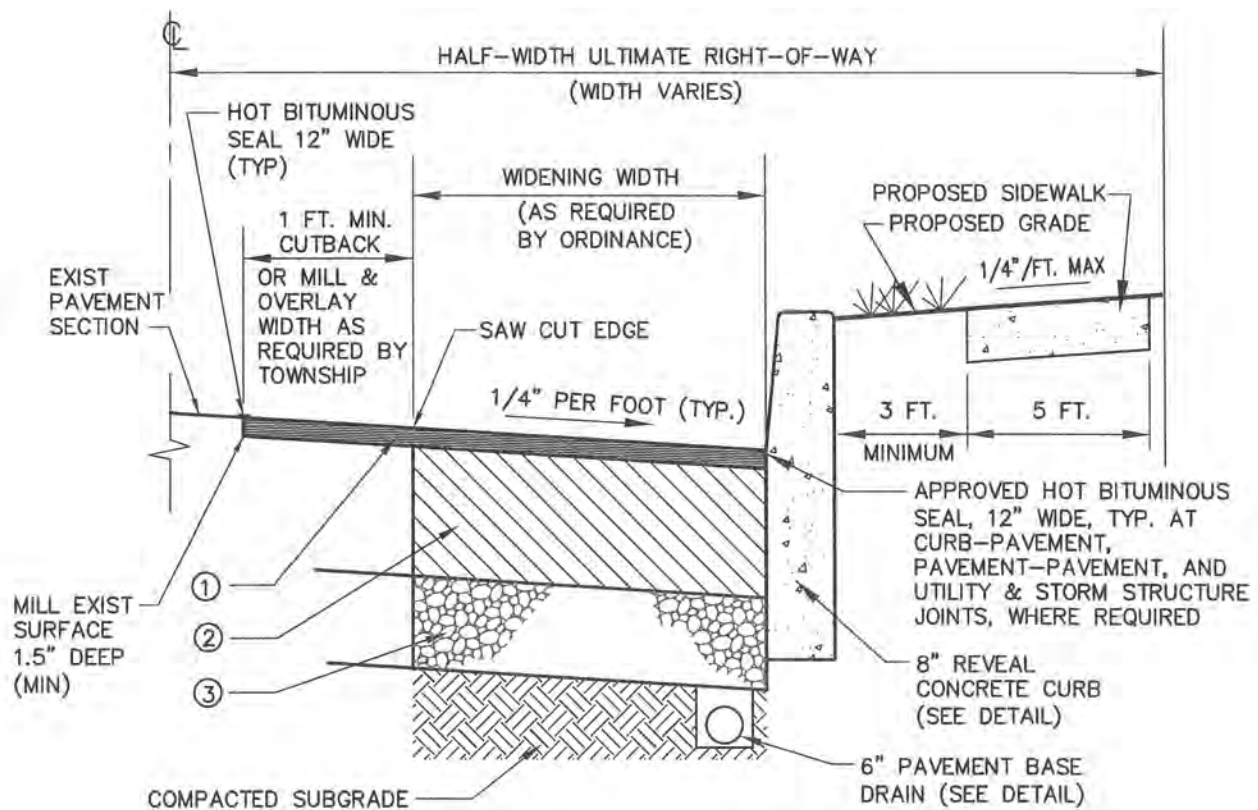
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- ① 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm MIX, WEARING COURSE
- ② 4.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 25 mm MIX, BASE COURSE
- ③ 6" 2A MODIFIED STONE SUBBASE (MATCH EXISTING IF GREATER)

**NOTES:**

1. NEW ROADS SHALL COMPLY WITH THE ABOVE SPECIFICATION
2. PAVEMENT BASE DRAIN TO BE INSTALLED AS DEEMED NECESSARY BY TOWNSHIP ENGINEER BASED ON FIELD CONDITIONS

## TYPICAL ROADWAY WIDENING SECTION DETAIL FOR RESIDENTIAL AND LOCAL ROADS

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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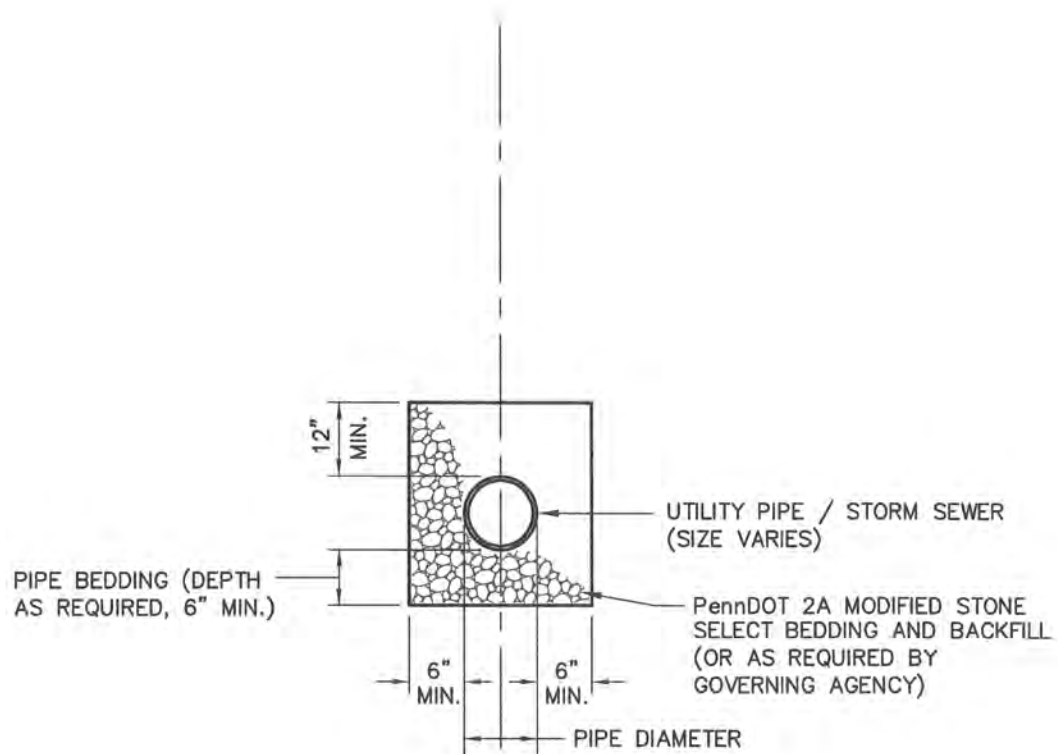
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## PIPE BEDDING DETAIL

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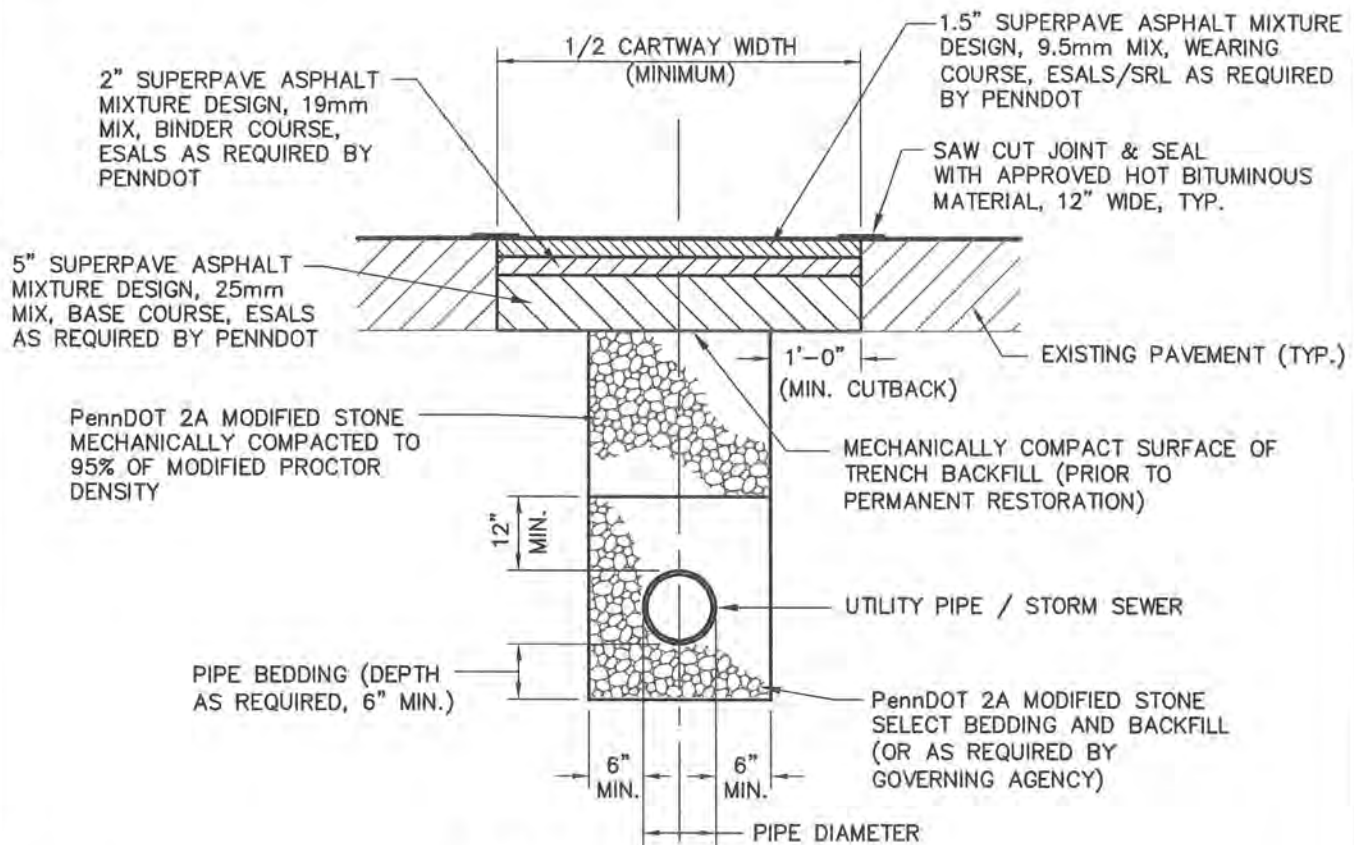
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### AFTER 90 DAYS RESTORATION

#### NOTES:

1. BEFORE 90 DAYS, ROADS SHALL BE TEMPORARILY RESTORED WITH 2A COURSE AGGREGATE AND 2" OF PENNDOT BINDER COURSE (TO GRADE) AND ALLOWED TO SETTLE 90 DAYS PRIOR TO PERMANENT RESTORATION, AS SHOWN ABOVE. PERMANENT RESTORATION OF TRENCHES SHALL BE COMPLETED ONLY AFTER APPROVAL BY TOWNSHIP ENGINEER.
2. RETAINED SUITABLE MATERIAL MAY BE USED AS BACKFILL FOR TRENCHES IN TOWNSHIP RIGHT-OF-WAY (OUTSIDE OF CARTWAY) WHEN MORE THAN THREE (3) FEET FROM EDGE OF EXISTING CARTWAY, CURB, AND/OR SIDEWALK.
3. THE MINIMUM WIDTH OF PAVEMENT RESTORATION SHALL BE 1/2 OF THE CARTWAY WIDTH. IN AREAS WHERE THE TRENCH CROSSES THE CENTERLINE OF THE CARTWAY, THE ENTIRE CARTWAY WIDTH (CURB TO CURB OR EDGE TO EDGE) OF THE AFFECTED STREET SHALL BE MILLED AND REPAVED WITH WEARING COURSE, UNLESS OTHERWISE APPROVED BY TOWNSHIP PUBLIC WORKS.
4. COLD PATCH SHALL BE APPLIED ON ALL TRENCH RESTORATIONS (PRIOR TO 90 DAYS) WHEN BINDING OR BASE COURSE ARE NOT AVAILABLE DUE TO WEATHER CONDITIONS.
5. FOR PLASTIC UTILITIES, INSTALL DETECTION TAPE OVER PIPE AT TOP OF STONE BACKFILL.

## STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PAVED AREAS DETAIL

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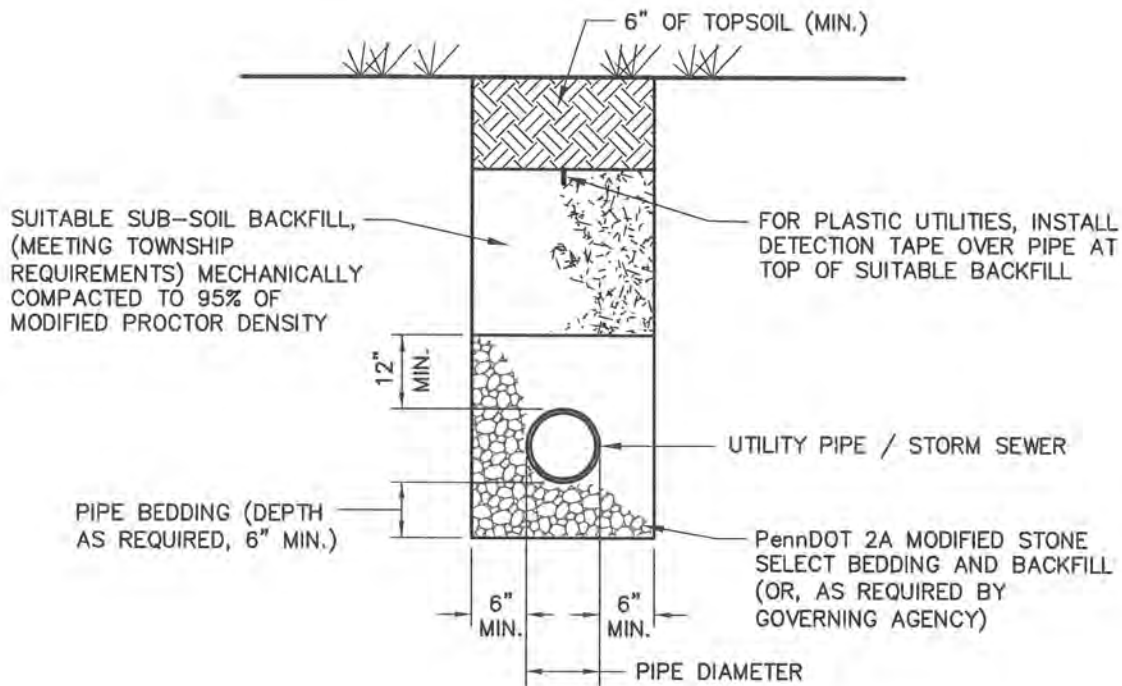
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## STORM SEWER & UTILITY TRENCH RESTORATION WITHIN PERVIOUS AREAS DETAIL

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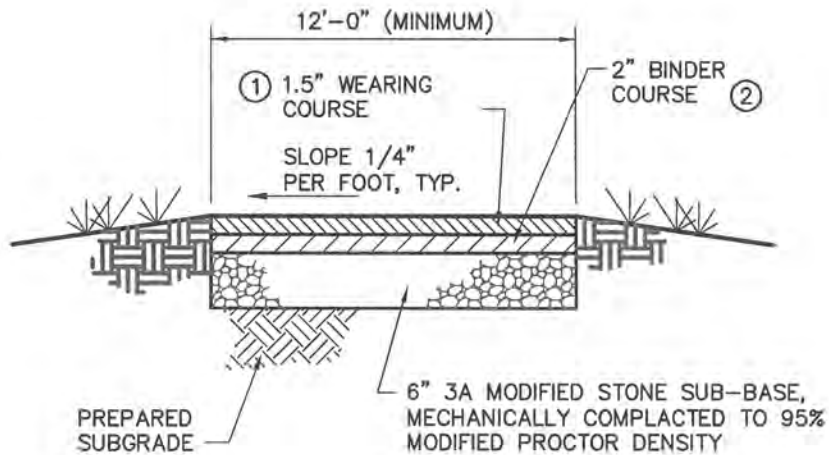
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#### MINIMUM SPECIFICATION

- ① 1.5" SUPERPAVE ASPHALT MIXTURE DESIGN, 9.5 mm WEARING COURSE
- ② 2.0" SUPERPAVE ASPHALT MIXTURE DESIGN, 19mm MIX BINDER COURSE

### RESIDENTIAL DRIVEWAY PAVING SECTION DETAIL

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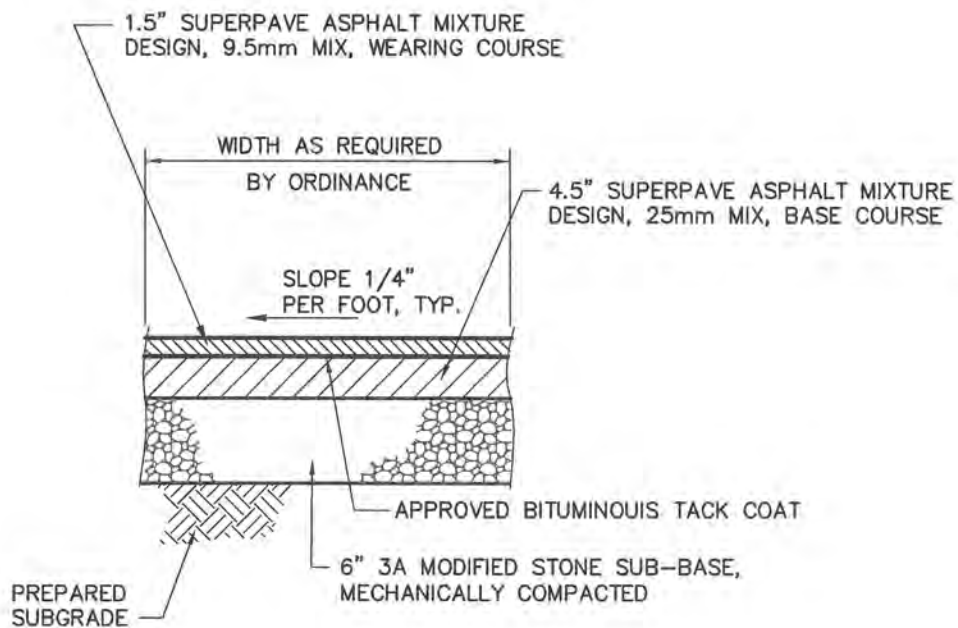
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**NON-RESIDENTIAL AND MULTI-RESIDENTIAL DRIVEWAYS,  
PARKING AREAS AND LOADING AREAS  
PAVING SECTION DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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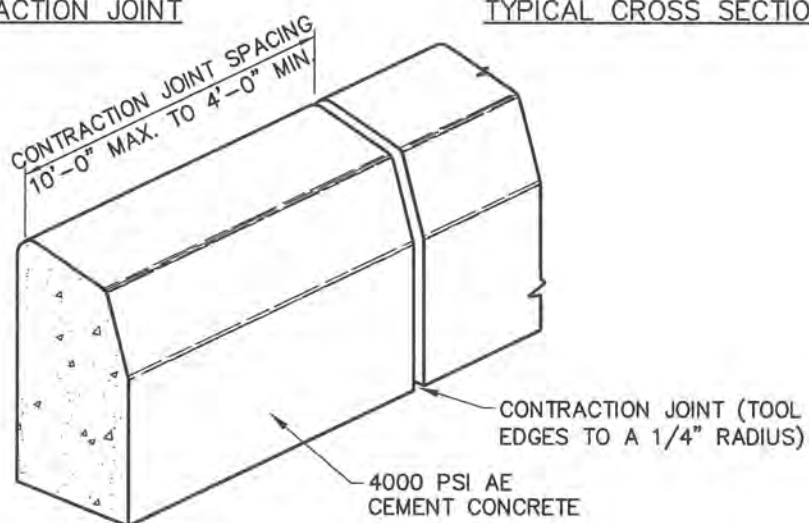
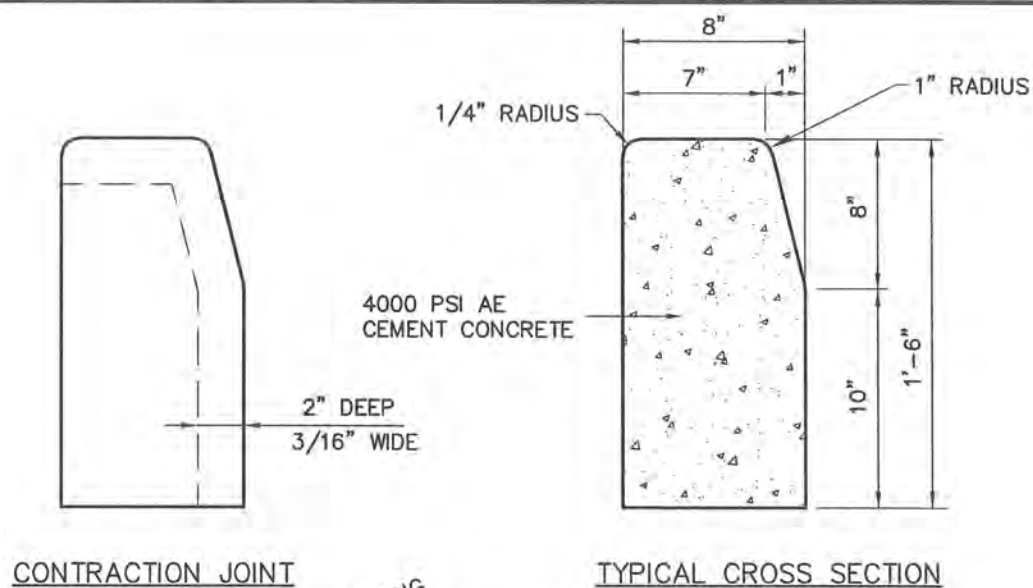
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**NOTES:**

1. PLACE 1/2" PREMOLDED EXPANSION JOINT MATERIAL EVERY 50 FEET (MAX.) AND AT ALL DRIVEWAYS (DEPRESSED CURB CUTS), INLETS, AND CURB RADII.
2. MINIMUM 2-#6 REINFORCING BARS PER SIDE WHERE CURB ABUTS INLET HOODS, INCLUDING PREMOLDED EXPANSION JOINT MATERIAL.
3. WHERE CURB ARE INSTALLED BY A MACHINE, SAW CUTS SHALL BE 2" DEEP, EVERY 10 FEET.

**PLAIN CEMENT CONCRETE CURB DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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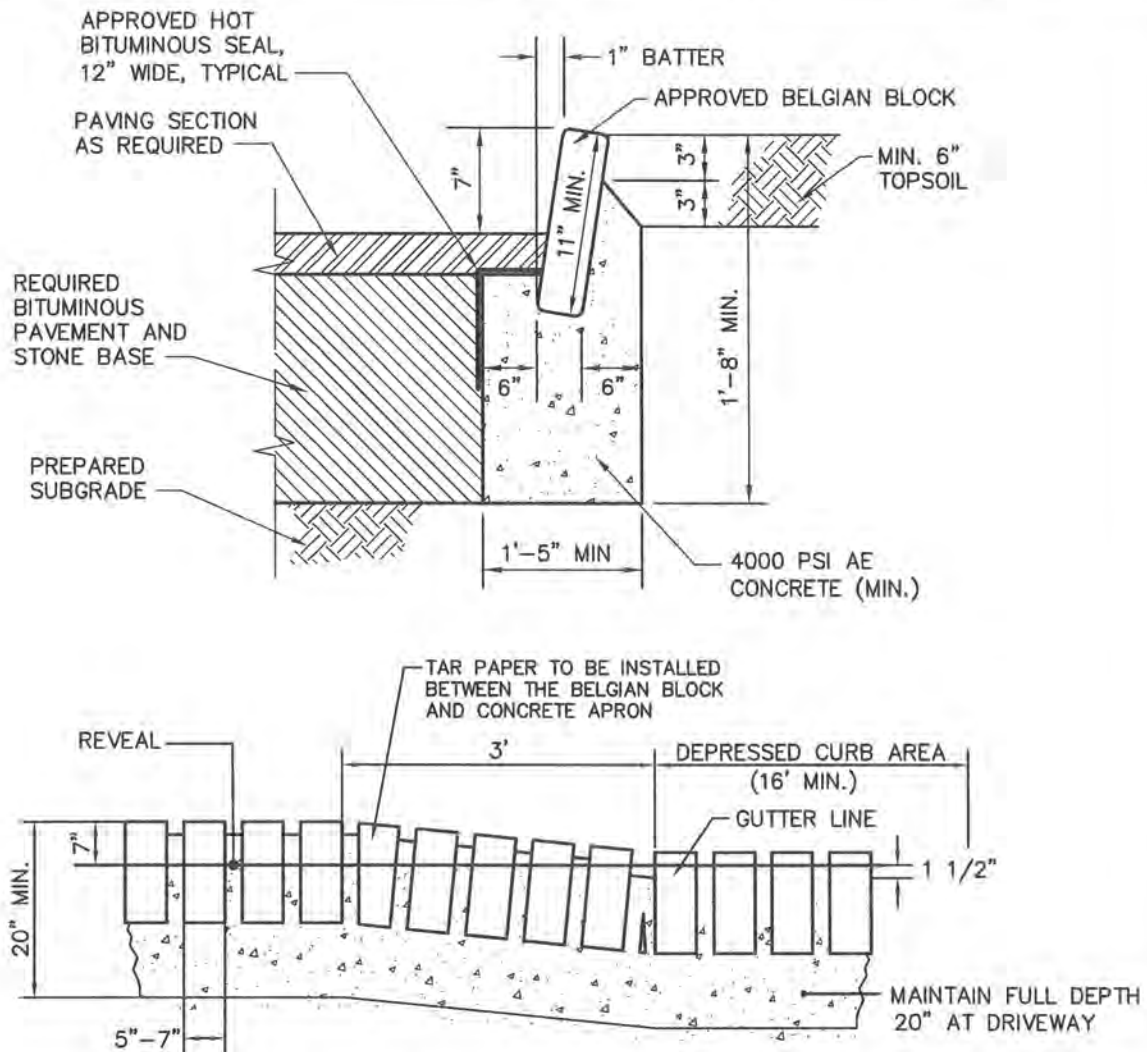
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### DEPRESSED BELGIAN BLOCK CURB AT DRIVEWAY

#### NOTES:

1. TO BE USED ONLY WHERE APPROVED BY TOWNSHIP.
2. TYPE AND COLOR OF BELGIAN BLOCKS SHALL BE UNIFORM. THE TOWNSHIP MAY REJECT ANY BLOCK PRIOR TO DEDICATION OF STREET.
3. INDIVIDUAL BLOCKS CONSISTING OF 5% OF TOTAL LINEAR CURB FOOTAGE SHALL BE DELIVERED TO THE TOWNSHIP'S PUBLIC WORKS FACILITY, AND STORED AT A LOCATION APPROVED BY THE PUBLIC WORKS DIRECTOR (AS REQUIRED).

### BELGIAN BLOCK CURB DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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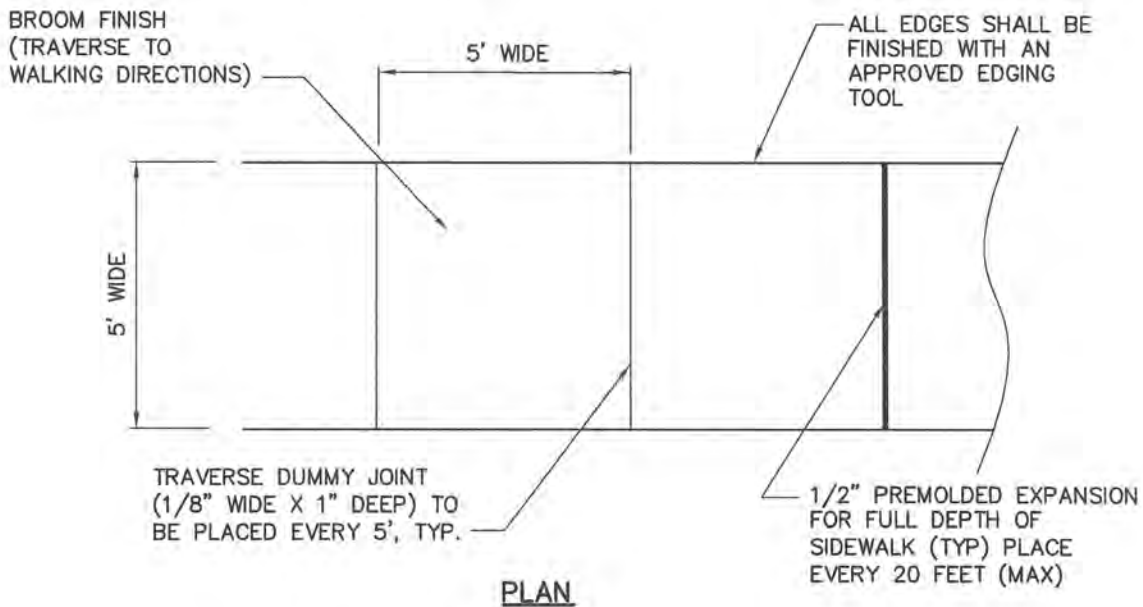
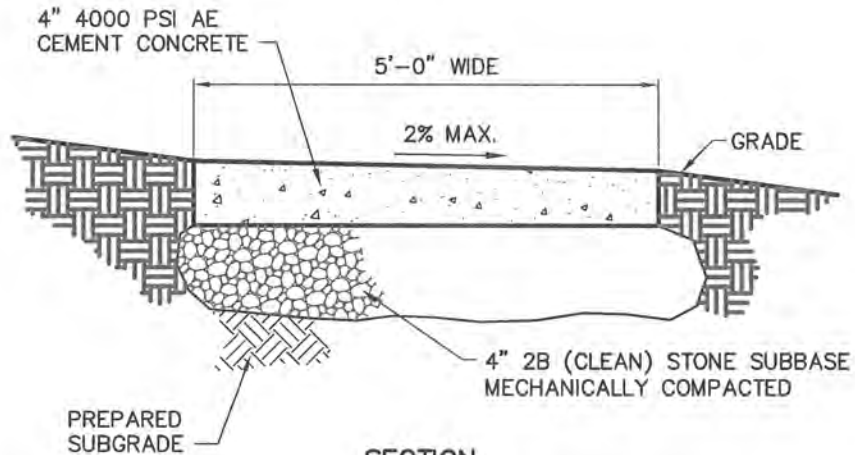
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**NOTES:**

1. WITH ALL PROPOSED SIDEWALK, A NON-SLIP SURFACE TEXTURE SHALL BE BROOMED TRAVERSE TO THE SLOPE OF THE SIDEWALK.
2. ALL SIDEWALK SHALL BE IN ACCORDANCE WITH ACI & TOWNSHIP STANDARDS.

**CONCRETE SIDEWALK DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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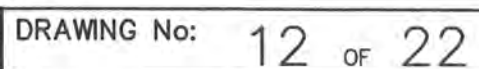
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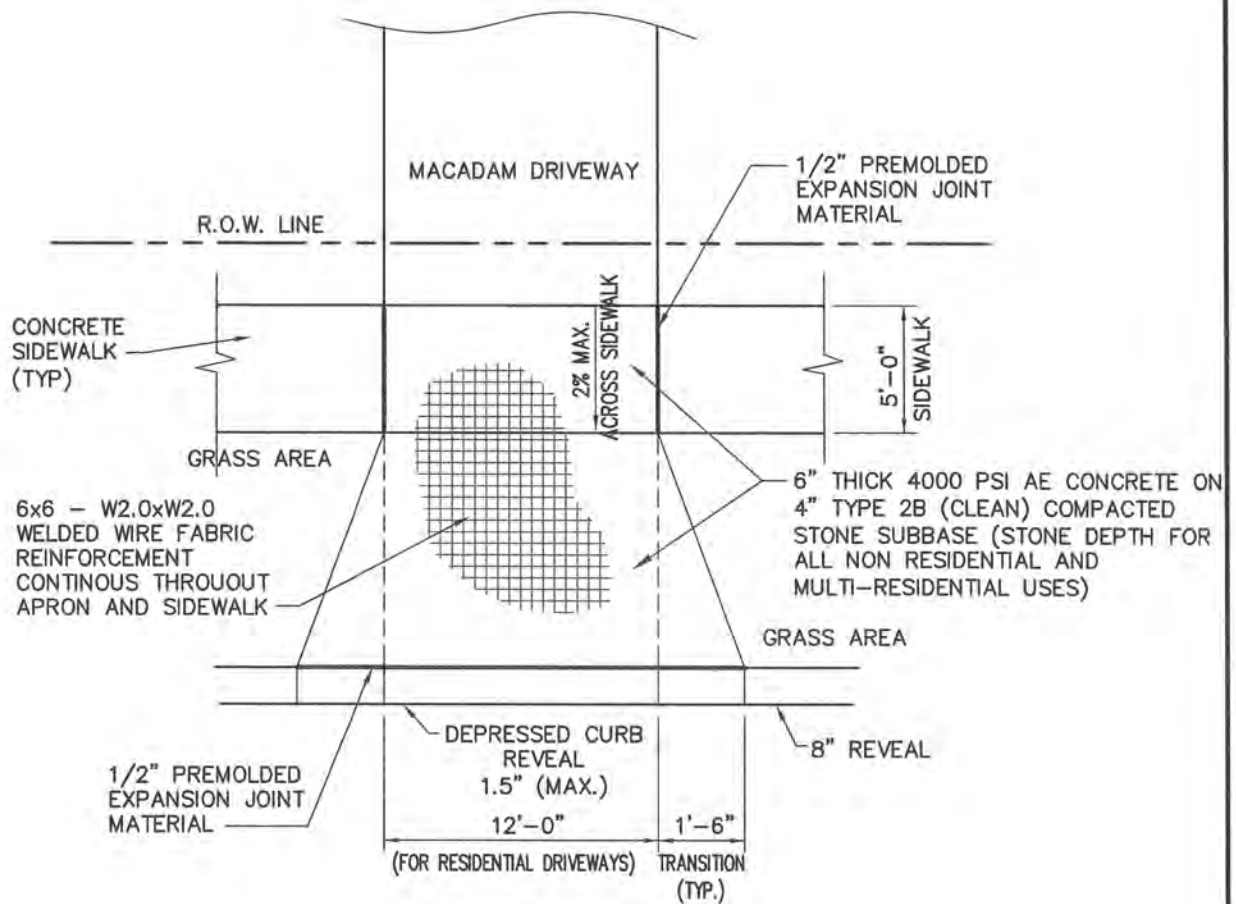
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## DRIVEWAY AND APRON DETAIL

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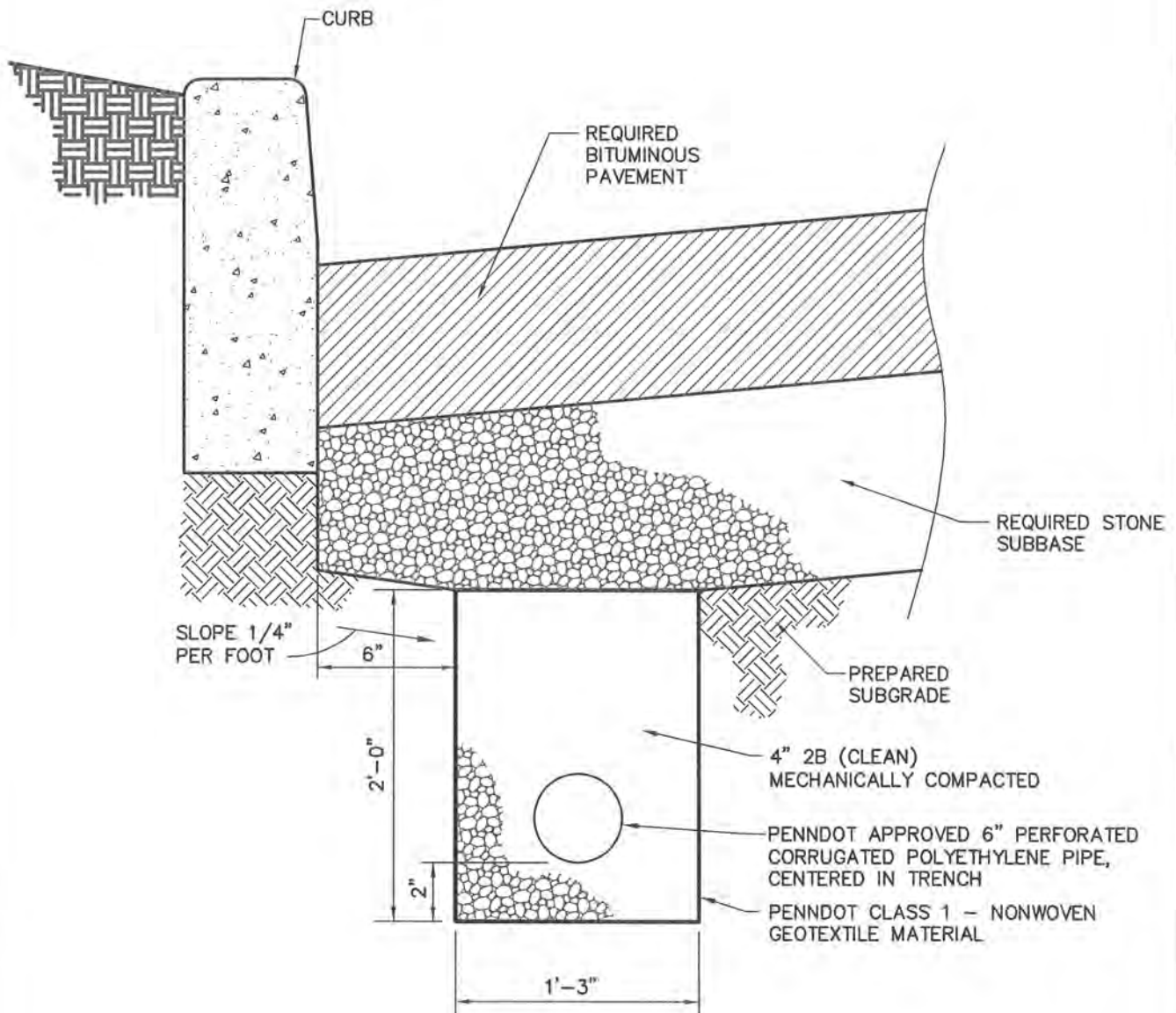
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## ROAD UNDERDRAIN DETAIL

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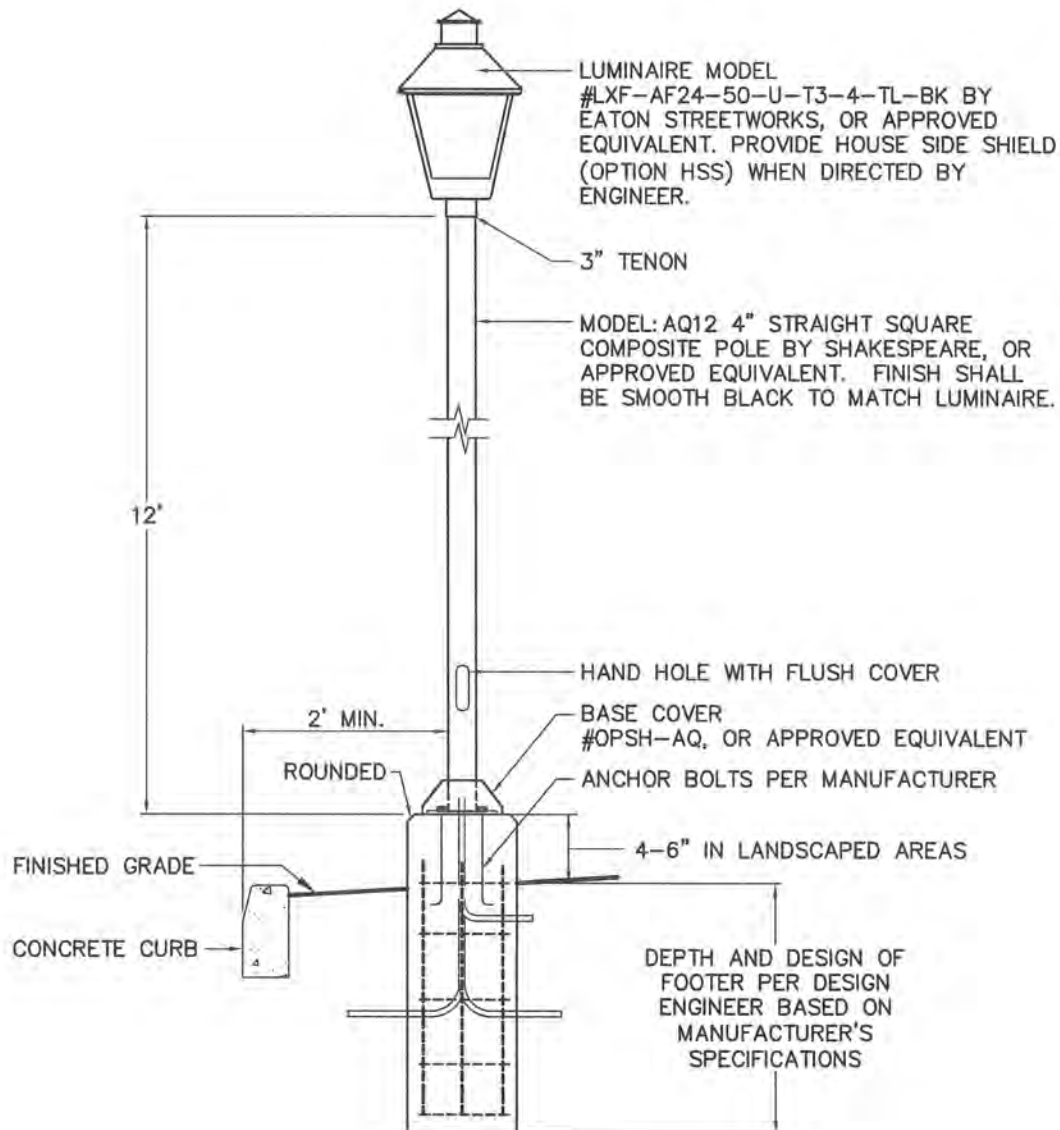
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**NOTES:**

1. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
2. PROVIDE GROUND ROD BONDED TO FIXTURE AS REQUIRED BY CODE.
3. ELECTRICAL CONDUIT DEPTH SHALL BE PER CODE REQUIREMENTS.
4. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS. VERIFY IN FIELD AND NOTIFY ENGINEER IF UNSUITABLE CONDITIONS EXIST.

**RESIDENTIAL STREET LIGHT DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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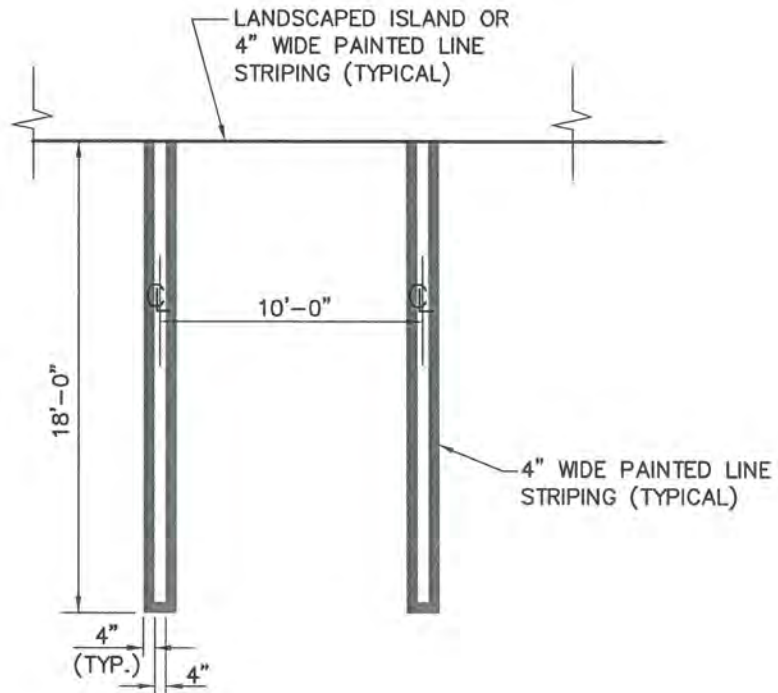
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LAST REVISED:  
07/31/24

SCALE:  
N.T.S.

DRAWING No: 15 OF 22



## PARKING SPACE STRIPING DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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

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www.gilmore-assoc.com

DATE:  
5/22/09

LAST REVISED:  
07/31/24

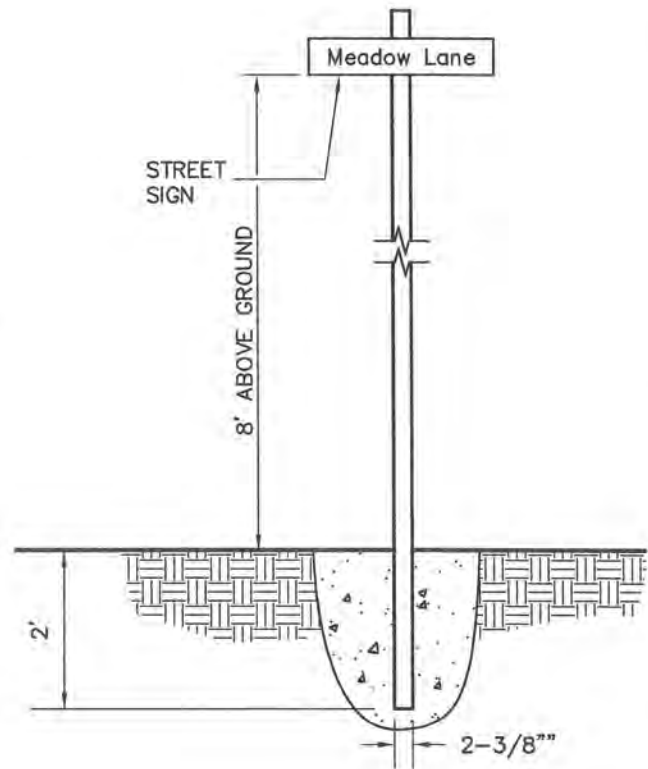
SCALE:  
N.T.S.

DRAWING No: 16 OF 22



**NOTES:**

1. STREET NAME SIGNS SHALL BE OF HIGH INTENSITY PRISMATIC MATERIAL (HIP) MEETING MINIMUM ASTM TYPE III RETRO-REFLECTIVE STANDARDS; NO ENGINEER GRADE SIGNS SHALL BE ACCEPTED.
2. STREET SIGNS TO BE 9" EXTRUDED ALUMINUM SHEETED GREEN BACKGROUND WITH WHITE 6" HIP "SERIES B" LEGEND.
3. STREET NAME SIGN POST SHALL BE ALUMINUM, 2 3/8" DIAMETER, 10' LONG, AND BE CEMENTED IN A 5 GALLON BUCKET AND BURIED SO THAT 8' REMAINS ABOVE FINISHED GRADE.
4. STREET NAME SIGN HARDWARE: ALL BRACKETS SHALL BE 12" LONG GS 12 BOLT THROUGH FOR EXTRUDED SIGNS AND SHALL BE FITTED ON A 2-3/8" DIAMETER POST.
5. LOCATION OF SIGN MUST NOT OBSCURE ANY POTENTIAL TRAFFIC HAZARD. AT ANY LOCATION WHERE THE TYPICAL PLACEMENT OF A SIGN INTERFERES WITH A SAFE SIGHT DISTANCE, AN ALTERNATIVE LOCATION MUST BE FOUND. THE LOWER EDGE OF THE PLATES SHALL BE 8 FEET ABOVE THE GROUND LEVEL OR CURB. THE PLATES SHALL BE ATTACHED TO THE STANDARD BY RUST-PROOF METAL FASTENERS.



**STREET SIGN DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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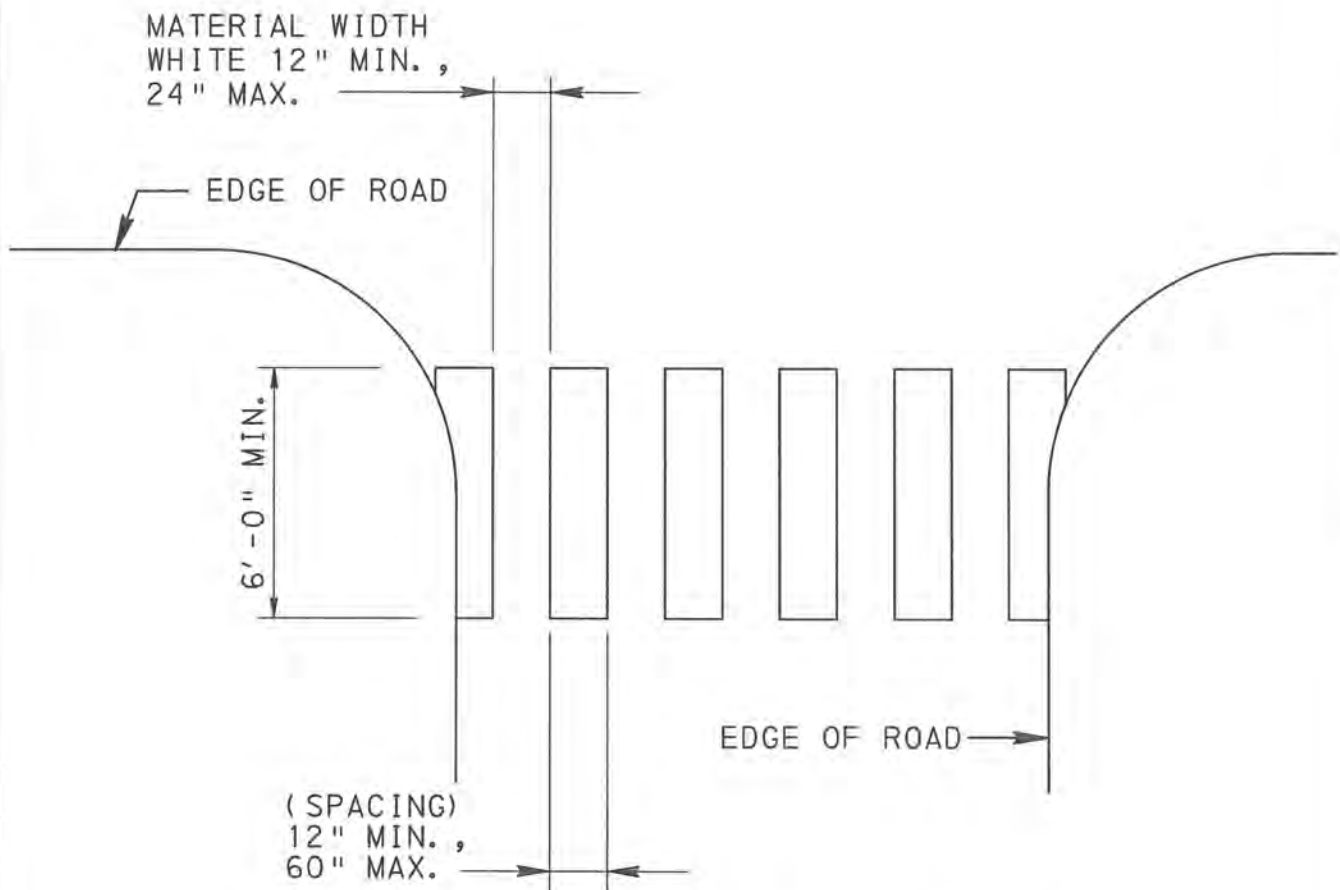
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DATE:  
5/22/09

LAST REVISED:  
07/31/24

SCALE:  
N.T.S.

DRAWING No: 17 OF 22



### TYPE 3 PERPENDICULAR CROSSWALK

#### NOTE:

1. ALL CROSSWALK STRIPING WITHIN RIGHT-OF-WAY TO BE THERMOPLASTIC MATERIAL UNLESS OTHERWISE SPECIFIED BY THE TOWNSHIP.
2. CROSSWALKS SHALL BE IN ACCORDANCE WITH PENNDOT PUB TC-8600 - PAVEMENT MARKINGS

### PEDESTRIAN CROSSWALK DETAIL

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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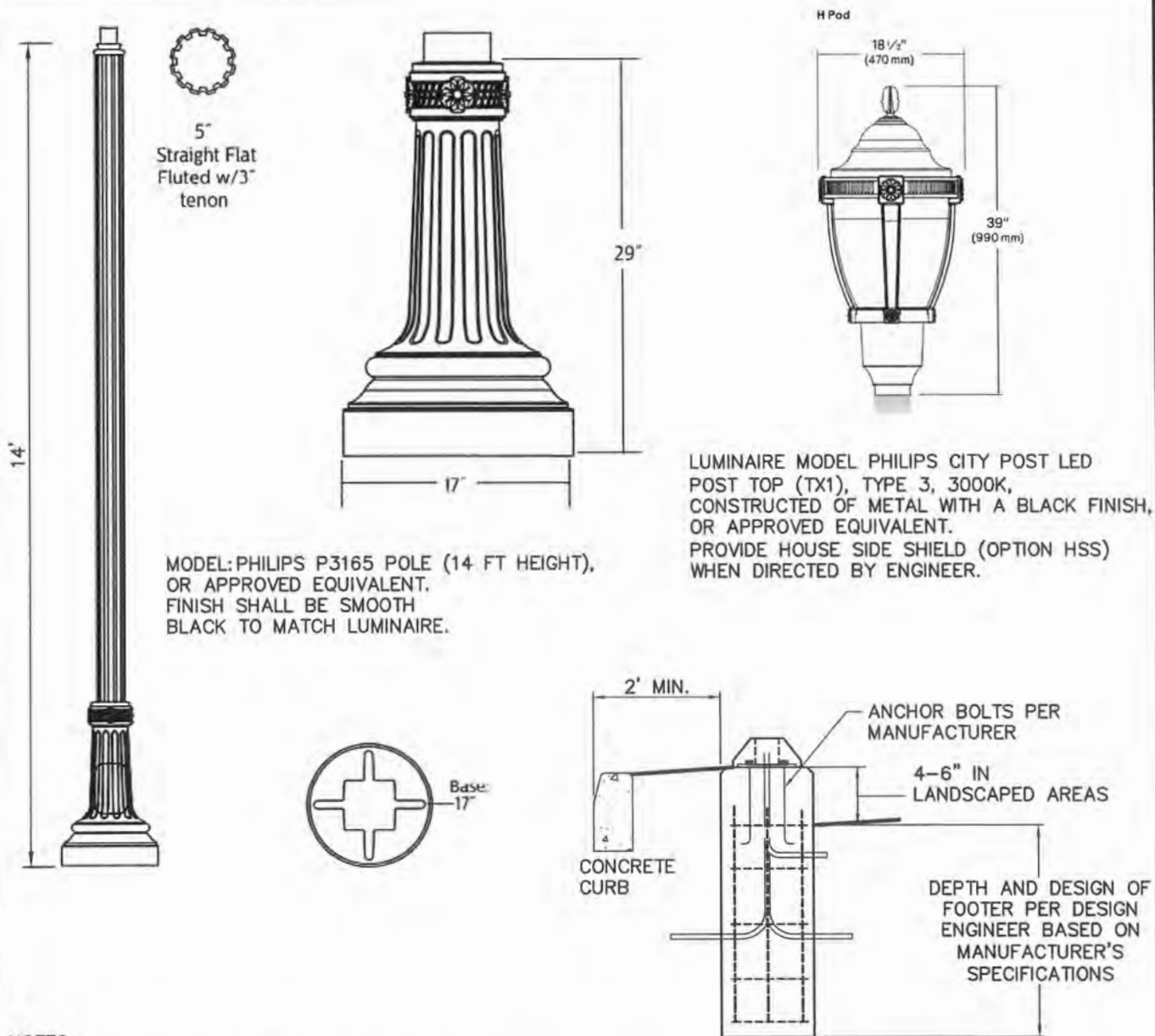
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8/16/22

LAST REVISED:  
07/31/24

SCALE:  
N.T.S.

DRAWING No: 18 OF 22





**NOTES:**

1. FIXTURE AND POLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. 3" OF CONCRETE COVER SHALL BE PROVIDED OVER ALL REINFORCEMENT BARS.
3. PROVIDE GROUND ROD BONDED TO FIXTURE AS REQUIRED BY CODE.
4. ELECTRICAL CONDUIT DEPTH SHALL BE PER CODE REQUIREMENTS.
5. FOOTING DEPTH MAY VARY DUE TO UNSUITABLE SUB-SURFACE SOIL CONDITIONS. VERIFY IN FIELD AND NOTIFY ENGINEER IF UNSUITABLE CONDITIONS EXIST.

**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT  
STREET LIGHT DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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

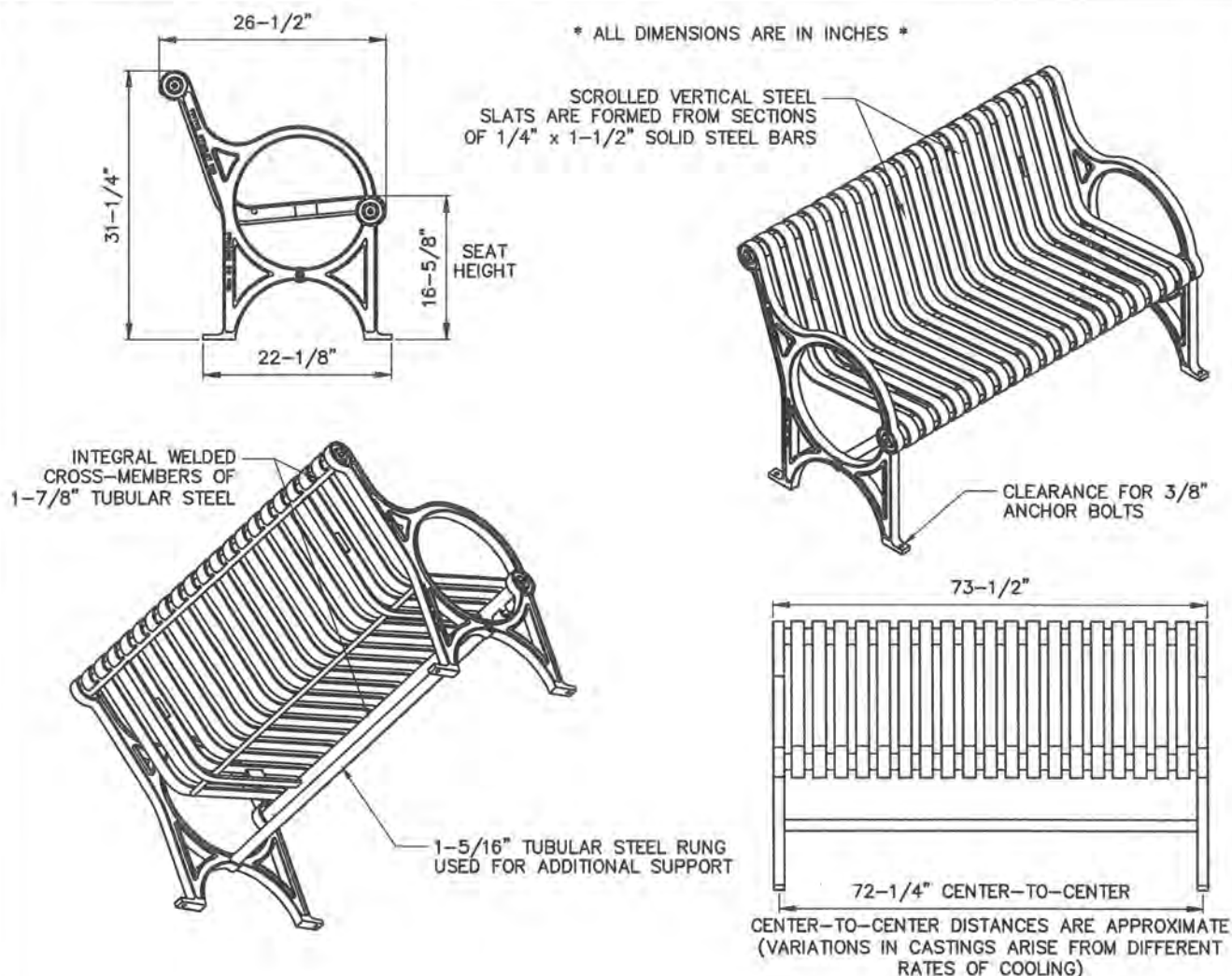
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DATE:  
8/16/22

LAST REVISED:  
07/31/24

SCALE:  
N.T.S.

DRAWING No: 19 OF 22



**NOTES:**

1. BENCH TO BE VICTOR STANLEY CITY SERIES CR-12, BLACK, 6-FOOT LENGTH WITH DUCTILE IRON END FRAMES OR APPROVED EQUAL.
2. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.

**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT  
BENCH DETAIL**

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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

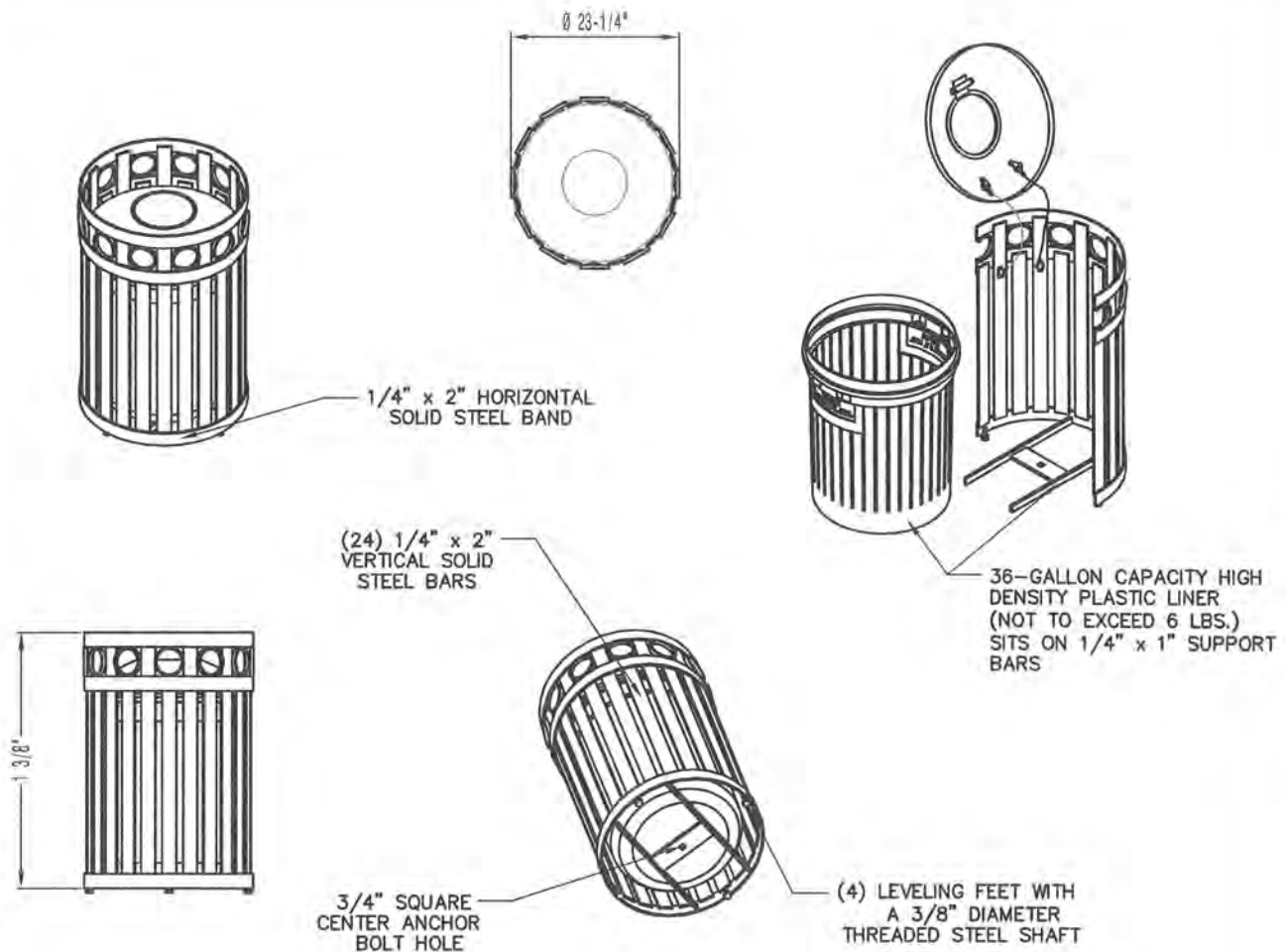
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DATE:  
8/16/22

LAST REVISED:  
07/31/24

SCALE:  
N.T.S.

DRAWING No: 20 OF 22



**NOTES:**

1. TRASH RECEPTACLE TO BE VICTOR STANLEY CONCOURSE SERIES, FC-12, BLACK, 36 GALLON OR APPROVED EQUAL.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
5. ANCHOR BOLT NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.

**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT  
TRASH RECEPTACLE DETAIL**  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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

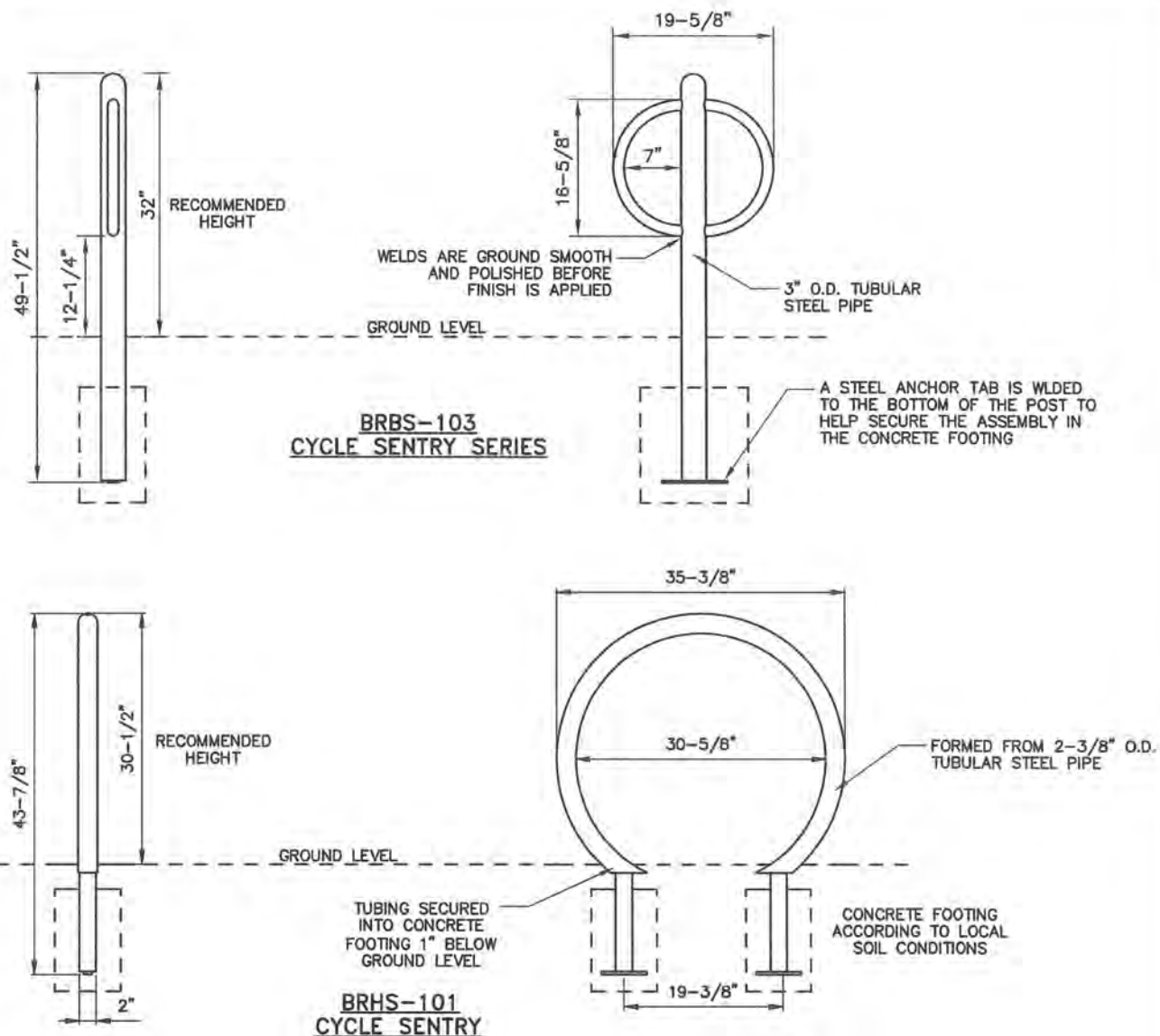
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DATE:  
8/16/22

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07/31/24

SCALE:  
N.T.S.

DRAWING No: 21 OF 22



**NOTES:**

1. BICYCLE PARKING AREAS TO BE VICTOR STANLEY CYCLE SENTRY SERIES, BRBS-103, BRHS-101 OR APPROVED EQUAL.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PREHEATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESIGN, LLC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.

**BUTLER AVENUE CORRIDOR OVERLAY DISTRICT  
BICYCLE PARKING DETAIL**  
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



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

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DATE:  
8/16/22

LAST REVISED:  
07/31/24

SCALE:  
N.T.S.

DRAWING No: 22 OF 22



Township of Warminster, PA  
Thursday, April 3, 2025

## Chapter 4. Buildings

### GENERAL REFERENCES

Code enforcement — See Ch. 5.

Housing — See Ch. 11.

Contractor licensing — See Ch. 13, Part 6.

Subdivision and land development — See Ch. 22.

## Part 1. Responsible Building Contractors

- [1] *Editor's Note: Original Part 1 of Ch. 4, Numbering of Buildings, adopted by Ord. 279, 2/3/1975, as amended; and original Part 2 of Ch. 4, Dangerous Structures, adopted by Ord. 578, 6/13/2002, were repealed by Ord. 737, 1/19/2017.*

### § 4-101. Responsible contractor requirements.

[Ord. 729, 5/5/2016<sup>[1]</sup>]

1. All contractors and subcontractors of any tier that perform work valued at over \$175,000 on any public facility or public works project, including construction, demolition, alteration, renovation, repair and contract service or contract maintenance work, shall meet the requirements of this Part 1.  
[Amended by Ord. No. 767, 7/14/2022]
  - A. Beginning January 1, 2023, and continuing annually thereafter, the minimum project value contained in this section shall be increased by the annual percent increase for the Consumer Price Index for All Urban Consumers for the Philadelphia-Camden-Wilmington Metropolitan Statistical Area as reported by the Bureau of Labor Statistics in December of the previous year.
  - B. For years subsequent to 2023, the minimum project value shall be equal to the prior year's adjusted project value.
  - C. In the event the annual percentage change of the CPI-U is negative, the minimum project value contained in this section and as amended shall not be decreased.
2. All firms engaged in contracts covered by this Part 1 shall be qualified, responsible contractors or subcontractors that have sufficient capabilities in all respects to successfully perform contracts on which they are engaged, including the necessary experience, equipment, technical skills and qualifications and organizational, financial and personnel resources. Firms bidding on public contracts shall also be required to have a satisfactory past performance record and a satisfactory record of law compliance, integrity and business ethics.
3. The Township's 2019 Five Ponds Golf Course Irrigation Project is expressly excluded from the requirements of this Part 1.

[Added by Ord. No. 757, 9/19/2019]

- [1] *Editor's Note: Ordinance No. 729 repealed Ord. No. 680, 1/15/2009, Responsible Building Contractors, which was previously codified in Ch. 5, Code Enforcement, Part 3; it was relocated to Ch. 4, Part 1, at the request of the Township.*

## § 4-102. Contractor responsibility certifications.

[Ord 729, 5/5/2016]

1. As a condition of performing work on a public works contract subject to this Part 1, a general contractor, construction manager or other lead or prime contractor seeking award of a contract shall submit a contractor responsibility certification at the time it submits its bid for a contract.
2. The contractor responsibility certification shall be completed on a form provided by the Township and shall reference the project for which a bid is being submitted by name and contract or project number.
3. In the contractor responsibility certification the construction manager, general contractor or other lead or prime contractor shall confirm the following facts regarding its past performance and work history and its current qualifications and performance capabilities:
  - A. The firm and its employees have all valid, effective licenses, registrations or certificates required by federal, state, county, or local law, including, but not limited to, licenses, registrations or certificates required to: (a) do business in the designated locale; and (b) perform the contract work it seeks to perform. These shall include, but not limited to, licenses, registrations or certificates for any type of construction or maintenance trade work or specialty work which the firm proposes to self-perform.
  - B. The firm meets the bonding requirements for the contract, as required by applicable law or contract specifications and any insurance requirements, as required by applicable law or contract specifications, including general liability insurance, workers' compensation insurance and unemployment insurance.
  - C. The firm has not been debarred or suspended by any federal, state or local government agency or authority in the past three years.
  - D. The firm has not defaulted on any project in the past three years.
  - E. The firm has not has any type of business, contracting or trade license, registration, or other certification revoked or suspended in the past three years.
  - F. The firm and its owners have not been convicted of any crime relating to the contracting business in the past 10 years.
  - G. The firm has not within the past three years been found in violation of any law applicable to its contracting business, including, but not limited to, licensing laws, tax laws, prompt payment laws, wage and hour laws, prevailing wage laws, environmental laws or others, where the result of such violation was the payment of a fine, back pay damages or any other type of penalty in the amount of \$1,000 or more.
  - H. The firm will pay all craft employees that it employs on the project the current wage rates and fringe benefits as required under applicable federal, state or local wage laws.
  - I. All craft labor that will be employed by the firm for the project have completed at least the OSHA ten-hour training course for safety established by the United States Department of Labor, Occupational Safety and Health Administration. If the firm is a prime contractor, it shall also ensure that at least one person on the project has completed the OSHA thirty-hour construction training course established by the U.S. Department of Labor.  
[Amended by Ord. No. 767, 7/14/2022]
  - J. The firm will employ craft employees in all classifications and individual trades required to successfully perform the work related to this project.
  - K. The firm participates in a Class A apprenticeship program for the past three years, at a minimum, for each separate trade or classification in which it employs craft employees and

shall continue to participate in such program or programs for the duration of the project.

- (1) For purposes of this section, a "Class A apprenticeship program" is an apprenticeship program that is currently registered with and approved by the United States Department of Labor or a state apprenticeship agency and has graduated apprentices to journeyperson status for at least three of the past five years.
- (2) To demonstrate compliance with this section, the firm shall provide, with this certification, a list of all trades or classifications of craft employees it will employ on the project and documentation verifying it participates in a Class A apprenticeship program for each trade or classification listed.
- (3) The construction manager, general contractor or other lead or prime contractor responsible for the project shall ensure that at least 70% of the craft labor workers employed on the project shall be comprised of either journeyperson workers who have successfully completed a Class A apprenticeship program as defined above or apprentices registered in such programs. The apprenticeship participation must be in the same trade or craft for which the workers are employed on the project.  
[Added by Ord. No. 767, 7/14/2022]

- L. The firm has all other technical qualifications and resources, including equipment, personnel and financial resources, to perform the referenced contract, or will obtain same through the use of qualified, responsible subcontractors.
  - M. The firm will maintain all qualifications, resources and capabilities referenced in this certification throughout the duration of the project.
  - N. The firm shall notify the Township within seven days of any material changes to all matters attested to in this certification.
  - O. The firm understands that the contractor responsibility certification required by this section shall be executed by a person who has sufficient knowledge to address all matters in the certification and shall include an attestation stating, under the penalty of perjury, that the information submitted is true, complete and accurate.
4. Execution of the contractor responsibility certification required by this Part 1 shall not establish a presumption of contractor responsibility, and the Township may require any additional information it deems necessary to evaluate a firm's status as a responsible contractor, including technical qualifications, financial capacity or other resources and performance capabilities. The Township may require that such information be included in a separate statement of qualifications and experience or as an attachment to the contractor responsibility certification.
  5. The submitting firm shall stipulate in the contractor responsibility certification that, if it receives a notice of intent to award contract, it will provide a subcontractor list and required subcontractor information as specified in § 4-105 of this Part 1.
  6. If the submitting firm has ever operated under another name or controls, is controlled by another company or business entity or in the past five years controlled or was controlled by another company or business entity, whether as a parent company, subsidiary or in any other business relation, it shall attach a separate statement to its contractor responsibility certification that explains in detail the nature of any such relationship. Additional information may be required from such an entity if the relationship in question could potentially impact contract performance.
  7. If a firm fails to provide a contractor responsibility certification required by this section, it shall be disqualified from bidding. No action of any nature shall lie against the Township because of its refusal to accept a bid for failing to provide information required by this section.

## § 4-103. Notice of intent to award contract.



[Ord 729, 5/5/2016]

1. After it has received bids for a project, the Township shall issue a notice of intent to award contract to the firm offering the lowest responsive bid.
2. Such notice shall be issued immediately or as soon as practicable after bids are opened and after the Board of Supervisors shall vote to authorize issuance of a notice to the apparent low bidder. The notice shall stipulate that the contract award is conditioned on the issuance of a written contractor responsibility determination, as required by § 4-105 and any other conditions determined appropriate by the Township.

## § 4-104. Subcontractor lists; subcontractor responsibility certifications.

[Ord 729, 5/5/2016]

1. Within five days from the date of notice of intent to award contract, a prospective awardee shall submit to the Township a subcontractor list containing the names of any subcontractors that will be used for the referenced project, their addresses and a description of the work each listed subcontractor will perform on the project.
2. At the time a prospective awardee submits the subcontractor list it shall also submit subcontractor responsibility certifications for all listed subcontractors to the Township. Subcontractor responsibility certifications shall be executed by the respective subcontractors on forms prepared by the Township and shall contain the same information and representations required in contractor responsibility certifications, including verification of apprenticeship qualifications as required by § 4-102, Subsection 3K, for each trade or classification of craft workers it will employ on the project.
3. Subcontractor responsibility certifications shall be executed by persons having sufficient knowledge to address all matters in the certification and shall include an attestation stating, under the penalty of perjury, that all information submitted is true, complete and accurate.

## § 4-105. Contractor responsibility review and determination.

[Ord 729, 5/5/2016]

1. After a notice of intent to award contract has been issued, the Township shall undertake a review process to determine whether the prospective awardee is a qualified, responsible contractor in accordance with the requirements of this Part 1 and other applicable laws and regulations and has the resources and capabilities to successfully perform the contract. The time of the review process shall be as determined necessary by the Township, but in no event less than five calendar days.
2. As part of this review process, the Township shall ensure that the contractor responsibility certification, the subcontractor list and the subcontractor responsibility certifications, as required by this Part 1, have been submitted and properly executed.
3. The Township may conduct any additional inquiries to verify that the prospective awardee and its subcontractors have the technical qualifications and performance capabilities necessary to successfully perform the contract and that the firms have a sufficient record of law compliance and business integrity to justify the award of a public contract. In conducting such inquiries, the Township may seek relevant information from the firm, its prior clients or customers, its subcontractors or any other relevant source.
4. If at the conclusion of the review process the Township determines that all responsibility certifications have been properly completed and executed and if it concludes that the qualifications, background and responsibility of the prospective awardee and the firms on its subcontractor list are satisfactory, it may issue a formal, written contractor responsibility determination verifying that the



prospective awardee is a qualified, responsible contractor. In the event a firm is determined to be nonresponsible, the Township shall proceed to conduct a responsibility review of the next lowest, responsive bidder or, if necessary, rebid the project.

5. A contractor responsibility determination may be issued after the conclusion of the review process under Subsection 1. A responsibility determination may be revoked or revised in any manner at any time if the Township obtains relevant information warranting any such revocation or revisions.

## § 4-106. Subcontractor responsibility review requirements.

[Ord. 729, 5/5/2016]

1. A construction manager, general contractor or other lead or prime contractor shall not be permitted to use a subcontractor on any work performed for the Township unless it has identified the subcontractor on its subcontractor list and provided a subcontractor responsibility certification in accordance with the requirements of § 4-104.
2. A subcontractor listed on a firm's subcontractor list shall not be substituted unless written authorization is obtained from Township and a subcontractor responsibility certification is provided for the substitute subcontractor.
3. In the event that the Township determines that a prospective subcontractor listed by the apparent low bidder does not meet the responsibility standards of this Part 1, it may, after informing the prospective awardee, exercise one of the following options:
  - A. Permit the awardee to substitute a qualified, responsible, subcontractor in accordance with the requirements of this Part 1;
  - B. Require the awardee to self-perform the work in question if the firm has the required experience, licenses and other qualifications to perform the work in question; or
  - C. Disqualify the prospective awardee.
4. In the event that a subcontractor is disqualified under this Part 1, the general contractor, construction manager or other lead or prime contractor shall not be permitted to make any type of contractual claim against the Township on the basis of a subcontractor disqualification.

## § 4-107. False or misleading responsibility certifications.

[Ord. 729, 5/5/2016]

If the Township determines that a contractor or subcontractor responsibility certification contains false or misleading material information that was provided knowingly or with reckless disregard for the truth or omits material information knowingly or with reckless disregard of the truth, the firm for which the certification was submitted shall be prohibited from performing work for the Township for a period of three years and shall be subject to any other penalties and sanctions, including contract termination, available to the Township under law. A contract terminated under these circumstances shall further entitle the Township to withhold payment of any monies due to the firm as damages.

## § 4-108. Execution of final contract.

[Ord. 729, 5/5/2016]

1. A contract subject to this Part 1 shall not be executed until all requirements of this Part 1 have been fulfilled and until contractor and subcontractor responsibility certifications have been issued by the Township under § 4-105, Subsection 4. Upon completion of all requirements under this Part 1, the

Township may execute a final contract based upon the notice of intent approved by the Board of Supervisors without further Board action.

2. Prior to the execution of a final contract under this Part 1, the Township shall publicly post the notice of intent to award, contractor and subcontractor responsibility certifications, subcontractor lists, and contractor responsibility determination on the Township website for public inspection for a period of five calendar days after the issuance of the contractor responsibility determination.



- ☐ 3850 Sierra Circle, Suite 100 | Center Valley, PA 18034 | P: 610.366.8064 | F: 610.366.0433
- ☐ 12 Terry Drive, Suite 205 | Newtown, PA 18940 | P: 215.369.3955 | F: 610.968.1829
- ☒ 65 E. Butler Avenue, Suite 100 | New Britain, PA 18901 | P: 215.345.4330 | F: 215.948.9943
- ☐ 401 Plymouth Road, Suite 150 | Plymouth Meeting, PA 19462 | P: 610.489.4949 | F: 610.489.8447
- ☐ One Penn Center at Suburban Station, 1617 JFK Blvd., Suite 425 | Philadelphia, PA 19103 | P: 215.687.4246 | F: 215.564.1780

## MEMORANDUM

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**Date:** March 17, 2025

**To:** Dan Fox, Township Manager

**From:** Craig D. Kennard, P.E., E.V.P

**cc:** Chief Clowser; Alexandria Mullin; Ryan Cressman; Janene Marchand, P.E.; Damon Drummond, P.E.

**Reference:** New Galena Road and Sellersville Road Intersection PennDOT Analysis  
G&A Project No. 999-1002

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Upon review of the November 29, 2024 Memorandum from Mark M. Hood, P.E., LTAP, regarding the intersection of New Galena Road and Sellersville Road, we offer the following:

- G&A concurs with the findings from the November 29, 2024 Memo that the all-way stop is warranted based on sight distance and accident history.
- Based on the volume of New Galena Road from the PennDOT TIRE site, there is approximately 4,143 average daily trips (ADT) and a peak volume of 381 trips. It is unlikely the traffic volumes will meet the thresholds to warrant a traffic signal.
- The memo indicates adequate sight distance is not available for Westbound Sellersville Road looking left and right due to utilities and vegetation.
- Low-cost measures such as red reflective strips on the stop sign post and trimming of vegetation to improve visibility can be implemented while PennDOT considers all-way stop approval for the intersection.

### Next steps

1. We recommend red retroreflective strips be added to the existing stop signs.
2. Based on the memo, we recommend the Township submit a request to PennDOT to consider an all-way stop at the above referenced intersection.
3. We recommend the signed and sealed LTAP engineering study be sent to Don Centofante (PennDOT Studies Supervisor) for PennDOT approval, as required by MUTCD 2B.07.
4. The TE-102 form (Multiway Stop Control at Intersections Engineering and Traffic Study Form) should be submitted to the Township and PennDOT.
5. We recommend additional elements such as oversize signs, flashing beacons, additional warning signs, and pavement markings be considered if implementation of the all-way stop is not found to be effective.



# MEMO

TOWNSHIP OF NEW BRITAIN



**TO:** Board of Supervisors  
**FROM:** Chief Clowser  
**DATE:** January 6, 2025  
**RE:** New Galena and Sellersville Roads Intersection Improvement

Table

The Township experienced an increase in accidents at the intersection of New Galena Road and Sellersville Road in 2024. The police department therefore requested Local Technical Assistance Program (LTAP) support from PennDOT to determine if there were any recommendations to improve the safety of the intersection and reduce crash risk.

The LTAP began on September 12, 2024 and was submitted to NBTPD on November 29, 2024. Report is attached.

In summary there two courses of action for the Township to pursue with PennDOT approval.

1. An all-way Stop is a viable option to reduce crashes at this location, particularly given a review of the crashes, warrants, and comments from motorists who were expecting the intersection to be an all-way stop. The Township should submit a request to PennDOT to study and approve an all-way stop at this intersection.
2. While PennDOT makes the decision on an all-way stop installation, there are additional low-cost measures that the Township can try to address the proceeding without clearance crashes:
  - a. Removal of vegetation along New Galena Road to maximize sight lines. This would be Township responsibility.
  - b. Doubling up the Cross Road (W2-1) warning sign and supplemental signs on the New Galena Road approaches. These sign assemblies can be oversized and/or supplemented with conspicuity plaques, yellow warning beacons, and retroreflective strips as described above. This would be PennDOT responsibility.
  - c. Request additional intersection delineation from PennDOT such as pavement markings and additional warning signs as seen in PennDOT's *Highway Safety Program Guide*, Publication 638 (Pub. 638). Refer to Figure 10. Traffic control devices on the New Galena Road approach and in PennDOT right-of-way will be their responsibility. Traffic control devices on the Sellersville Road approach and in Township right-of-way will be your responsibility.

To address eastbound and westbound Sellersville Road vehicles running Stop signs, the Township can consider the following:

- a. Oversizing Stop (R1-1) signs on both approaches.
- b. Adding a red warning beacon on top of the Stop signs (PennDOT permit required).
- c. Using Flashing LED Stop signs on both approaches (PennDOT permit required)
- d. Adding a red retroreflective strip to the northbound approach Stop sign supports.



**STAFF RECOMMENDATION:**

Work with PennDOT to make New Galena and Sellersville Roads intersection an All-Way Stop. While awaiting approval, pursue low cost measures indicated above to improve the safety of the intersection.

# Memorandum

To: Paul Zielinski, New Britain Township Police

From: Mark M. Hood, P.E., LTAP

Date: November 29, 2024

Subject: New Galena Road & Sellersville Road, New Britain Township, Bucks County

## Safety Concern and Background Data

In response to a technical assistance request from New Britain Township, LTAP met with PFC Zielinski and Officer Jones of the New Britain Township Police to examine the intersection of New Galena Road (SR 4001) and Sellersville Road (T-338) on September 12, 2024. The Township expressed safety concerns at the intersection and inquired about potential safety improvements to reduce crash risk.

Figure 1 shows an aerial view of the study intersection with the current traffic control. We assessed the study area through walking and reviewing site conditions.



Figure 1: Aerial View of the Study Intersection



### Field Observations

New Galena Road (SR 4001) forms a cross intersection with Sellersville Road (T-338) in the northern portion of New Britain Township. New Galena Road is a two-lane, two-way State road with no sidewalks or curbs along the roadside. The roadway width is 20 feet from edge-of-pavement to edge-of-pavement with double yellow center lines and white edge lines on both sides of the road. This width consists of two 10-foot lanes and has a 40 MPH posted speed limit. The northbound approach of New Galena Road has a +1% approach grade to the intersection, and the southbound approach has a -2% approach grade. Land use near the intersection is residential. Overhead lighting is not present. Both New Galena Road approaches are uncontrolled but have Cross Road (W2-1) warning signs supplemented with 35 MPH Advisory Speed plaques (W13-1P) and Single Line Advanced Street Name plaques [Sellersville Road] (W16-8P) about 325 feet in advance of the intersection. Refer to Figures 2 and 3.

Sellersville Road is a two-lane, two-way Township roadway with no sidewalks or curbs along the roadside. The roadway width is 20 feet from edge-of-pavement to edge-of-pavement. The west leg has no center lines and no edge lines, but the east leg has double yellow center lines. Stop bars are present on both intersection approaches. Posted speeds are 45 MPH west of the intersection and 40 MPH east of the intersection. There are truck restrictions (except local deliveries) on both legs. Land use near the intersection is residential. Refer to Figures 4 and 5.

Current traffic control consists of Stop signs (R1-1) on both Sellersville Road approaches to New Galena Road. These Stop signs are doubled up with Stop signs on the left side of the roadway and are supplemented with Cross Traffic Does Not Stop (W4-4P) plaques.



Figure 2: Northbound New Galena Road Approach





Figure 3: Southbound New Galena Road Approach



Figure 4: Eastbound Sellersville Road Approach





**Figure 5: Westbound Sellersville Road Approach**

### ***Crash Data***

LTAP obtained crash data for a five-year period starting from January 1, 2019, through December 31, 2023, from PennDOT's online Pennsylvania Crash Information Tool (PCIT). This crash data was supplemented by nonreportable crash data from the New Britain Township Police Department from January 1, 2020 through October 14, 2024. This data indicates that there were fourteen (15) reportable and five (5) nonreportable crashes at the intersection of New Galena Road and Sellersville Road during this time frame. Key summary statistics are as follows:

- Seven (7) crashes resulted in injury or suspected injury, and the rest resulted in property damage only.
- Nineteen (19) crashes were angle crashes, and one (1) was a rear-end crash.
- Four (4) crashes were eastbound vehicles on Sellersville Road running the stop sign and hitting either a northbound or southbound vehicle on New Galena Road.
- Two (2) crashes involved a westbound vehicle on Sellersville Road running the stop sign and hitting either a northbound or southbound vehicle on New Galena Road.
- One (1) crash involved a westbound vehicle on Sellersville Road proceeding without clearance and hitting a northbound vehicle on New Galena Road.
- Six (6) crashes involved an eastbound vehicle on Sellersville Road proceeding without clearance and hitting either a northbound or southbound vehicle on New Galena Road.
- Six (6) crashes involved vehicles on Sellersville Road proceeding without clearance and hitting either a northbound or southbound vehicle on New Galena Road. It was unclear whether the vehicles were eastbound or westbound on Sellersville Road.



- In total, thirteen (13) of the twenty (20) crashes were proceeding without clearance crashes and six (6) were running the stop sign crashes.
- In the crash narratives that were available, at least five (5) motorists who proceeded without clearance indicated that they assumed there was an all-way stop at the intersection.
- For crashes where data was available, all but one occurred in dry, daylight conditions.

The predominant crash type (13 crashes) involved vehicles on Sellersville Road proceeding without clearance and hitting either a northbound or southbound vehicle on New Galena Road. The second most common (6 crashes) involved vehicles on Sellersville Road running the stop sign and striking a northbound or southbound vehicle on New Galena Road.

### **Traffic and Speed Data**

The PennDOT Traffic Information Repository (TIRe) indicated an average daily traffic (ADT) of 3,807 vehicles per day (vpd) on New Galena Road. New Britain Township collected volume data on Sellersville Road from September 17, 2024 to September 24, 2024. This data indicated an ADT of 2,326 vpd east of the intersection and 1,500 vpd west of the intersection. Overall ADT is 1,913 vpd. As indicated above, the posted speed limit on New Galena Road is 40 MPH and on Sellersville Road is 45 MPH west of the intersection and 40 MPH east of the intersection. Actual speeds were not collected.

New Galena Road is functionally classified as a collector road and Sellersville Road is functionally classified as a local road.

### **Sight Distance Assessment**

We reviewed sight distance from both Sellersville Road approaches to New Galena Road. PennDOT's *Official Traffic Control Devices – Chapter 212*, Publication 212 requires that the sight distance measurements be made 10 feet back from the edge of the travel lane (including the parking lane, if applicable), from a driver's eye height of 3.5 feet, looking for an object height of 3.5 feet. Results of the sight distance review are shown in Table 1. Note that LTAP assumed an 85<sup>th</sup> percentile speed of 40 MPH (posted speed limit). If speed data are collected, the required sight distance may change.

**Table 1. Sight Distance Requirements Based on 40 MPH**

<b>Sellersville Road</b>	<b>New Galena Rd. Approach</b>	<b>Required Sight Distance</b>	<b>Measured Sight Distance</b>
EB looking Left	Southbound	325'	400'+
EB looking Right	Northbound	309'	350'+
WB looking Left	Northbound	309'	285'
WB looking Right	Southbound	325'	230'

In the eastbound direction looking left and right, sight distance was adequate from Sellersville Road onto New Galena Road. Refer to Figures 6 and 7. In the westbound direction, sight distance was NOT adequate from Sellersville Road onto New Galena Road. It appeared that sight distance looking right was limited by utilities and by vegetation when looking left. Refer to Figures 8 and 9.





Figure 6: EB Sellersville Road Looking Left



Figure 7: EB Sellersville Road Looking Right





**Figure 8: WB Sellersville Road Looking Right**



**Figure 9: WB Sellersville Road Looking Left**



## Laws and Regulations

Title 75 of Pennsylvania's consolidated statutes (Vehicle Code) gives PennDOT and municipalities the authority to "designate any highway as a through highway or designate any intersection or junction of roadways as a stop or yield intersection or junction." Refer to Section 6109(a)(6). When exercising that authority, the Vehicle Code requires that an engineering and traffic study be conducted (Section 6109(e)), an ordinance be enacted (Section 6109(b)), and signs be installed (Section 6109(c)). In other words, before installing a Stop sign, you must complete a study and adopt an ordinance to make it a legal installation. This includes the installation of a multi-way Stop.

### Warrants for a Multi-Way Stop-Controlled Intersection

PennDOT and the *Manual on Uniform Traffic Control Devices* (MUTCD) have specific warrants for the installation of multi-way stop control at an intersection. There are four main warrants, as follows (from MUTCD Section 2B.07):

#### Section 2B.07 Multi-Way Stop Applications

##### Support:

- 01 Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal.
- 02 The restrictions on the use of STOP signs described in Section 2B.04 also apply to multi-way stop applications.

##### Guidance:

- 03 The decision to install multi-way stop control should be based on an engineering study.
- 04 The following criteria should be considered in the engineering study for a multi-way STOP sign installation:
  - A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
  - B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
  - C. Minimum volumes:
    - 1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and
    - 2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but
    - 3. If the 85<sup>th</sup>-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.
  - D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

##### Option:

- 05 Other criteria that may be considered in an engineering study include:
  - A. The need to control left-turn conflicts;
  - B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;
  - C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and
  - D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

PennDOT has additional warrants for multi-way STOP signs in Section 212.106(c) of Title 67 (PennDOT's Publication 212):



(c) *Multiway stop applications.* In addition to the criteria and options warranting multiway stop applications in the MUTCD, the following apply:

(1) The five or more reported crashes in a 12-month period for Warrant B may include both reportable crashes, and nonreportable crashes that are documented in the police files, that occurred during a 12-month period during the most recent 3 years of available crash data.

(2) Multiway stop applications may not be used because of limited available corner sight distance unless there is no practical method of improving the sight distance or reducing the speed limit to satisfy the minimum corner sight distance values.

## Discussion

The Township requested assistance in confirming proper traffic control at this intersection focusing on whether a multi-way stop is warranted.

The study location is the intersection of a state road (New Galena Road) and a local road (Sellersville Road) where the state road carrying the larger volume of traffic is the through road, and the local road carrying the minor volume of traffic is stop-controlled. Therefore, traffic control is appropriate based on current traffic flow through the intersection. **If the Township would like to pursue a change in traffic control to a multi-way stop or traffic signal, coordination with and approval from PennDOT will be necessary. PennDOT has the sole authority to control traffic onto and off their roadway so PennDOT District 6-0 Traffic Unit will conduct the formal study. You can include information in this memo with your request to PennDOT.**

Based on a preliminary review, this intersection does satisfy the basic warrants for a multi-way stop for the following reasons:

- A signal warrant analysis was not conducted, so it is unknown if Warrant A is satisfied.
- There have been twenty (20) reportable crashes (19 angle crashes) over the last 5 years of available data including five (5) angle crashes in a continuous 12-month period. Thirteen (13) crashes were proceeding without clearance crashes. These crashes may have been correctable by an all-way stop; therefore, Warrant B is satisfied.
- Hourly traffic volumes on New Galena Road were not collected, so it is unknown whether Warrant C is satisfied. It is unlikely as hourly volumes on Sellersville were close but would not meet thresholds.
- Hourly traffic volumes on New Galena Road were not collected, so it is unknown whether Warrant D is satisfied. It is unlikely as hourly volumes on Sellersville were close but would not meet thresholds.

Upon review of sight distance, this intersection may satisfy Warrant C of the additional criteria for consideration of an all-way stop in Section 2B.07 of the MUTCD: Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop. Note that Section 212.106(c)(2) of Pub 212 supplements this by stating that multi-way stop applications may not be used because of limited available corner sight distance unless there is no practical method of improving the sight distance or reducing the speed limit to satisfy the minimum corner sight distance values.



As discussed above, sight distance looking left exiting Sellersville Road in the westbound direction was limited by vegetation. Refer to Figure 9. This may be correctable by trimming vegetation back to obtain at least 309 feet. Sight distance looking right exiting Sellersville Road in the westbound direction was limited by utility poles. Refer to Figure 8. This is not likely practical or cost-efficient to correct. Removal or relocation of the utility poles may not completely mitigate the sight distance concerns.

## Suggestions

PennDOT or the Township has installed Cross Road (W2-1) warning signs supplemented with 35 MPH Advisory Speed plaques (W13-1P) and Single Line Advanced Street Name plaques [Sellersville Road] (W16-8P) about 325 feet in advance of the intersection in both directions, but crashes continue to occur. An all-way Stop is a viable option to reduce crashes at this location, particularly given a review of the crashes, warrants, and comments from motorists who were expecting the intersection to be an all-way stop. The Township should submit a request to PennDOT to study and approve an all-way stop at this intersection. This memo may be part of your request. PennDOT may:

- Collect hourly traffic volumes on New Galena Road.
- Complete a capacity analysis and Level of Service determination to evaluate the operational impact of a multi-way stop (or traffic signal) at this location.
- Collect and use of 85th percentile speed on New Galena Road rather than posted speed limit to determine adequacy of both intersection sight distance and SSSD.

While PennDOT makes the decision on an all-way stop installation, there are additional low-cost measures that the Township can try to address the proceeding without clearance crashes:

1. Removal of vegetation along New Galena Road to maximize sight lines. This would be Township responsibility.
2. Doubling up the Cross Road (W2-1) warning sign and supplemental signs on the New Galena Road approaches. These sign assemblies can be oversized and/or supplemented with conspicuity plaques, yellow warning beacons, and retroreflective strips as described above. This would be PennDOT responsibility.
3. Request additional intersection delineation from PennDOT such as pavement markings and additional warning signs as seen in PennDOT's *Highway Safety Program Guide*, Publication 638 (Pub. 638). Refer to Figure 10. Traffic control devices on the New Galena Road approach and in PennDOT right-of-way will be their responsibility. Traffic control devices on the Sellersville Road approach and in Township right-of-way will be your responsibility.

To address eastbound and westbound Sellersville Road vehicles running Stop signs, the Township can consider the following:

1. Oversizing Stop (R1-1) signs on both approaches.
2. Adding a red warning beacon on top of the Stop signs (PennDOT permit required).
3. Using Flashing LED Stop signs on both approaches (PennDOT permit required).
4. Adding a red retroreflective strip to the northbound approach Stop sign supports.

Longer term solutions may involve an overhead flashing beacon, traffic signal or roundabout at this intersection. The Township will need to work with their Township engineer, PennDOT and DVRPC if exploring these options.

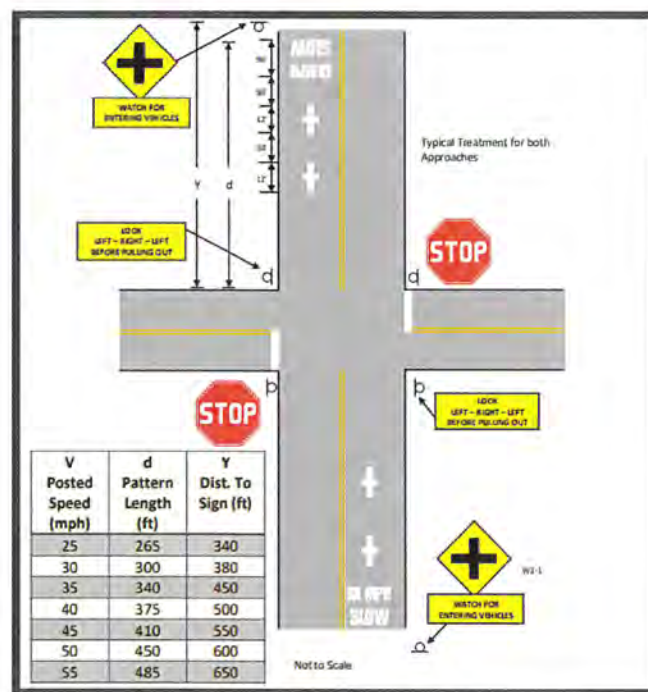


Figure 10: Pub. 638 Intersection Warning Treatment

## Summary and Next Steps

Based on a field view of the study intersection, a review of the traffic and crash data, and a review of the applicable standards/guidelines, an all-way Stop is warranted at this location. Work with PennDOT to determine if they are in concurrence and will change the traffic control at the intersection. In the meantime, the Township can consider additional low-cost measures to remove vegetation and increase sign conspicuity of existing traffic control devices.

## References

Field observations, discussions with municipal personnel, application of state/federal traffic control device guidelines, highway safety research, and traffic engineering experience are largely responsible for the content and findings of this memo. In addition, specific references that were consulted include:

- 2009 Current Edition of the *Manual on Uniform Traffic Control Devices* (MUTCD)
- PennDOT Publications 46, 111, 212, 236, and 638
- PA Vehicle Code, Title 75
- PA Code, Title 67
- FHWA Intersection Safety: <https://safety.fhwa.dot.gov/intersection/>



## Appendix II – Authorized Official Resolution 2025-04

Be it RESOLVED, that the Township of New Britain (Name of Applicant) of Bucks County, PA (Name of County) hereby request an Greenways, Trails and Recreation Program (GTRP) grant of \$ 250,000.00 from the Commonwealth Financing Authority to be used for North Branch Park Proposed Improvements.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Dan Fox, Township Manager (Name and Title) and Cynthia Jones, Chair of Board of Supervisors (Name and Title) as the official(s) to execute all documents and agreements between the Township of New Britain (Name of Applicant) and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Dan Fox, duly qualified Secretary of the Township of New Britain (Name of Applicant), \_\_\_\_\_ (Name of County) Bucks County, PA, hereby certify that the forgoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Board of Supervisors (Governing Body) at a regular meeting held April 21, 2025 (Date) and said Resolution has been recorded in the Minutes of the Township of New Britain (Applicant) and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the \_\_\_\_\_ (Applicant),  
this \_\_\_\_ day of \_\_\_\_, 20\_\_.

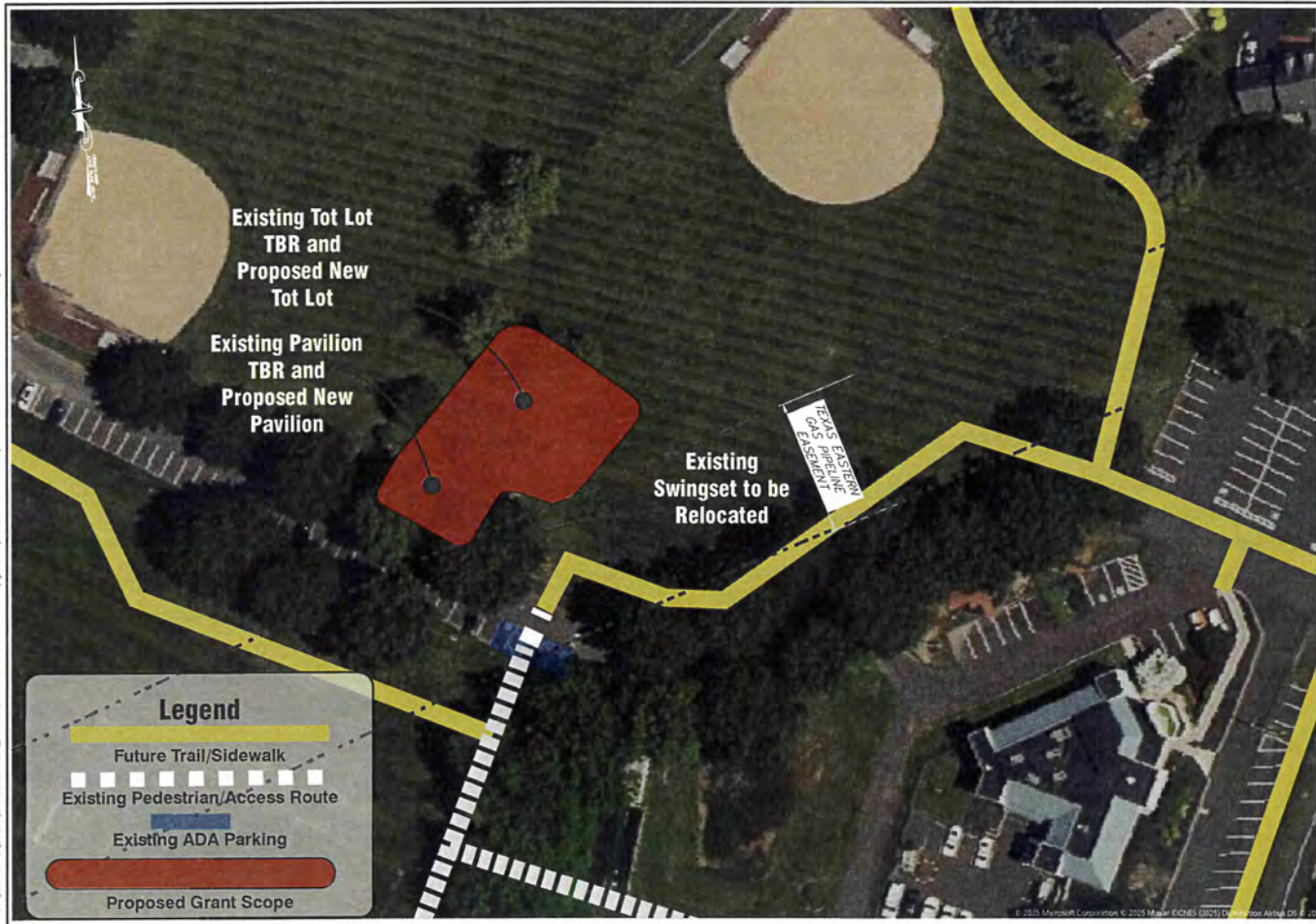
\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
County

\_\_\_\_\_  
Secretary







<b>GILMORE &amp; ASSOCIATES, INC.</b> ENGINEERING & CONSULTING SERVICES 15 EAST HUNTER AVENUE, SUITE 100, NEW BRITAIN PA 19001 • 215.444.3358	JOB NO.:	2400348
	DATE:	4/15/2025
	SCALE:	1"=50'
<b>NORTH BRANCH PARK PROPOSED IMPROVEMENTS</b>		
SHEET 2 OF 2		
NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA		

## **Exhibit 1: North Branch Park Proposed Improvements**

New Britain Township is seeking support from the Pennsylvania Department of Community and Economic Development for the implementation of rehabilitation work to the tot lot and one of the pavilions at North Branch Park, New Britain Township, Bucks County, PA. This community park is owned by New Britain Township, and contains 45 acres of active and passive recreational facilities located immediately adjacent the Township building. The park contains a Miracle playground system, a tot lot, two pavilions, bike and walking trails, two little-league baseball fields, three softball fields, one combination football and soccer field, three soccer fields, one 90' multi-purpose field, and six half-court basketball courts. Pedestrian connections link the park to the nearby Lindenfield neighborhood in Chalfont Borough and Pine Run trail network. The park hosts community events such as the annual Easter Egg Hunt, Fourth of July Parade, movie nights, Veterans Day ceremonies and the annual Fall Festival. Future planned pedestrian and trail improvements will connect the park to other areas of Chalfont Borough, New Britain Borough, and Pine Run Elementary School. The park serves as a focal point for the Township as well as other nearby municipalities.

Several concerns are to be addressed by the proposed scope of work for the project:

- The tot lot equipment is outdated, in poor condition, does not meet ADA requirements and is not inclusive.
- There is currently no ADA access to the tot lot.
- Existing safety surfacing and borders are in poor condition and would require extensive work to meet ADA requirements.
- Drainage in the vicinity of the existing tot lot is poor and results in ponding and wet areas.
- Play areas are currently separated and incohesive.
- The pavilion is outdated, in poor condition and floor currently consists of red-grit aggregate which gets soggy and is not currently accessible.
- The route to the pavilion is not currently accessible.

Proposed work includes the following:

- Demolition of existing tot lot equipment and replacement with up-to-date accessible, inclusive play structures for ages 2-5
- Aggregation of existing swingset and new equipment into one cohesive tot lot area
- Installation of underdrains to improve site drainage
- Installation of pour-in-place safety surfacing
- Installation of an accessible route from the pavilion to the tot lot
- Demolition of existing pavilion structure and replacement with an up-to-date accessible structure with a concrete floor
- Installation of an accessible route to the pavilion structure

Benefits will include the following:

- Provision an up-to-date, inclusive, accessible tot lot that is needed by the community, including families attending community and athletic events
- Improved site drainage
- ADA access to both facilities
- A new accessible pavilion for use by the community for picnics and events, during community events, and during athletic events





# NEW BRITAIN TOWNSHIP

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

## ZONING HEARING BOARD APPEAL APPLICATION

### Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

### TOWNSHIP USE ONLY

Application #: 2024-94-Z  
Date Filed: 3/6/2025 cc;o  
Payment: 800  
Check #: 10042  
Receipt #: 17145

1. Date: 3/6/25
2. Classification of Appeal/Application (Check one or more if applicable):
- ☒ A. Request for Variance  
☐ B. Request for Special Exception  
☐ C. Other \_\_\_\_\_
3. Applicant:
- (a) Name: Rich Boyd
- (b) Mailing Address: 217 New Galena  
Chalfont, PA 189
- (c) Phone Number: 215-527-8879
- (d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:  
yes he is owner

\*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.

4. Applicant's attorney, if applicable:
- (a) Name: \_\_\_\_\_
- (b) Mailing Address: \_\_\_\_\_
- (c) Phone Number: \_\_\_\_\_
- (d) Email Address: \_\_\_\_\_
5. Property:
- (a) Present Zoning Use Classification: \_\_\_\_\_
- (b) Tax Parcel Number: 26-019-002
- (c) Location (With reference to nearby intersections or prominent features): \_\_\_\_\_

6. Proposed use of property/construction:  
Ground mount solar
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:  
27-305.H.H6.B.2.(b)  
Grout arrays shall not be permitted in the front yard

8. Has any previous application/appeal been filed concerning the subject of this appeal? ☐ Yes ☒ No  
If yes, specify:

\_\_\_\_\_

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary? ☐ Yes ☒ No  
If yes, specify:

\_\_\_\_\_

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.  
(Supplemental sheets of the same size may be attached)

\_\_\_\_\_

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

*Rich T Boyd*  
Signature

\_\_\_\_\_  
Signature

Commonwealth of Pennsylvania } SS.  
County of Bucks

Rich T Boyd, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

*Rich T Boyd*

Sworn to and described before me This  
6<sup>th</sup> day of March

*Azhar Haque*  
Notary Public

My Commission expires: 2/9/28

Commonwealth of Pennsylvania - Notary Seal  
Azhar Haque, Notary Public  
Bucks County  
My commission expires February 9, 2028  
Commission number 1443427  
Member, Pennsylvania Association of Notaries



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

**Instructions:**

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

\*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3<sup>rd</sup> Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.





NORTH PENN ABSTRACT CO., INC.

35 Green Street, P.O. Box 2  
Lansdale, PA 19446  
(215) 362-0473 FAX (215) 361-0790

On this, the 30<sup>th</sup>  
a Notary Public

day of June 1994

, before me,  
the undersigned Officer,

personally appeared **Sandra T. Cresson**

known to me (satisfactorily proven) to be the person(s) whose name(s) **is** subscribed to the within  
instrument, and acknowledged that **she** executed the same for the purposes therein contained.

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

Notarial Seal  
Peggy J. Fenstermacher, Notary Public  
Lansdale Boro, Montgomery County  
My Commission Expires Sept. 8, 1996

Member, Pennsylvania Association of Notaries

Peggy J. Fenstermacher  
Title of Officer

NPA 94-12912

NEW BRITAIN TOWNSHIP DOES NOT CONFIRM  
THE ACCURACY OF THE METES AND BOUNDS  
DESCRIBED HEREIN.

**DEED.**

SANDRA T. CRESSON

TO

RICH T. BOYD AND  
CAROL S. BOYD, Husband & Wife

Deed Registration  
New Britain Township  
Signature Sandra T. Cresson  
Date July 1, 1994

NORTH PENN ABSTRACT CO., INC.  
P.O. Box 2, 35 Green Street  
Lansdale, Pennsylvania 19446

KENNETH KRATZ CO.  
410 West Main Street  
Lansdale, PA 19446

The residence of the within-named Grantee

is 217 New Galena Rd.  
Chalfont, PA 18914  
On behalf of the Grantee

BKU 931 PC0405



# This Indenture Made the 30<sup>th</sup> day of

June in the year of our Lord one thousand nine hundred and ninety four (1994)

Between

SANDRA T. CRESSON

(hereinafter called the Grantor(s), of the one part, and

RICH T. BOYD AND CAROL S. BOYD, Husband & Wife

(hereinafter called the Grantee(s), of the other part;

**Witnesseth** That the said Grantor(s) for and in consideration of the sum of TWO HUNDRED NINETY THOUSAND (\$290,000.00) DOLLARS lawful money of the United States of America, unto her well and truly paid by the said Grantee(s), at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee(s) their Heirs and Assigns, as tenants by the Entireties.

ALL THAT CERTAIN tract of land with the buildings and improvements thereon erected, Situate in the Township of New Britain, County of Bucks and Commonwealth of Pennsylvania, shown as Lot No. 2 of a revised Plan of Mountain View Estates dated April 23, 1971, made by E. B. Blumrick, Registered Land Surveyor, bounded and described as follows, to wit:

BEGINNING at a point at the center line of Chalfont Road, LR# 09073, (existing thirty three feet wide and proposed eighty feet wide) a corner of Lot No. 1 as shown on the above mentioned Plan; thence along the center line of aforementioned Chalfont Road, North eighty nine degrees, twenty three minutes East, two hundred sixty six and ninety five one-hundredths feet to an angle point; thence still along the same South sixty degrees, eight minutes East, ninety five and seventy six one-hundredths feet to an angle point; thence still along the same South forty four degrees, nineteen minutes East, forty feet to a point, a corner of Lot No. 3 as shown on the above mentioned Plan; thence along the same South fourteen degrees, fifty two minutes, twenty two seconds West, three hundred eighty five and ninety five one-hundredths feet to a point; thence still along the same and Lot No. 5 (remaining lands of Sultanik) South thirty two degrees, fifty six minutes, fifty three seconds West, three hundred ninety feet (erroneously set out in prior Deed as three hundred thirty feet) to a point a corner; thence still along Lot No. 5 (remaining

**Premises** known by reference: 217 New Galena Road  
New Britain Township, Pennsylvania

lands of Sultanik) North forty seven degrees, thirty four minutes, fifty four seconds West, two hundred ninety feet to a point, a corner of Lot No. 1; thence along the same North thirty degrees, thirty seven minutes, twenty nine seconds East, three hundred feet to a point; thence still along the same North fifty eight minutes, fifty five seconds West, three hundred twenty feet to the first mentioned point and place of BEGINNING.

BEING Lot No. 2 on said Plan.

PARCEL B:

ALL THAT CERTAIN tract of land in the Township of New Britain, designated as Lot No. 2 as shown on the Plan of Subdivision prepared for Dennis E. Hammel and Shirley Hammel by Urwiler and Walter, Inc., Sumneytown, PA and dated June 22, 1976, and recorded at Doylestown in the Office of the Recording of Deeds, in and for the County of Bucks on the 25th day of September AD, 1976, in Plan Book No. 147 page 38, described as follows, to wit:

BEGINNING at a point at the centerline of New Galena Road, (L.R. 09073), said point being the common boundry between the within Grantors land and the land to be conveyed to said Grantees, as per aforementioned Plan, being the common point between Lot No. 1 and Lot No. 2, and following three courses and distances: (1) North forty four degrees nineteen minutes West one hundred and forty six and fifty one-hundredths of a foot, (2) South fourteen degrees fifty two minutes and twenty two seconds West three hundred and eighty five feet and ninety five one-hundredths of a foot, (3) North thirty six degrees fifty four minutes and twenty seconds East three hundred and thirty five feet and forty one-hundredths of a foot.

BEING Lot No. 2 on the aforementioned Subdivision Plan.

BEING KNOWN AS UNIFORM COUNTY PARCEL IDENTIFIER NUMBER: 26-19-2.

BEING THE SAME Premises which Frank J. Zadlo and Sandra C. Zadlo by Indenture bearing date the 30th day of June AD, 1987 and recorded at Doylestown in the Office for the Recording of Deeds, in and for the County of Bucks on 1st day of July AD, 1987 in Deed Book 2759 page 533, granted and conveyed unto Sandra T. Cresson, in fee.

UNDER AND SUBJECT to Restrictions of Record.

**Together** with all and singular the building's improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor(s), as well at law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns to and for the only proper use and behoof of the said Grantee(s), their Heirs and Assigns, forever, as Tenants by the Entireties.

**And** the said Grantor(s), for her, her

Heirs, Executors, and Administrators does by these presents, covenant, grant, promise and agree, to and with the said Grantee(s), their Heirs and Assigns that the said Grantor(s) and her Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), their Heirs and Assigns, against the said Grantor(s) and her Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

WARRANT and forever DEFEND.

**In Witness Whereof**, the said party of the first part to these presents has hereunto set her hand(s) and seal(s). Dated the day and year first above written.

Signed, Sealed and Delivered  
IN THE PRESENCE OF US:

Sandra T. Cresson Seal  
Sandra T. Cresson Seal  
Seal  
Seal









CONTRACTOR / BUILDER  
AZIMUTH RENEWABLE  
ENERGY  
ADDRESS: P.O. BOX 533  
MANASQUAN, NJ 08736  
PH NO.: +1 (732) 369-9933

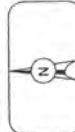
SITE PLAN  
RICH BOYD  
217 NEW GALENA RD.  
CHALFONT, PA 18914

SYSTEM  
DC KW: 19.680  
AC KW: 15  
MODULES: 48

DATA  
14/11/2024

DESIGNED BY:

OAD



PV2

ARRAY 1

TILT: 20°  
AZIMUTH: 180°

ARRAY 3

TILT: 20°  
AZIMUTH: 180°

ARRAY 2

TILT: 20°  
AZIMUTH: 180°

## ARRAY SPECIFICATIONS

UTILITY METER

MAIN SERVICE PANEL

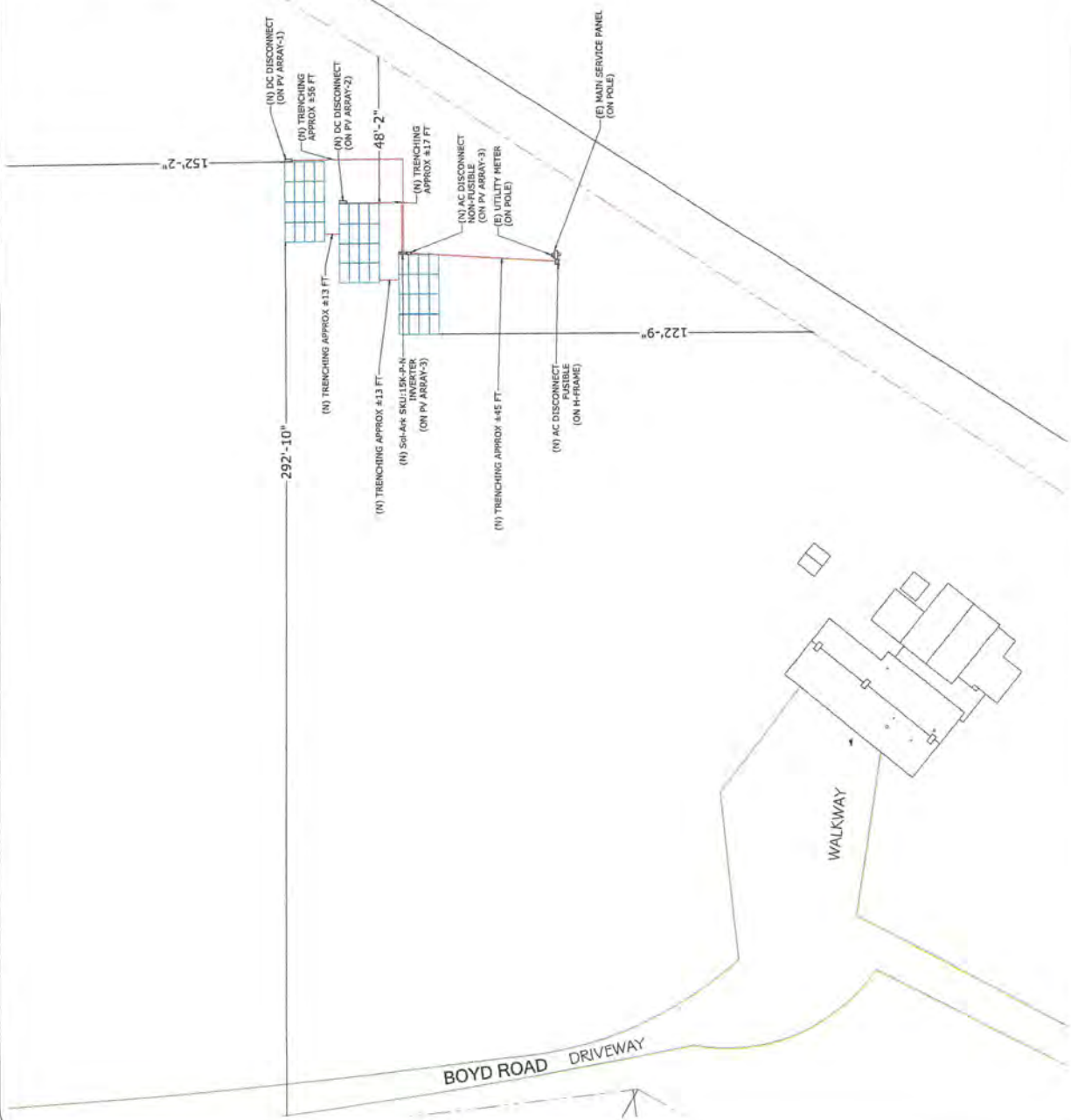
DC DISCONNECT

AC DISCONNECT FUSED

AC DISCONNECT NON-FUSED

INVERTER

## LEGEND






[illegible]

**PV4**



**NUANCE ENERGY**  
Revolutionary Solar Racking Structures

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<b>MATERIAL:</b> MULTILAYER STEEL 304/316		<b>DATE:</b> 11/09/2024		<b>OSPREY POWERRACK LTE</b>	
<b>FINISH:</b> POLYURETHANE TO 600 GR/MT		<b>DATE:</b> 11/09/2024		SCALE: 1:24	
<b>WEIGHT:</b> 4x4		<b>MANAGER:</b> Andrea Lombardo		QTY: 1	
<b>PRE SIGNATURE</b>		<b>DATE:</b> 11/09/2024		<b>OSPREY PowerRack LTE</b>	
		<b>MANAGER:</b> Andrea Lombardo		REV: 1.0	
<b>WEIGHT SIGNATURE</b>		<b>DATE:</b> 11/09/2024		MFG:	
		<b>DATE:</b> 11/09/2024		DRAWING IN PAPER, UNLESS OTHERWISE SPECIFIED	
<b>SIZE:</b> D		<b>DATE:</b> 11/09/2024		MACHINE PLATE RASHI 3.0x1.27 (515) ONLY. BREAK ALL SHARP EDGES D 2x0.8 (0.03) BASTI OR 45° SURFACE FINISH IN MICRO (P) MICROS (RAL 9005) SURFACES PER AISI 14.5, PER AISI 3.0, AND AISI 14.5	
<b>1 OF 1</b>		<b>1 OF 1</b>		<b>1 OF 1</b>	

CONCENTRATIONS IN MICRONS. LINE ITEM OTHERWISE SPECIFIED

MACHINED FILLET RADIUS 0.38-1.27 [0.15-0.50]. BREAK ALL SHARP EDGES 0.2-0.8 [0.1-0.3] RADIUS OR 45° SURFACE FINISH IN MICRO (μ) INCHES (Ra). INTERPRET DRAWING PER ASME Y14.5, ASME Y14.36, AND AMS A2.4 STANDARDS.

## STRUCTURAL DETAILS

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
01-301-100	REAL ESTATE CURRENT YEAR	1,476,964.00	141,305.38	78,262.74	138,208.48	-1,335,658.62	9.57
01-301-200	REAL ESTATE-PRIOR YEAR	4,000.00	0	23,506.47	0	-4,000.00	0.00
01-301-400	REAL ESTATE - DELINQUENT	20,000.00	2,329.04	3,339.05	197.11	-17,670.96	11.65
01-301-600	REAL ESTATE - INTERIM	12,000.00	-3,742.16	157.77	-3,813.10	-15,742.16	-31.18
01-310-100	REAL ESTATE TRANSFER TAX-NEW	60,000.00	78,274.37	5,450.00	33,362.60	18,274.37	130.46
01-310-101	R.E. TRANSFER TAX-RESALES	450,000.00	49,084.88	90,337.35	16,648.06	-400,915.12	10.91
01-310-210	EARNED INCOME TAX	3,483,000.00	800,019.26	768,570.19	279,757.37	-2,682,980.74	22.97
01-310-220	LST TAXES	130,000.00	31,634.99	29,784.50	2,199.56	-98,365.01	24.33
01-321-800	CABLE TV FRANCHISE FEE	230,000.00	57,488.17	57,155.52	0	-172,511.83	24.99
01-322-800	ROAD OPENING PERMITS	7,500.00	2,395.00	1,109.50	375.00	-5,105.00	31.93
01-331-100	DISTRICT COURT FINES	15,000.00	3,303.06	2,281.57	588.03	-11,696.94	22.02
01-331-110	VEHICLE CODE VIOLATIONS	8,000.00	984.19	2,281.60	323.92	-7,015.81	12.30
01-331-130	STATE POLICE FINES	5,000.00	0	0	0	-5,000.00	0.00
01-341-000	INTEREST EARNINGS	50,000.00	2,121.61	1,656.86	662.92	-47,878.39	4.24
01-341-401	OVER COUNTER SALES	0.00	0	214.00	0	0.00	0.00
01-342-100	FARMLAND LEASES	1,500.00	1,100.00	0	1,100.00	-400.00	73.33
01-342-201	CELL TOWER LEASE/N. BRANCH	26,000.00	9,680.55	9,343.80	2,580.94	-16,319.45	37.23
01-354-000	RECYCLING GRANT	23,000.00	0	0	0	-23,000.00	0.00
01-355-010	PUBLIC UTILITY TAXES	4,500.00	0	0	0	-4,500.00	0.00
01-355-080	LIQUOR LICENSES	0.00	1,500.00	1,800.00	1,500.00	1,500.00	0.00
01-355-120	STATE AID PENSION PLANS	104,173.00	0	0	0	-104,173.00	0.00
01-355-130	FOREIGN FIRE INSURANCE	108,370.00	0	0	0	-108,370.00	0.00
01-355-141	OVERTIME REIMBURSEABLES	30,000.00	3,678.00	0	609.66	-26,322.00	12.26
01-361-001	OVER COUNTER SALES	0.00	370.50	0	57.00	370.50	0.00
01-361-300	ZONING SUBDIVISION FILING FEES	10,000.00	800.00	250.00	0	-9,200.00	8.00
01-361-330	ZONING PERMITS	12,000.00	3,650.00	3,450.00	1,000.00	-8,350.00	30.42
01-361-340	ZONING HEARING BOARD	10,000.00	2,800.00	1,600.00	2,000.00	-7,200.00	28.00
01-362-100	MISC. CHARGES AND FEES	0.00	0	30.00	0	0.00	0.00
01-362-140	POLICE & ACCIDENT REPORTS	13,000.00	3,325.25	2,069.70	1,640.00	-9,674.75	25.58
01-362-410	BUILDING PERMITS	125,000.00	56,964.75	29,126.00	18,221.05	-68,035.25	45.57
01-362-420	ELECTRICAL PERMITS	50,000.00	21,904.50	17,450.00	6,804.50	-28,095.50	43.81
01-362-430	PLUMBING/MECHANICAL PERMITS	60,000.00	34,844.00	16,678.31	12,779.50	-25,156.00	58.07
01-362-450	OCCUPANCY PERMITS - NEW CONST	10,000.00	4,158.25	1,200.00	150.00	-5,841.75	41.58
01-362-451	OCCUPANCY - RESALES	20,000.00	2,740.00	4,300.00	1,150.00	-17,260.00	13.70
01-362-452	FIRE SAFETY INSPECTIONS	500.00	7,804.50	0	3,004.50	7,304.50	1,560.90
01-362-460	WELL PERMITS	500.00	925.00	75.00	700.00	425.00	185.00
01-362-462	PA UCC STATE FEE/PERMITS	2,000.00	454.50	342.00	162.00	-1,545.50	22.73
01-380-000	MISC REVENUE	0.00	3,325.01	2,154.37	717.00	3,325.01	0.00
01-380-050	ESCROW ADMINSTATION FEE	30,000.00	6,532.03	0	3,090.86	-23,467.97	21.77



Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
01-387-001	CONTRIB,GRANTS,DONATION PRIVATE SECTOR	0.00	0	5,383.58	0	0.00	0.00
01-391-000	PROCEEDS FROM GF FIXED ASSETS	0.00	0	2,562.28	0	0.00	0.00
01-391-200	MUNICIBID SALES	0.00	0	5.00	0	0.00	0.00
01-393-990	ESTIMATED BEGINNING CASH BALANCE	293,556.00	0	0	0	-293,556.00	0.00
01-394-000	REFUND OF PRIOR YEAR EXPENSE	10,000.00	0	0	0	-10,000.00	0.00
<b>GENERAL FUND: Revenue Totals</b>		<b>6,895,563.00</b>	<b>1,331,754.63</b>	<b>1,161,927.16</b>	<b>525,776.96</b>	<b>-5,563,808.37</b>	
01-000-000	GENERAL FUND:	0	0	0	0	0	0.00
01-400-000	GOVERNING BODY:	0	0	0	0	0	0.00
01-400-110	SALARY - BOARD OF SUPERVISORS	16,250.00	4,062.45	4,062.45	1,354.15	12,187.55	25.00
01-400-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	136,981.00	32,260.72	32,035.41	10,392.03	104,720.28	23.55
01-400-161	FICA/MEDICARE/GOVT	20,667.00	5,026.09	3,446.14	1,674.96	15,640.91	24.32
01-400-162	UNEMPLOYMENT PREMIUM ADMIN	3,026.00	0	0	0	3,026.00	0.00
01-400-210	MATERIALS/SUPPLIES	10,000.00	878.73	8,471.69	0	9,121.27	8.79
01-400-300	GENERAL ADMIN EXPENSE	15,500.00	5,680.08	10,562.44	733.11	9,819.92	36.65
01-400-301	CODIFICATION EXPENSES	15,000.00	1,195.00	0	1,195.00	13,805.00	7.97
01-400-302	INFO TECH SERVICES	28,600.00	22,183.25	0	21,444.50	6,416.75	77.56
01-400-319	TRAINING/ADMIN	10,000.00	3,548.79	2,267.00	1,607.79	6,451.21	35.49
01-400-320	TELEPHONE/COMMUNICATIONS	12,000.00	1,239.74	2,221.82	571.60	10,760.26	10.33
01-400-330	VEHICLE EXPENSE/ADMIN	1,800.00	0	84.98	0	1,800.00	0.00
01-400-340	ADVERTISING/PRINTING	15,000.00	3,798.32	3,937.51	2,164.84	11,201.68	25.32
01-400-352	LIABILITY/PROPERTY INSURANCE	48,496.00	13,246.85	11,510.05	0	35,249.15	27.32
01-400-354	WORKER'S COMPENSATION/ADMIN	713.00	86.24	119.91	0	626.76	12.10
01-400-740	MAJOR EQUIPMENT LEASE/PURCHASE	4,000.00	932.40	1,076.34	270.80	3,067.60	23.31
01-400-741	COMPUTER HARDWARE/SOFTWARE/LICENSES	65,000.00	6,744.94	10,934.52	185.99	58,255.06	10.38
01-401-000	EXECUTIVE:	0	0	0	0	0	0.00
01-401-120	SALARY - EXECUTIVE MANAGEMENT	253,901.00	60,909.32	40,984.75	20,540.66	192,991.68	23.99
01-402-000	FINANCIAL ADMINISTRATION:	0	0	0	0	0	0.00
01-402-130	SALARY - FINANCE	184,600.00	42,666.42	27,470.37	14,200.00	141,933.58	23.11
01-402-131	SALARY/ADMIN ASST T.P.	0.00	7,724.98	0	2,354.67	-7,724.98	0.00
01-402-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	46,820.00	7,345.37	0	3,574.96	39,474.63	15.69
01-402-161	FICA/MEDICARE-FINANCE	14,122.00	5,989.51	2,101.50	1,086.30	8,132.49	42.41
01-402-300	PAYROLL SERVICES & ACCOUNTING	12,600.00	4,758.50	7,689.78	1,374.75	7,841.50	37.77
01-402-310	APPOINTED AUDITOR	25,000.00	23,000.00	15,000.00	20,000.00	2,000.00	92.00
01-402-350	BONDING/SURETY	1,660.00	830.00	1,660.00	0	830.00	50.00
01-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
01-403-110	SALARY-ELECTED TAX COLLECTOR	22,500.00	5,625.00	5,625.00	1,875.00	16,875.00	25.00
01-403-161	FICA/MEDICARE/TAX	1,721.00	430.32	430.32	143.44	1,290.68	25.00
01-403-319	REIMBUSEABLE EXPENSES	2,400.00	1,908.98	0	1,717.73	491.02	79.54

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
01-403-370	EIT/EMST COLLECTOR	43,000.00	13,038.74	7,990.68	6,600.18	29,961.26	30.32
01-404-000	SOLICITOR/LEGAL SERVICES:	0	0	0	0	0	0.00
01-404-101	SOLICITOR/LABOR	15,000.00	6,103.00	7,605.00	138.00	8,897.00	40.69
01-404-110	SOLICITOR/POLICE GENERAL SERVICES	0.00	5,400.00	0	0	-5,400.00	0.00
01-404-310	SOLICITOR/GENERAL SERVICES	40,000.00	3,960.00	7,621.00	3,960.00	36,040.00	9.90
01-405-000	SECRETARY/CLERK:	0	0	0	0	0	0.00
01-405-140	WAGES/CLERICAL STAFF	0.00	0	21,891.55	0	0.00	0.00
01-405-150	MEDICAL/DENTAL/LIFE/RX INSURANCE	0.00	0.00	13,083.98	0	0.00	0.00
01-405-161	FICA/MEDICARE	0.00	0	1,674.70	0	0.00	0.00
01-406-000	OTHER GENERAL GOVT ADMINISTRATION:	0	0	0	0	0	0.00
01-407-000	IT-NETWORKING & DATA SERVICES:	0	0	0	0	0	0.00
01-408-000	ENGINEERING SERVICES:	0	0	0	0	0	0.00
01-408-100	GENERAL ENGINEERING	60,000.00	16,828.30	41,554.25	4,522.50	43,171.70	28.05
01-409-000	BUILDINGS & PLANT:	0	0	0	0	0	0.00
01-409-319	SUPPLIES AND EQUIPMENT	0.00	0	440.57	0	0.00	0.00
01-409-360	UTILITIES	20,000.00	3,853.38	5,457.32	3,040.55	16,146.62	19.27
01-409-370	BLDG MAINT&REPAIRS SERVICES&SUPPLIES	35,000.00	8,258.18	7,334.14	3,010.00	26,741.82	23.59
01-410-000	POLICE:	0	0	0	0	0	0.00
01-410-120	SALARY - POLICE MANAGEMENT	149,743.00	32,601.60	31,497.60	10,867.20	117,141.40	21.77
01-410-130	WAGES - BARGAINING UNIT	1,724,967.00	381,531.06	327,236.87	130,888.00	1,343,435.94	22.12
01-410-131	POLICE OVERTIME	165,000.00	29,905.84	23,622.17	8,928.76	135,094.16	18.12
01-410-132	ACCRUED TIME EXPENSE	215,000.00	10,022.10	24,857.01	1,169.00	204,977.90	4.66
01-410-133	EDUCATION INCENTIVE PAY	50,000.00	0	0	0	50,000.00	0.00
01-410-140	WAGES-CLERICAL STAFF FT	58,620.00	15,288.00	13,008.00	5,096.00	43,332.00	26.08
01-410-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	559,325.00	145,224.80	120,622.01	49,476.61	414,100.20	25.96
01-410-160	CROSSING GUARD WAGES	13,693.00	2,030.91	2,006.33	900.93	11,662.09	14.83
01-410-161	FICA/MEDICARE/POLICE	152,772.00	36,900.55	32,668.40	12,131.29	115,871.45	24.15
01-410-181	EDUCATION/TRAINING IN SERVICE	12,000.00	5,887.67	1,335.29	699.00	6,112.33	49.06
01-410-200	OFFICE SUPPLIES	2,000.00	308.96	773.17	0	1,691.04	15.45
01-410-210	COMPUTERS SUPPLIES	15,000.00	8,150.16	3,403.92	5,308.50	6,849.84	54.33
01-410-221	CRIMINAL INVESTIGATION SUPPLIES	0.00	321.15	0	0	-321.15	0.00
01-410-223	TRAFFIC COUNTER	12,000.00	10,078.00	2,718.75	0	1,922.00	83.98
01-410-224	FUELS/OIL	30,000.00	6,806.61	8,777.95	818.78	23,193.39	22.69
01-410-226	COPIER EXPENSES	2,500.00	737.88	723.33	245.96	1,762.12	29.52
01-410-240	FIREARMS & SUPPLIES	12,000.00	0	105.00	0	12,000.00	0.00
01-410-241	UNIFORMS/VESTS	25,000.00	6,291.47	6,605.63	1,436.50	18,708.53	25.17
01-410-250	GENERAL EXPENSE	4,000.00	986.84	1,033.64	370.54	3,013.16	24.67
01-410-260	COMMUNITY POLICING SERVICES & SUPPLIES	7,500.00	148.98	0	36.59	7,351.02	1.99
01-410-310	LEGAL EXPENSE	22,000.00	12,500.00	2,636.28	0	9,500.00	56.82

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
01-410-319	EQUIP SUPPLIES	6,000.00	1,305.00	1,214.68	0	4,695.00	21.75
01-410-320	COMMUNICATIONS	20,000.00	5,733.53	4,846.31	1,718.57	14,266.47	28.67
01-410-340	PRINTING	2,000.00	442.14	467.96	442.14	1,557.86	22.11
01-410-351	VEHICLE INSURANCE	13,604.00	3,715.85	3,228.66	0	9,888.15	27.31
01-410-352	LAW ENFORCEMENT LIABILITY	52,763.00	14,412.22	12,522.64	0	38,350.78	27.32
01-410-354	WORKERS COMPENSATION	58,121.00	14,337.24	15,082.82	0	43,783.76	24.67
01-410-360	UTILITIES	20,000.00	14,443.34	6,310.31	2,937.24	5,556.66	72.22
01-410-370	VEHICLE MAINT/REPAIRS-OUTSIDE	10,000.00	3,130.04	1,355.28	258.69	6,869.96	31.30
01-410-371	CONTRACTED CLEANING	0.00	740.00	1,260.00	0	-740.00	0.00
01-410-390	C.E.R.T. TEAM	5,000.00	3,300.00	3,700.00	0	1,700.00	66.00
01-410-420	PUBLICATIONS/SUBSCRIPTIONS	2,500.00	2,509.16	160.00	0	-9.16	100.37
01-410-440	UNIFORM CLEANING	12,800.00	12,800.00	12,800.00	0	0.00	100.00
01-410-750	EQUIPMENT PURCHASES	47,000.00	40,168.23	40,168.29	527.63	6,831.77	85.46
01-410-751	VEHICLE REPLACEMENTS	0.00	0	107,800.28	0	0.00	0.00
01-410-760	BUILDING MAINTENANCE POLICE DEPT	10,000.00	0	4,664.78	0	10,000.00	0.00
01-410-761	DNA CONSORTIUM	3,500.00	0	3,000.00	0	3,500.00	0.00
01-411-000	FIRE:	0	0	0	0	0	0.00
01-411-100	EMS WORKERS COMP	0.00	107.80	145.05	0	-107.80	0.00
01-411-224	FIRE FUEL EXPENSE	7,500.00	1,162.31	2,799.78	0	6,337.69	15.50
01-411-225	EMS FUEL EXPENSE	15,000.00	1,783.69	3,256.43	0	13,216.31	11.89
01-411-230	RECRUITMENT/RETENTION INCENTIVE	15,000.00	0	0	0	15,000.00	0.00
01-411-235	EMS CAPITAL CONTRIBUTION	15,000.00	0	15,000.00	0	15,000.00	0.00
01-411-354	WORKERS COMP-FIRE CO SHARE	20,224.00	0	0	0	20,224.00	0.00
01-411-380	FIRE HYDRANT RENTALS	33,500.00	19,997.04	18,787.70	1,354.35	13,502.96	59.69
01-413-000	UCC & CODE ENFORCEMENT:	0	0	0	0	0	0.00
01-413-121	BLG INSPECTOR/CODE ENF OFFICIALS	179,568.00	57,389.85	31,050.63	18,889.62	122,178.15	31.96
01-413-122	OUTSIDE INSPECTIONS	25,000.00	7,806.00	6,765.00	1,856.00	17,194.00	31.22
01-413-151	MEDICAL/DENTAL/RX/LIFE/INSURANCE	66,392.00	21,734.30	9,142.66	8,287.87	44,657.70	32.74
01-413-161	FICA/MEDICARE-CODES	13,737.00	7,148.92	1,866.99	1,445.04	6,588.08	52.04
01-413-319	GENERAL EXPENSE AND TRAINING	0.00	60.00	0	0	-60.00	0.00
01-413-330	VEHICLE EXPENSE	500.00	0	0	0	500.00	0.00
01-413-351	AUTO INSURANCE/ADMIN-INSPEC VEH.	817.00	223.26	193.99	0	593.74	27.33
01-413-352	LIABILITY INSURANCE	693.00	189.33	164.51	0	503.67	27.32
01-413-354	WORKERS COMPENSATION	396.00	172.47	0	0	223.53	43.55
01-413-752	STATE PASS THRU FEE	2,000.00	297.00	0	0	1,703.00	14.85
01-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
01-414-140	ZONING PERSONNEL	173,031.00	0	24,386.44	0	173,031.00	0.00
01-414-141	ZONING HEARING BOARD	3,000.00	910.00	520.00	390.00	2,090.00	30.33
01-414-150	PLANNING CONSULTANT	0.00	11,092.50	0	11,092.50	-11,092.50	0.00

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
01-414-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	84,890.00	0.00	9,405.98	0	84,890.00	0.00
01-414-161	FICA/MEDICARE	13,237.00	0	1,826.21	0	13,237.00	0.00
01-414-310	LEGAL, PLNG & ZONING	40,000.00	13,720.50	13,103.00	7,808.50	26,279.50	34.30
01-414-313	ENGINEERING PLANNING/ZONING	25,000.00	17,565.00	7,017.50	0	7,435.00	70.26
01-414-317	CODIFICATION/UPDATES	0.00	1,481.25	0	1,481.25	-1,481.25	0.00
01-414-319	COMPUTER SOFTWARE AND SERVICES	20,000.00	7,926.75	0	1,600.00	12,073.25	39.63
01-414-352	LIABILITY INSURANCE	414.00	113.05	98.23	0	300.95	27.31
01-414-354	WORKERS COMPENSATION	396.00	0	84.01	0	396.00	0.00
01-415-000	EMERGENCY MANAGEMENT & COMMUNICATIONS:	0	0	0	0	0	0.00
01-415-100	EMERGENCY MANAGEMENT ADMIN EXP	12,000.00	1,500.00	1,700.00	500.00	10,500.00	12.50
01-427-000	SOLID WASTE COLLECTION & DISPOSAL:	0	0	0	0	0	0.00
01-427-010	SLID WASTE/HAZ WASTE COLLECTION	5,000.00	2,500.00	2,500.00	0	2,500.00	50.00
01-429-000	WASTEWATER COLLECTION & TREATMENT:	0	0	0	0	0	0.00
01-430-000	GENERAL SERVICES-ADMINISTRATION:	0	0	0	0	0	0.00
01-430-120	SALARY - MANAGEMENT	108,566.00	25,056.00	24,575.99	8,352.00	83,510.00	23.08
01-430-130	SALARY/BLDG MAINTENANCE	0.00	0	8,892.01	0	0.00	0.00
01-430-131	OT - PUBLIC WORKS	1,500.00	9,246.54	1,938.41	920.65	-7,746.54	616.44
01-430-140	WAGES PUBLIC WORKS CREW	420,669.00	81,062.40	111,548.51	27,020.80	339,606.60	19.27
01-430-151	MEDICAL/DENTAL/RX/LIFE INSURANCE	177,127.00	27,452.04	48,599.91	9,130.75	149,674.96	15.50
01-430-161	FICA/MEDICARE-PUBLIC WORKS	32,181.00	8,707.72	11,138.34	2,737.43	23,473.28	27.06
01-430-241	UNIFORM EXPENSE	10,000.00	858.85	526.42	515.93	9,141.15	8.59
01-430-300	GENERAL EXPENSE & TRAINING	0.00	223.70	229.82	0	-223.70	0.00
01-430-320	COMMUNICATIONS/MAINT	15,000.00	1,593.01	2,551.63	584.01	13,406.99	10.62
01-430-321	RADIO REPAIRS	1,000.00	0	0	0	1,000.00	0.00
01-430-351	VEHICLE INSURANCE	19,077.00	5,210.97	4,527.76	0	13,866.03	27.32
01-430-352	LIABILITY INSURANCE	4,022.00	1,098.52	954.50	0	2,923.48	27.31
01-430-354	WORKERS COMPENSATION	33,596.00	6,856.00	8,057.21	0	26,740.00	20.41
01-430-370	BUILDING MAINTENANCE	20,000.00	4,344.07	5,030.28	499.05	15,655.93	21.72
01-432-000	WINTER MAINTENACE-SNOW REMOVAL:	0	0	0	0	0	0.00
01-432-220	SNOW REMOVAL/CONTRACTORS	40,000.00	3,500.00	9,250.00	0	36,500.00	8.75
01-432-221	SNOW REMOVAL/SALT	0.00	0	67,600.50	0	0.00	0.00
01-433-000	TRAFFIC CONTROL DEVICES:	0	0	0	0	0	0.00
01-433-200	STREET SIGNS	10,000.00	1,614.02	0	690.24	8,385.98	16.14
01-433-210	LINE PAINTING	30,000.00	0	0	0	30,000.00	0.00
01-433-310	TRAFFIC SIGNAL MAINTENANCE	20,000.00	2,899.83	2,410.17	561.98	17,100.17	14.50
01-433-361	TRAFFIC SIGNAL ELECTRIC	4,000.00	1,431.19	1,358.63	420.48	2,568.81	35.78
01-434-000	STREET LIGHTING:	0	0	0	0	0	0.00
01-434-300	STREET LIGHTING/GEN/NOT DISTRICT	9,000.00	690.91	569.32	211.55	8,309.09	7.68
01-436-000	STORM SEWERS & DRAINS:	0	0	0	0	0	0.00



Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
01-436-300	STORM SEWERS & DRAINS	30,000.00	0	25,832.81	0	30,000.00	0.00
01-436-367	NPDES COMPLIANCE	25,000.00	0	7,561.75	0	25,000.00	0.00
01-436-400	DIRT & DEBRIS REMOVAL	10,000.00	150.00	1,602.00	150.00	9,850.00	1.50
01-437-000	REPAIRS OF TOOLS & MACHINERY:	0	0	0	0	0	0.00
01-437-300	VEHICLE REPAIRS	50,000.00	12,540.60	21,752.36	96.63	37,459.40	25.08
01-437-330	FUEL & OIL EQUIP	40,000.00	24,382.40	6,646.19	3,000.85	15,617.60	60.96
01-437-360	HEAT AND UTILITIES	30,000.00	5,080.45	12,132.74	1,865.32	24,919.55	16.93
01-438-000	MAINTENANCE & REPAIR OF ROADS & BRIDGES:	0	0	0	0	0	0.00
01-438-260	MINOR EQUIPMENT	5,000.00	0	2,961.09	0	5,000.00	0.00
01-438-460	GENERAL EXPENSE	20,000.00	1,182.95	1,614.01	0	18,817.05	5.91
01-438-710	MAJOR EQUIPMENT PURCHASE	0.00	0	192,700.00	0	0.00	0.00
01-438-800	EQUIPMENT RENTALS	5,000.00	0	0	0	5,000.00	0.00
01-438-820	PATCHING/CORE SAMPLES	10,000.00	0	0	0	10,000.00	0.00
01-438-830	ROADWAY CURB SIDEWALK	20,000.00	0	0	0	20,000.00	0.00
01-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00
01-439-320	PAVING/MILLING/RECYCLING	50,000.00	0	0	0	50,000.00	0.00
01-439-330	DART TRANSPORTATION CONTRIBUTION	5,000.00	0	0	0	5,000.00	0.00
01-455-000	TREE MAINTENANCE:	0	0	0	0	0	0.00
01-455-370	TREE MAINTENANCE	0.00	0	5,750.00	0	0.00	0.00
01-471-000	DEBT SERVICE-PRINCIPAL:	0	0	0	0	0	0.00
01-471-600	TAX ANTICIPATION NOTE/PRINCIPAL	0.00	0	3,620.99	0	0.00	0.00
01-472-000	DEBT SERVICE-INTEREST:	0	0	0	0	0	0.00
01-472-600	TAX ANTICIPATION NOTE/INTEREST	0.00	0	-77.63	0	0.00	0.00
01-481-000	EMPLOYER PAID BENEFITS & WITHHOLDING ITE	0	0	0	0	0	0.00
01-481-319	MISC. TAXES	0.00	1,385.16	1,337.35	1,385.16	-1,385.16	0.00
01-483-510	MMO PENSION PAYMENT	104,173.00	0	0	0	104,173.00	0.00
01-486-000	INSURANCE,CASUALTY, & SURETY:	0	0	0	0	0	0.00
01-486-157	HEALTH & VISION REIMBURSEMENTS	55,000.00	20,316.24	18,241.22	3,158.07	34,683.76	36.94
01-486-158	FITNESS REIMBURSEMENT	2,000.00	847.45	250.00	97.45	1,152.55	42.37
01-487-000	HEALTH INSURANCE BENEFIT:	0	0	0	0	0	0.00
01-487-161	FICA/MEDICARE	3,750.00	0	0	0	3,750.00	0.00
01-487-162	NON-UNIFORM TIME PAY OUT	50,000.00	2,326.96	116.48	0	47,673.04	4.65
01-487-192	ORTHODONTIA REIMBURSEMENT	6,000.00	0	0	0	6,000.00	0.00
01-487-502	457 MATCHING	38,000.00	0	0	0	38,000.00	0.00
01-488-000	FIDUCIARY FUNDS BENEFIT & REFUND PAID:	0	0	0	0	0	0.00
01-488-540	FIREMEN'S RELIEF DISTRIBUTION	108,370.00	0	0	0	108,370.00	0.00
<b>GENERAL FUND: Expenditure Totals</b>		<b>7,073,091.00</b>	<b>1,567,211.93</b>	<b>1,890,173.41</b>	<b>480,094.92</b>	<b>5,505,879.07</b>	
02-341-000	INTEREST EARNINGS	5,000.00	1,549.31	79.27	535.73	-3,450.69	30.99

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
02-383-000	STREET LIGHT ASSESSMENTS	37,550.00	4,000.00	4,090.00	3,550.00	-33,550.00	10.65
02-393-990	ESTIMATED BEGINNING BALANCE	132,153.00	0	0	0	-132,153.00	0.00
<b>STREET LIGHTING FUND: Revenue Totals</b>		<b>174,703.00</b>	<b>5,549.31</b>	<b>4,169.27</b>	<b>4,085.73</b>	<b>-169,153.69</b>	
02-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
02-403-110	SALARY-ELECTED	2,500.00	0	0	0	2,500.00	0.00
02-403-120	TAX COLLECTOR FEE	191.00	0	0	0	191.00	0.00
02-434-000	STREET LIGHTING:	0	0	0	0	0	0.00
02-434-360	UTILITY EXPENSE	10,000.00	3,216.04	2,404.05	1,168.68	6,783.96	32.16
02-471-100	PRINCIPAL PAYMENT/STREET LIGHT LOAN	0.00	0	689.72	0	0.00	0.00
02-472-100	INTEREST PAYMENT/STREET LIGHT LOAN	0.00	0	-14.79	0	0.00	0.00
<b>STREET LIGHTING FUND: Expenditure Total</b>		<b>12,691.00</b>	<b>3,216.04</b>	<b>3,078.98</b>	<b>1,168.68</b>	<b>9,474.96</b>	
03-301-100	FIRE REAL ESTATE TAXES	222,540.00	21,514.18	18,807.76	20,940.68	-201,025.82	9.67
03-301-101	AMBULANCE REAL ESTATE TAXES	89,016.00	8,605.67	7,523.10	8,376.27	-80,410.33	9.67
03-301-200	FIRE REAL ESTATE TAXES-PRIOR YEAR	500.00	0	26.86	0	-500.00	0.00
03-301-201	AMBULANCE R.E. TAXES/PRIOR YEAR	250.00	0	9.53	0	-250.00	0.00
03-301-400	FIRE R.E. DELINQUENT TAXES	100.00	352.89	625.89	29.87	252.89	352.89
03-301-401	AMBULANCE/DELINQUENT TAXES	100.00	141.15	247.34	11.95	41.15	141.15
03-301-600	FIRE R.E. TAXES/INTERIM	100.00	14.07	29.21	0.94	-85.93	14.07
03-301-601	AMBULANCE/INTERIM TAXES	100.00	5.64	11.69	0.38	-94.36	5.64
03-310-220	LST TAXES/FIRE FUND	61,500.00	15,817.50	14,892.24	1,099.77	-45,682.50	25.72
03-310-221	LST TAXES/EMS	61,500.00	15,817.50	14,892.24	1,099.77	-45,682.50	25.72
03-341-000	INTEREST EARNINGS	1,000.00	1,394.43	456.24	494.72	394.43	139.44
03-341-001	INTEREST EARNINGS/EMS FUND	1,000.00	128.66	667.49	80.35	-871.34	12.87
03-393-990	FIRE ESTIMATED BEGINNING CASH BAL.	122,354.00	0	0	0	-122,354.00	0.00
03-393-991	AMBULANCE/EST. BEGINNING CASH BAL.	25,853.00	0	0	0	-25,853.00	0.00
<b>FIRE/AMB TAX FUND: Revenue Totals</b>		<b>585,913.00</b>	<b>63,791.69</b>	<b>58,189.59</b>	<b>32,134.70</b>	<b>-522,121.31</b>	
03-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
03-403-370	REAL ESTATE/LST COLLECTOR-FIRE	950.00	287.48	0	163.20	662.52	30.26
03-403-371	REAL ESTATE/LST COLLECTOR-AMBULANCE	700.00	276.90	0	162.31	423.10	39.56
03-411-000	FIRE:	0	0	0	0	0	0.00
03-411-500	CONTRIBUTIONS TO FIRE COMPANIES	221,590.00	1,302.44	0	0	220,287.56	0.59
03-411-501	LST CONTRIBUTION FIRE	123,000.00	15,138.11	27,588.58	0	107,861.89	12.31
03-411-502	CONTRIBUTIONS TO EMS PROVIDERS	88,766.00	0.00	0	0	88,766.00	0.00
03-412-000	AMBULANCE & RESCUE SQUAD:	0	0	0	0	0	0.00
03-412-200	GENERAL EXPENSE/AMBULANCE	0.00	-319.98	0	0	319.98	0.00
03-412-500	CONTRIBUTIONS TO AMBULANCE	0.00	669.64	0	0	-669.64	0.00

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
03-412-501	LST CONTRIBUTIONS AMBULANCE	0.00	15,138.13	0	0	-15,138.13	0.00
	<b>FIRE/AMBULANCE TAX FUND Expenditure Tot</b>	<b>435,006.00</b>	<b>32,492.72</b>	<b>27,588.58</b>	<b>325.51</b>	<b>402,513.28</b>	
04-310-210	EARNED INCOME TAX	817,000.00	189,949.02	184,157.17	69,289.80	-627,050.98	23.25
04-341-000	INTEREST EARNINGS	100,000.00	58,898.26	6,594.16	20,029.95	-41,101.74	58.90
04-393-990	ESTIMATED BEGINNING CASH BALANCE	4,220,040.00	0	0	0	-4,220,040.00	0.00
	<b>LAND PRESERVATION FUND: Revenue Totals</b>	<b>5,137,040.00</b>	<b>248,847.28</b>	<b>190,751.33</b>	<b>89,319.75</b>	<b>-4,888,192.72</b>	
04-403-000	TAX COLLECTION:	0	0	0	0	0	0.00
04-403-370	EIT TAX COLLECTOR EXPENSE	13,000.00	2,327.84	1,819.57	1,217.34	10,672.16	17.91
04-414-000	PLANNING & ZONING:	0	0	0	0	0	0.00
04-414-150	CONSULTANT/LAND PRESERVATION	20,000.00	2,080.00	0	620.00	17,920.00	10.40
04-414-310	ENGINEERING SERVICE	50,000.00	0	0	0	50,000.00	0.00
04-414-451	APPRAISALS	5,000.00	0	0	0	5,000.00	0.00
04-470-000	DEBT SERVICE:	0	0	0	0	0	0.00
04-470-200	OPEN SPACE MAINTENANCE	50,000.00	114.27	142.45	38.16	49,885.73	0.23
	<b>LAND PRESERVATION FUND: Expenditure Tot</b>	<b>138,000.00</b>	<b>4,522.11</b>	<b>1,962.02</b>	<b>1,875.50</b>	<b>133,477.89</b>	
07-301-100	REAL ESTATE TAXES/CURRENT	400,571.00	38,725.51	33,853.97	37,693.22	-361,845.49	9.67
07-301-200	REAL ESTATE TAXES/PRIOR YEAR	500.00	0	60.55	0	-500.00	0.00
07-301-400	REAL ESTATE TAXES/DELINQUENT	0.00	603.41	1,113.02	51.06	603.41	0.00
07-301-600	REAL ESTATE TAXES/INTERIM	100.00	25.33	52.59	1.69	-74.67	25.33
07-341-000	INTEREST EARNINGS	1,000.00	3,860.63	1,019.66	1.22	2,860.63	386.06
07-341-001	INTEREST EARNING/P&R MISC ACCTS	1,000.00	7,114.82	243.12	3,679.45	6,114.82	711.48
07-342-200	BLDG RENT & WB CELL TOWER	0.00	4,814.16	4,255.90	1,604.72	4,814.16	0.00
07-354-011	COUNTY OPEN SPACE GRANT	0.00	0	-140,000.00	0	0.00	0.00
07-367-001	EVENT REVENUE	0.00	850.00	0	800.00	850.00	0.00
07-367-003	USER FEES/FIELD USE	0.00	1,660.00	0	1,135.00	1,660.00	0.00
07-387-000	PARK & REC CONTRIBUTIONS	0.00	300.00	0	0	300.00	0.00
07-387-017	PARK & REC CONTRIBUTIONS	0.00	132,000.00	22,500.00	132,000.00	132,000.00	0.00
07-387-018	VETERAN'S MEMORIAL	1,500.00	0	0	0	-1,500.00	0.00
07-392-410	USER FEES/FIELD USE	0.00	0	2,955.00	0	0.00	0.00
07-393-990	ESTIMATED BEGINNING CASH BALANCE	332,465.00	0	0	0	-332,465.00	0.00
07-393-991	EST. BEGINNING CASH BAL/P&R CAP FD	684,969.00	0	0	0	-684,969.00	0.00
	<b>PARKS &amp; RECREATION FUND: Revenue Totals</b>	<b>1,422,105.00</b>	<b>189,953.86</b>	<b>-73,946.19</b>	<b>176,966.36</b>	<b>-1,232,151.14</b>	
07-000-000	PARKS & RECREATION FUND:	0	0	0	0	0	0.00
07-402-000	AUDITING SERVICES/FINANCE ADMINISTRATION	0	0	0	0	0	0.00
07-430-000	PUBLIC WORKS-GENERAL SERVICES:	0	0	0	0	0	0.00

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
07-437-000	PUBLIC WORKS-REPAIRS OF TOOLS & MACHINER	0	0	0	0	0	0.00
07-454-000	PARKS:	0	0	0	0	0	0.00
07-454-140	SALARIES/CLERICAL	0.00	0	4,618.36	0	0.00	0.00
07-454-141	SALARIES P.W. SUPPORT	258,785.00	57,455.22	36,850.68	18,999.62	201,329.78	22.20
07-454-151	MEDICAL/DENTAL INSURANCE	81,219.00	17,446.31	15,250.95	5,813.12	63,772.69	21.48
07-454-161	FICA/MEDICARE-PARKS	19,797.00	4,657.93	3,232.66	1,492.50	15,139.07	23.53
07-454-226	FACILITIES MAINTENANCE	0.00	232.02	1,046.38	0	-232.02	0.00
07-454-300	ACTIVITIES/PROGRAMS	37,000.00	2,339.81	1,660.51	750.00	34,660.19	6.32
07-454-310	ENGINEERING SERVICES	0.00	2,193.75	0	0	-2,193.75	0.00
07-454-311	W.B. PARK EXPENSE	7,100.00	0	0	0	7,100.00	0.00
07-454-312	NORTH BRANCH PARK EXP	7,100.00	1,651.00	0	1,158.00	5,449.00	23.25
07-454-317	VETERAN'S PARK	7,100.00	0	0	0	7,100.00	0.00
07-454-319	GENERAL EXPENSES/SUPPLIES	4,000.00	1,116.68	0	0	2,883.32	27.92
07-454-320	NESHAMINY GREENWAY TRAILS	7,100.00	540.00	1,938.75	540.00	6,560.00	7.61
07-454-352	LIABILITY INSURANCE	917.00	242.45	210.66	0	674.55	26.44
07-454-360	UTILITIES	20,000.00	3,029.36	2,793.71	1,074.71	16,970.64	15.15
07-454-401	HIGHLAND PARK	7,100.00	0	0	0	7,100.00	0.00
07-454-710	CAPITAL PURCHASES	0.00	0	5,699.00	0	0.00	0.00
07-455-000	TREE MAINTENANCE	0	0	0	0	0	0.00
07-455-301	TREE MAINTENANCE	20,000.00	0	0	0	20,000.00	0.00
07-471-000	DEBT SERVICE:	0	0	0	0	0	0.00
07-492-000	INTERFUND OPERATING TRANSFERS:	0	0	0	0	0	0.00
07-492-010	TRANSFER TO OTHER FUND	262,000.00	63,426.67	0	63,426.67	198,573.33	24.21
07-492-100	INTERFUND TRANSFER	0.00	0.00	0	-53,166.70	0.00	0.00
<b>PARKS &amp; RECREATION FUND Expenditure Tot</b>		<b>739,218.00</b>	<b>154,331.20</b>	<b>73,301.66</b>	<b>40,087.92</b>	<b>584,886.80</b>	
15-301-990	ESTIMATED BEGINNING CASH BALANCE	2,765,975.00	0	0	0	-2,765,975.00	0.00
15-341-000	INTEREST EARNINGS	1,000.00	19,738.41	1,683.98	5,673.12	18,738.41	1,973.84
<b>FUND 15: Revenue Totals</b>		<b>2,766,975.00</b>	<b>19,738.41</b>	<b>1,683.98</b>	<b>5,673.12</b>	<b>-2,747,236.59</b>	
18-301-100	REAL ESTATE TAXES/CURRENT	356,064.00	34,422.68	15,046.22	33,505.08	-321,641.32	9.67
18-301-200	REAL ESTATE TAXES/PRIOR YEAR	500.00	0	6.04	0	-500.00	0.00
18-301-400	REAL ESTATE TAXES/DELINQUENT	100.00	536.39	494.68	45.39	436.39	536.39
18-301-600	REAL ESTATE TAXES/INTERIM	100.00	22.52	23.38	1.50	-77.48	22.52
18-341-000	INTEREST EARNINGS	2,000.00	18,387.88	5,079.41	6,028.06	16,387.88	919.39
18-362-461	STORMWATER MAINTENANCE FEES	0.00	21,323.77	22,214.88	20,967.13	21,323.77	0.00
18-387-000	DEVELOPERS CONTRIBUTIONS	0.00	4,009.50	156,369.50	0	4,009.50	0.00
18-391-100	SALES OF ASSETS/VEH,EQUIP,ETC	0.00	525.00	0	525.00	525.00	0.00
18-392-010	TRANSFER FROM OTHER FUNDS	407,000.00	88,269.83	0	15,103.13	-318,730.17	21.69



Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
18-393-990	ESTIMATED BEGINNING CASH BALANCE	1,463,085.00	0	0	0	-1,463,085.00	0.00
	<b>CAPITAL IMPROVE/EQU FUND: Revenue Totals</b>	<b>2,228,849.00</b>	<b>167,497.57</b>	<b>199,234.11</b>	<b>76,175.29</b>	<b>-2,061,351.43</b>	
18-000-000	CAPITAL IMPROVEMENT/EQUIPMENT FUND:	0	0	0	0	0	0.00
18-400-000	GOVERNING BODY:	0	0	0	0	0	0.00
18-400-731	IT INFRASTRUCTURE UPGRADES	65,000.00	0	0	0	65,000.00	0.00
18-400-741	MUNCIPAL EQUIPMENT PURCHASES	15,000.00	2,025.57	0	0	12,974.43	13.50
18-410-000	POLICE:	0	0	0	0	0	0.00
18-410-750	EQUIPMENT PURCHASES	62,000.00	40,011.00	0	40,011.00	21,989.00	64.53
18-410-751	POLICE VEHICLE REPLACEMENT	160,000.00	0	1,080.00	0	160,000.00	0.00
18-436-000	STORM SEWERS & DRAINS:	0	0	0	0	0	0.00
18-436-367	NPDES COMPLIANCE	110,000.00	1,552.50	0	1,552.50	108,447.50	1.41
18-438-000	MAINTENANCE & REPAIR OF ROADS & BRIDGES:	0	0	0	0	0	0.00
18-438-710	MAJOR EQUIPMENT PURCHASES	145,000.00	24,843.16	0	0	120,156.84	17.13
18-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00
18-454-700	CAPITAL EQUIPMENT PURCHASES	50,000.00	48,127.00	2,291.25	0	1,873.00	96.25
18-454-710	PARK INFRASTRUCTURE IMPROVEMENTS	212,000.00	15,299.67	0	2,766.25	196,700.33	7.22
18-492-000	INTERFUND OPERATING TRANSFERS:	0	0	0	0	0	0.00
18-754-700	CAPITAL IMPROVEMENTS/PURCHASES	0.00	0	3,130.40	0	0.00	0.00
	<b>CAPITAL IMPROVEMENT/EQU Expenditure Tot</b>	<b>819,000.00</b>	<b>131,858.90</b>	<b>6,501.65</b>	<b>44,329.75</b>	<b>687,141.10</b>	
20-301-100	REAL ESTATES TAX/CURRENT/CAP INFRA	0.00	0	15,046.22	0	0.00	0.00
20-301-102	REAL ESTATE TAXES/CURRENT/PWKS LOAN	222,540.00	21,514.18	18,807.76	20,940.68	-201,025.82	9.67
20-301-200	REAL ESTATE PRIOR/CAP INFRA	0.00	0	48.95	0	0.00	0.00
20-301-202	REAL ESTATE TAXES/PRIOR/PWKS LOAN	500.00	0	7.55	0	-500.00	0.00
20-301-400	REAL ESTATE DEL/CAP INFRA	0.00	0	494.68	0	0.00	0.00
20-301-402	DELINQUENT TAXES/PUBLIC WORKS	100.00	335.25	618.34	28.38	235.25	335.25
20-301-600	R.E. TAXES/INTERIM/CAP INFRA	0.00	0	23.38	0	0.00	0.00
20-301-601	PUBLIC WORKS BLDG/INTERIM TAXES	100.00	14.07	29.21	0.94	-85.93	14.07
20-341-000	INTEREST EARNINGS/CAP INFRA	0.00	5,047.45	3,345.67	1,867.85	5,047.45	0.00
20-341-102	INTEREST EARNINGS/P.WKS.	1,000.00	22.96	4.55	3.08	-977.04	2.30
20-393-990	EST BEGINNING CASH BALANCE/CAP INFR	459,651.00	0	0	0	-459,651.00	0.00
20-393-992	ESTIMATED BEG. CASH BALANCE/P.WKS.	506,000.00	0	0	0	-506,000.00	0.00
	<b>FUND 20: Revenue Totals</b>	<b>1,189,891.00</b>	<b>26,933.91</b>	<b>38,426.31</b>	<b>22,840.93</b>	<b>-1,162,957.09</b>	
20-401-000	EXECUTIVE:	0	0	0	0	0	0.00
20-401-050	BRIDGE LOAN PRINCIPAL	332,000.00	332,000.00	327,000.00	0	0.00	100.00
20-401-100	BRIDGE LOAN INTEREST	32,426.00	17,242.00	19,269.60	0	15,184.00	53.17
20-471-000	DEBT SERVICE-PRINCIPAL:	0	0	0	0	0	0.00

Account Id	Account Description	2025 ANNUAL BUDGET	2025 THRU MAR ACTUAL	2024 THRU MAR ACTUAL	MAR 2025	VARIANCE \$	VARIANCE %
20-471-100	PW BLDG PRINCIPAL	40,000.00	0	0	0	40,000.00	0.00
20-472-000	DEBT SERVICE-INTEREST:	0	0	0	0	0	0.00
20-472-102	PW BLDG INTEREST	2,941.00	316.38	812.66	93.59	2,624.62	10.76
<b>MUNICIPAL/P WRKS BUILDI Expenditure Tot</b>		<b>407,367.00</b>	<b>349,558.38</b>	<b>347,082.26</b>	<b>93.59</b>	<b>57,808.62</b>	
30-301-100	REAL ESTATE TAXES/CURRENT	89,016.00	8,605.67	7,523.10	8,376.27	-80,410.33	9.67
30-301-200	REAL ESTATE TAXES/PRIOR	50.00	0	12.55	0	-50.00	0.00
30-301-400	REAL ESTATE TAXES/DELINQUENT	0.00	134.09	247.34	11.35	134.09	0.00
30-301-600	REAL ESTATE TAXES/INTERIM	50.00	5.64	11.69	0.38	-44.36	11.28
30-341-000	INTEREST EARNINGS	1,000.00	874.40	250.35	56.53	-125.60	87.44
30-387-000	DEVELOPER CONTRIBUTION TRAFFIC	0.00	132,000.00	0	132,000.00	132,000.00	0.00
30-393-990	ESTIMATED BEGINNING CASH BALANCE	222,130.00	0	0	0	-222,130.00	0.00
<b>FUND 30: Revenue Totals</b>		<b>312,246.00</b>	<b>141,619.80</b>	<b>8,045.03</b>	<b>140,444.53</b>	<b>-170,626.20</b>	
30-000-000	HIGHWAY EQUIPMENT FUND:	0	0	0	0	0	0.00
30-437-740	CAPITAL EXPENSE/SURPLUS EQUIP	0.00	0	75,774.74	0	0.00	0.00
30-492-000	TRANSFER TO OTHER FUNDS	145,000.00	24,843.16	0	4,843.16	120,156.84	17.13
<b>HIGHWAY EQUIPMENT FUND: Expenditure Tot</b>		<b>145,000.00</b>	<b>24,843.16</b>	<b>75,774.74</b>	<b>4,843.16</b>	<b>120,156.84</b>	
35-341-000	INTEREST EARNINGS	1,000.00	7,588.90	1,750.52	2,517.31	6,588.90	758.89
35-355-050	STATE FUEL TAX REVENUE SHARING	403,304.68	0	410,882.56	0	-403,304.68	0.00
35-393-990	ESTIMATED BEGINNING CASH BALANCE	458,574.00	0	0	0	-458,574.00	0.00
<b>FUND 35: Revenue Totals</b>		<b>862,878.68</b>	<b>7,588.90</b>	<b>412,633.08</b>	<b>2,517.31</b>	<b>-855,289.78</b>	
35-000-000	LIQUID FUELS FUND:	0	0	0	0	0	0.00
35-432-000	SNOW REMOVAL:	0	0	0	0	0	0.00
35-432-220	SNOW REMOVAL	40,000.00	0	0	0	40,000.00	0.00
35-432-221	SALT/CINDERS-SNOW REMOVAL	40,000.00	92,473.38	0	14,794.40	-52,473.38	231.18
35-439-000	HIGHWAY CONTRUCTION & REBUILDING PROJECT	0	0	0	0	0	0.00
35-439-320	HWY PROJECTS/STATE	550,000.00	0	0.00	0	550,000.00	0.00
<b>LIQUID FUELS FUND: Expenditure Totals</b>		<b>630,000.00</b>	<b>92,473.38</b>	<b>0.00</b>	<b>14,794.40</b>	<b>537,526.62</b>	

Account Range: First to Last  
Exclude Accounts with Zero Balance and No Activity: Y

Date Range: 03/01/25 to 03/31/25  
Class Id: 100

Account No	Description	Type	Begin Balance	Debit	Credit	Net	End Balance
01-100-000	GENERAL FUND CHECKING	A	26,779.75 Db	398,577.98	400,621.40	2,043.42 Cr	24,736.33 Db
01-102-000	TREASURY CHECKING	A	864.64 Db	0.73		0.73 Db	865.37 Db
01-105-000	PAYROLL CHECKING	A	1,515.60 Db	334,728.85	296,900.38	37,828.47 Db	39,344.07 Db
01-106-000	MONEY MARKET	A	23,247.60 Db	465,832.98	100,000.00	365,832.98 Db	389,080.58 Db
01-107-000	PLGIT PROCUREMENT CARD	A	11,911.62 Db	45.87	3,738.21	3,692.34 Cr	8,219.28 Db
01-107-001	GENERAL FUND PLGIT	A	531.02 Db	1.88		1.88 Db	532.90 Db
01-110-000	CASH - PETTY CASH	A	1,111.12 Db				1,111.12 Db
	Fund Totals		65,961.35 Db	1,199,188.29	801,259.99	397,928.30 Db	463,889.65 Db
	Fund Balance Totals			463,889.65	0.00		
02-106-000	STREET LIGHT FUND MONEY MARKET	A	30,302.77 Db	3,657.38		3,657.38 Db	33,960.15 Db
02-109-000	Certificate of Deposit	A	103,143.69 Db	428.35		428.35 Db	103,572.04 Db
	Fund Totals		133,446.46 Db	4,085.73		4,085.73 Db	137,532.19 Db
	Fund Balance Totals			137,532.19	0.00		
03-106-000	FIRE TAX FUND MONEY MARKET	A	134,232.74 Db	34,970.12		34,970.12 Db	169,202.86 Db
03-106-100	AMBULANCE TAX FUND	A	16,232.04 Db	21,934.63		21,934.63 Db	38,166.67 Db
	Fund Totals		150,464.78 Db	56,904.75		56,904.75 Db	207,369.53 Db
	Fund Balance Totals			207,369.53	0.00		
04-102-110	MONEY MARKET UNIVEST	A	1,542,136.32 Db	5,515.64		5,515.64 Db	1,547,651.96 Db
04-106-000	LAND PRESERVATION MONEY MARKET	A	6.59 Db	0.02		0.02 Db	6.61 Db
04-106-001	NBT OPN EIT FUNDS	A	1,094,997.51 Db	71,857.97		71,857.97 Db	1,166,855.48 Db
04-107-000	LAND PRESERVATION PLGIT	A	1,274.99 Db	4.50		4.50 Db	1,279.49 Db
04-107-001	OPN/EIT PLGIT	A	2,633.66 Db	9.30		9.30 Db	2,642.96 Db
04-109-000	Certificate of Deposit	A	2,580,070.41 Db	10,714.98		10,714.98 Db	2,590,785.39 Db
	Fund Totals		5,221,119.48 Db	88,102.41		88,102.41 Db	5,309,221.89 Db
	Fund Balance Totals			5,309,221.89	0.00		
07-102-501	PARK/REC RECREATION LAND ACCT	A	1,026,643.89 Db	137,179.45		137,179.45 Db	1,163,823.34 Db
07-106-000	PARK & RECREATION MONEY MARKET	A	44,193.65 Db	173,404.25	163,092.51	10,311.74 Db	54,505.39 Db
07-106-100	VETERANS MEMORIAL ACCOUNT	A	99,170.02 Db				99,170.02 Db

Account No	Description	Type	Begin Balance	Debit	Credit	Net	End Balance
Total Accounts ==>	38						
	Report Totals		12,054,500.29 Db	2,190,711.60	1,762,138.81	428,572.79 Db	12,483,073.08 Db
	Report Balance Totals			12,483,073.08	0.00		



Date Range: 03/01/25 to 03/31/25

Reference	Bank	Date	Amount
7791	01-GEN	03/03/25	110.00
7792	01-GEN	03/03/25	160.00
7793	01-GEN	03/03/25	3,450.00
7794	01-GEN	03/04/25	1,993.00
7795	90-SAVE	03/04/25	7,907.44
7796	07-PARKS	03/05/25	1,130.00
7797	01-GEN	03/05/25	230.00
7798	01-GEN	03/05/25	679.50
7799	07-PARKS	03/10/25	500.00
7800	01-GEN	03/10/25	250.00
7801	01-GEN	03/10/25	1,535.00
7802	18-CAPIM	03/10/25	525.00
7803	01-GEN	03/10/25	16,571.50
7804	01-GEN	03/11/25	3,286.50
7805	07-PARKS	03/11/25	200.00
7806	01-GEN	03/12/25	1,041.33
7807	90-SAVE	03/12/25	8,130.93
7808	18-CAPIT	03/14/25	132,000.00
7809	01-GEN	03/17/25	1,358.00
7810	90-SAVE	03/17/25	52,147.51
7811	07-PARKS	03/17/25	132,000.00
7812	01-GEN	03/18/25	1,744.50
7813	01-GEN	03/18/25	788.03
7814	01-GEN	03/19/25	659.50
7815	01-GEN	03/20/25	199.00
7816	01-GEN	03/20/25	15,992.30
7817	01-GEN	03/20/25	110.00
7818	07-PARKS	03/25/25	1,604.72
7819	01-GEN	03/25/25	3,568.09
7820	90-SAVE	03/25/25	5,013.83
7821	18-STORM	03/26/25	967.13
7822	90-SAVE	03/26/25	26,642.24
7823	01-GEN	03/26/25	434.00
7824	01-GEN	03/27/25	55.00
Report Total:			422,984.05

Range of Checking Accts: First to Last Range of Check Dates: 03/01/25 to 03/31/25  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
01-GENERAL		GENERAL FUND CHECKING		
16768	03/05/25	ARMOU010 ARMOUR & SONS ELECTRIC I	270.00	1014
16769	03/05/25	ATTMO010 AT&T MOBILITY	286.00	1014
16770	03/05/25	COLON005 Colonial Oil Industries, Inc.	3,858.41	1014
16771	03/05/25	CONNO005 CONNOR MALONEY	97.45	1014
16772	03/05/25	HPT HPT SYSTEMS, INC.	18,750.00	1014
16773	03/05/25	KIMGO005 KIM GOODWIN	145.23	1014
16774	03/05/25	MARKS010 MARK S. DUNCAN JR.	196.59	1014
16775	03/05/25	MCCAL005 MCCALLION TEMPS, INC	495.72	1014
16776	03/05/25	NORTH050 NORTH PENN WATER AUTHORIT	192.89	1014
16777	03/05/25	RIGGI010 RIGGINS INC.	3,771.36	1014
16778	03/05/25	SUSET005 SUSETTE DUBIN	1,040.00	1014
16779	03/05/25	TUSTI005 TUSTIN MECHANICAL SERVICES	411.50	1014
16780	03/05/25	VERIZ050 VERIZON WIRELESS	2,149.98	1014
16781	03/05/25	ASSOC010 ASSOCIATED TRUCK PARTS	37.70	1015
16782	03/05/25	AUTOZ005 AutoZone, Inc.	88.95	1015
16783	03/05/25	AXONE005 AXON ENTERPRISE, INC.	527.63	1015
16784	03/05/25	BKSCT050 BKS CTY PLANNING COMMISSION	750.00	1015
16785	03/05/25	BRSCO10 B.R. SCHOLL SALES & SERVICE IN	159.11	1015
16786	03/05/25	CENTR020 CENTRAL BUCKS AMBULANCE	868.78	1015
16787	03/05/25	CHAL-030 CHAL-BRIT REGIONAL EMS	13,610.80	1015
16788	03/05/25	CHALF080 CHALFONT FIRE COMPANY	13,164.38	1015
16789	03/05/25	DOYLE060 DOYLESTOWN FIRE COMPANY	299.19	1015
16790	03/05/25	DUBLI010 DUBLIN FIRE COMPANY	598.38	1015
16791	03/05/25	FLAGE005 FLAGER & ASSOCIATES, P.C.	10,227.50	1015
16792	03/05/25	GENER010 GENERAL CODE	1,195.00	1015
16793	03/05/25	HILLT020 HILLTOWN FIRE COMPANY	897.58	1015
16794	03/05/25	JOHNS055 JOHNSON CONTROLS SECURITY SOL	195.50	1015
16795	03/05/25	MCDON010 MCDONALD UNIFORM COMPANY	281.03	1015
16796	03/05/25	MORTO005 MORTON SALT, INC.	23,849.76	1015
16797	03/05/25	MWPRE005 M&W PRECAST, LLC	25.18	1015
16798	03/05/25	PACHI010 PA CHIEFS OF POLICE ASSOC	300.00	1015
16799	03/05/25	RICHT010 RICHTER DRAFTING & OFFICE SUPP	160.04	1015
16800	03/05/25	ROSES005 ROSE SCHWALM	260.00	1015
16801	03/05/25	STAPL015 STAPLES	718.32	1015
16802	03/05/25	TRITO005 TRITON TRAINING GROUP	450.00	1015
16803	03/05/25	UNITE010 UNITED INSPECTION AGENCY INC.	3,475.00	1015
16804	03/05/25	WITME010 WITMER PUBLIC SAFETY GROUP, INC	2,007.60	1015
16805	03/13/25	AQUAP010 AQUA PENNSYLVANIA	1,354.35	1016
16806	03/13/25	ARCHE020 ARCHER & GREINER, P.C. TRUSTEE	3,818.19	1016
16807	03/13/25	BEEBERG Bee Bergvall & Co	882.00	1016
16808	03/13/25	DANIE050 DANIEL A. GONZALEZ	225.00	1016
16809	03/13/25	GEORG040 GEORGE ALLEN PORTABLE TOILETS	771.90	1016
16810	03/13/25	HPT HPT SYSTEMS, INC.	4,460.00	1016
16811	03/13/25	MACMI010 MACMILLAN OIL COMPANY	2,279.39	1016
16812	03/13/25	MASTE010 MASTERS TELECOM LLC	87.81	1016
16813	03/13/25	MCCAL005 MCCALLION TEMPS, INC	605.88	1016
16814	03/13/25	READY005 READY REFRESH BY NESTLE	225.31	1016
16815	03/13/25	RICHA095 RICHARD CLOUSER	26.99	1016
16816	03/13/25	RYANL005 RYAN LISCHKE	587.38	1016

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01-GENERAL		GENERAL FUND CHECKING	Continued		
16817	03/13/25	SANDRA SANDRA EZZO	60.98		1016
16818	03/13/25	SHAWN020 SHAWN P. KNIGHT	226.32		1016
16819	03/13/25	TRAIS005 TRAISR, LLC	1,600.00		1016
16820	03/13/25	VERIZ010 VERIZON	110.99		1016
16821	03/18/25	BARRY010 BARRY ISETT & ASSOCIATES INC	500.00		1017
16822	03/18/25	BRSC010 B.R. SCHOLL SALES & SERVICE IN	96.00		1017
16823	03/18/25	CHAPM005 CHAPMAN FORD OF HORSHAM	176.69		1017
16824	03/18/25	CHRIS085 CHRIS BURKE	4,133.75		1017
16825	03/18/25	CURTI040 CURTIN & HEEFNER, LLP	138.00		1017
16826	03/18/25	DESER005 DESERT SNOW	699.00		1017
16827	03/18/25	DUNLA010 dunlapSLK	20,000.00		1017
16828	03/18/25	EASTE010 EASTERN AUTOPARTS WAREHOU	89.22		1017
16829	03/18/25	EDISO005 EDISON QUARRY INC	150.00		1017
16830	03/18/25	GILMO010 GILMORE & ASSOCIATES INC.	49,548.43		1017
16831	03/18/25	HABER010 H.A. BERKHEIMER INC.	56.78		1017
16832	03/18/25	HOMED010 HOME DEPOT CREDIT SERVICES	1,592.76		1017
16833	03/18/25	MCDON010 MCDONALD UNIFORM COMPANY	35.58		1017
16834	03/18/25	MORTO005 MORTON SALT, INC.	13,144.48		1017
16835	03/18/25	WEHRU010 WEHRUNG'S	36.55		1017
16836	03/20/25	ASAPM005 ASAP MAILING	1,912.65		1018
16837	03/20/25	DVHT010 DVHT	83,420.65		1018
16838	03/20/25	FLOCK005 FLOCK SAFETY	14,450.00		1018
16839	03/20/25	JEREM015 JEREMY BISHOP	165.99		1018
16840	03/20/25	MCCAL005 MCCALLION TEMPS, INC	605.88		1018
16841	03/20/25	NICOL010 NICOLE PERCETTI	1,641.69	03/21/25 VOID	1018 (Reason: INCORRECT AMOUNT)
16842	03/20/25	RIGGI010 RIGGINS INC.	2,258.89		1018
16843	03/20/25	TRAIS005 TRAISR, LLC	1,200.00		1018
16844	03/20/25	TUSTI005 TUSTIN MECHANICAL SERVICES	775.00		1018
16845	03/20/25	VERIZ010 VERIZON	188.56		1018
16846	03/27/25	ADTCO005 EVERON FKA ADT COMMERCIAL	428.20		1019
16847	03/27/25	ALLTR010 ALL TRAFFIC SOLUTIONS INC.	25,561.00		1019
16848	03/27/25	ATT00030 AT&T	95.00		1019
16849	03/27/25	ATTMO010 AT&T MOBILITY	286.00		1019
16850	03/27/25	CATAP005 CATAPULT WEB DEVELOPMENT INC	2,400.00		1019
16851	03/27/25	CODYS005 CODY Systems	5,308.50		1019
16852	03/27/25	DANIE050 DANIEL A. GONZALEZ	500.00		1019
16853	03/27/25	DOYLE120 DOYLESTOWN WEB DESIGN LLC	294.50		1019
16854	03/27/25	JWRME005 JWR MECHANICAL LLC	155.00		1019
16855	03/27/25	MARKS010 MARK S. DUNCAN JR.	1,130.68		1019
16856	03/27/25	MCCAL005 MCCALLION TEMPS, INC	564.57		1019
16857	03/27/25	NICOL010 NICOLE PERCETTI	1,717.73		1019
16858	03/27/25	REPUB005 REPUBLIC SERVICES #320	907.83		1019
16859	03/27/25	SHAWN020 SHAWN P. KNIGHT	290.97		1019
16860	03/27/25	STAND010 STANDARD INSURANCE COMPANY	3,807.33		1019
16861	03/27/25	STAND015 STANDARD DIGITAL LEASING	516.76		1019
16862	03/27/25	T-MOB010 T-MOBILE USA, INC.	100.00		1019
16863	03/27/25	VERIZ010 VERIZON	178.08		1019

April 9, 2025  
11:43 AM

NEW BRITAIN TOWNSHIP  
Check Register By Check Date

Page No: 3

Check #	Check Date	Vendor	Amount Paid		Reconciled/Void	Ref Num
01-GENERAL	GENERAL FUND CHECKING	Continued				
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:		95	1	362,752.06	1,641.69	
Direct Deposit:		0	0	0.00	0.00	
Total:		95	1	362,752.06	1,641.69	
01-PAYROLL	PAYROLL CHECKING ACCOUNT					
11670	03/27/25	NEWBRI40 NEW BRITAIN TWP. P.B.A.	1,125.00		1020	
Checking Account Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:		1	0	1,125.00	0.00	
Direct Deposit:		0	0	0.00	0.00	
Total:		1	0	1,125.00	0.00	
Report Totals		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>	
Checks:		96	1	363,877.06	1,641.69	
Direct Deposit:		0	0	0.00	0.00	
Total:		96	1	363,877.06	1,641.69	



Totals by Year-Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	5-01	201,375.73	4,013.69	0.00	205,389.42
FIRE/AMBULANCE TAX FUND:	5-03	29,439.11	0.00	0.00	29,439.11
LAND PRESERVATION FUND:	5-04	759.25	0.00	0.00	759.25
PARKS & RECREATION FUND:	5-07	7,415.96	0.00	0.00	7,415.96
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	45,544.40	0.00	0.00	45,544.40
LIQUID FUELS FUND:	5-35	36,994.24	0.00	0.00	36,994.24
ESCROW:	5-90	37,209.68	0.00	0.00	37,209.68
Year Total:		358,738.37	4,013.69	0.00	362,752.06
	X-01	1,125.00	0.00	0.00	1,125.00
Total Of All Funds:		359,863.37	4,013.69	0.00	363,877.06

Totals by Fund Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	202,500.73	4,013.69	0.00	206,514.42
FIRE/AMBULANCE TAX FUND:	03	29,439.11	0.00	0.00	29,439.11
LAND PRESERVATION FUND:	04	759.25	0.00	0.00	759.25
PARKS & RECREATION FUND:	07	7,415.96	0.00	0.00	7,415.96
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	45,544.40	0.00	0.00	45,544.40
LIQUID FUELS FUND:	35	36,994.24	0.00	0.00	36,994.24
ESCROW:	90	37,209.68	0.00	0.00	37,209.68
Total of All Funds:		359,863.37	4,013.69	0.00	363,877.06

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	201,375.73	0.00	0.00	0.00	201,375.73
FIRE/AMBULANCE TAX FUND:	5-03	29,439.11	0.00	0.00	0.00	29,439.11
LAND PRESERVATION FUND:	5-04	759.25	0.00	0.00	0.00	759.25
PARKS & RECREATION FUND:	5-07	7,415.96	0.00	0.00	0.00	7,415.96
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	45,544.40	0.00	0.00	0.00	45,544.40
LIQUID FUELS FUND:	5-35	36,994.24	0.00	0.00	0.00	36,994.24
ESCROW:	5-90	37,209.68	0.00	0.00	0.00	37,209.68
Year Total:		358,738.37	0.00	0.00	0.00	358,738.37
	X-01	1,125.00	0.00	0.00	0.00	1,125.00
Total of All Funds:		359,863.37	0.00	0.00	0.00	359,863.37



# New Britain Township

## *Parks & Recreation*

### DEPARTMENTAL REPORT

YEAR: 2025

MONTH: March

### Township Property Maintenance:

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

The Parks and Recreation continued to backfill and taper the edges of the paved walking trail at North Branch Park as conditions and temperatures began to improve throughout March, the seeding and strawing of completed areas was also performed.

The PnR Department installed a stone pad by fields five and six for the newly approved additional bathroom which has been received ,installed on the pad ,and anchored in place.

Parks and Recreation assisted Public Works with storm drainage as needed and cleaning of the truck bay floors, and equipment.

### Special Projects / Other:

The Parks and Recreation Department received delivery, and preliminary operation and maintenance instructions of the two new Exmark mowers that were approved under the Capital Plan. Pictures included below.



*Standard Mower*



*Standard Mower w/ Ultra Vac System*



*Side by Side*





# New Britain Township

## Parks & Recreation

The Parks and Recreation Department removed the old chain link fence at Highlands Park and replaced it with split rail fence using concrete posts. The entire project has been completed. Pictures below will show the difference between the two, creating a much more aesthetic appearance while keeping all safety aspects.

### *Original Chain Link Fence*



*View from Parking Lot  
Along E. Schoolhouse*



*View Parallel with Firehouse  
looking towards E. Schoolhouse*



*Corner with Utilities Circled*



*All Pictures of the New fence Correspond with the Same Locations Above*





# New Britain Township

## *Parks & Recreation*

Added pictures below give a more detailed description of some design changes.



Adding a softer arcing corner enabled the installation process to completely avoid any issues with buried utilities as well as allowing more room for a mower to pass through. The existing chain link was removed following this photo.



A larger gap between the wooded area and beginning of the fence line was designed for easier access of emergency vehicles.



# New Britain Township

## *Parks & Recreation*

The entire removal of existing fence, and installation of new fence was done simultaneously to assure that there were no open areas between Highlands Park and E. Schoolhouse Rd. Following the completion, additional cleanup was made around each post as needed, all materials and equipment were promptly removed, and the entire park was rolled and free of any ruts or damage that may have occurred.

The Parks and Recreation Foreman is categorizing all administrative duties as other.

### **Ballfield Maintenance:**

All baseball and softball fields were thoroughly inspected and prepped for the Spring season which included, rototilling, raking, adding material as needed, and rolling baselines on Fields 4 and 5, all base inserts were checked, and reinstalled as needed, all backstop pads were installed, and all fields are currently being groomed daily. All athletic fields were opened on March 19 for leagues that had permits issued. .

### **Parks and Recreation Daily Hours:**

<b>Township Property Maintenance:</b>	<b>235</b>	<b>Hrs.</b>
<b>Ballfield Maintenance:</b>	<b>59</b>	<b>Hrs.</b>
<b>Other/ Special Projects:</b>	<b>154</b>	<b>Hrs.</b>





# New Britain Township

## *Public Works*

### Departmental Report

Year: 2025

Month: March

### Road Maintenance: 38 Hrs.

- Cold patched Township roadways as needed.

### Snow/ Ice: 2024 & 2025 Winter Season Totals

- Public Works salted Township roadways a total of 16 times throughout December, January and February; Public Works and contractors plowed twice during that time as well.
- We used approximately 1,900 tons throughout the winter season.

### Drainage: 213 Hrs.

- Checked all storm sewer systems as needed, especially after heavy rainfall.
- Vacuumed debris and leaves from all storm sewer inlets throughout the entire Township.

### Township Property Maintenance: 143 hrs.

- Cleaned shop/ floors as needed.
- Removed trash from roadside swales.
- Assisted Park & Rec. with fence installation at Highlands Park.

### Equipment Maintenance: 46 Hrs.

- All vehicles and equipment are cleaned, serviced, and inspected as needed.
- Oil changes and preps for inspections were performed.
- All snow removal equipment was inspected, and repairs were completed as needed after each weather event.

### Other: 77 Hrs.

- Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.
- All Public Works and Parks & Recreation employees attended Flagger/ Traffic Safety Training held at Hilltown Township.
- Public Works began filling sandbags (1,000) for Keller Rd. Bridge repairs.





# New Britain Township

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## Public Works

### 2025 Road Program Tentative Timeline

- First Advertisement April 15, 2025
- Second Advertisement April 22, 2025
- Bid Opening May 7, 2025
- Project Award at BOS Meeting May 19, 2025
- Notice of Award May 20, 2025
- Approval from PennDOT May 27, 2025
- Pre-Construction Meeting Week of June 9<sup>th</sup>
- Notice to Proceed June 16, 2025
- Substantial Completion (latest) July 30, 2025

*\*Central Bucks School District's last day is June 13, 2025*



# New Britain Township Police Department



Monthly Report

March 2025

## Current Goals and Objectives:

Objective 1: 10 % decrease in accidents as compared to 2024

Objective 2: Leadership and Instructor succession planning

Objective 3: Improve upon investigations

Objective 4: Develop Officer Safety and Wellness program

## Result of Goals and Objectives:

Objective 1: New Galena and Sellersville Road Intersection Enhancements

Objective 2: Performance Evaluations for 2024 completed.

Objective 3: ALPR technology to be deployed in May 2025.

Objective 4: Three officers attended "Surviving life on and after the job".

## Significant Events:

### Completed:

- 1038 Calls For Service/661 Directed Patrols/92 Vehicle Stops
- NPPSEA A Knight to Shine March 22, 2025
- 
- 
- 

### Upcoming:

- Co-Responder program
- Entry Level Police Officer
- Deployment of new records management system (Cody-Pathfinder)
- Drug Take Back - April 26, 2025
-





# New Britain Township Police Department



Monthly Report

March 2025

## Performance Statistics:

Part 1 Crimes	28 Day		
	2025	2024	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	0	0	N/A
Theft	0	0	N/A
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	0	0	N/A

Part 2 Crimes	28 Day		
	2025	2024	% of Change
Assault (Non-Aggravated) / Harassment	4	2	100.00%
Fraud	0	3	-100.00%
Vandalism / Criminal Mischief	0	0	N/A
Disorderly Conduct	0	0	N/A
Drug Violations	1	1	N/A
Driving Under the Influence	2	3	-33.33%
Public Drunkenness	0	0	N/A
Weapons Offenses	0	0	N/A
All Other Offenses (Except Traffic Related)	1	1	N/A
Totals	8	10	-20.00%

Motor Vehicle Accidents	28 Day		
	2025	2024	% of Change
Non-Reportable	7	12	-41.67%
Reportable	2	5	-60.00%
Fatal	0	0	N/A
Totals	9	17	-47.06%





# New Britain Township Police Department



Monthly Report

March 2025

## Performance Statistics:

Part 1 Crimes	Year to Date		
	2025	2024	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	2	0	#DIV/0!
Theft	5	12	-58.33%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	7	12	-41.67%

Part 2 Crimes	Year to Date		
	2025	2024	% of Change
Assault (Non-Aggravated) / Harassment	10	7	42.86%
Fraud	1	7	-85.71%
Vandalism / Criminal Mischief	1	3	-66.67%
Disorderly Conduct	0	1	-100.00%
Drug Violations	2	3	-33.33%
Driving Under the Influence	6	7	-14.29%
Public Drunkenness	1	0	#DIV/0!
Weapons Offenses	0	0	N/A
All Other Offenses (Except Traffic Related)	2	6	-66.67%
Totals	23	34	-32.35%

Motor Vehicle Accidents	Year to Date		
	2025	2024	% of Change
Non-Reportable	20	33	-39.39%
Reportable	25	21	19.05%
Fatal	0	0	N/A
Totals	45	54	-16.67%



# New Britain Township

207 Park Avenue

Chalfont, PA 18914

Phone: 215-822-1391



## Permit List 03/01/2025 to 03/31/2025

Inps. Date	Permit #	Application Type	Inspection Type	Inps. Time	Owner Name	Site Address
3/5/2025	2024-13792	Residential	Residential Occupancy Inspection	10:00 AM	JAMP DEVELOPMENT LLC	98 RAILROAD AVE
3/4/2025	2025-26-UO	Residential	Residential Occupancy Inspection	12:00 AM	FROSHOUR, JOSEPH C & THERESA B	138 RUE ST MICHEL
3/31/2025	2025-31-UO	Residential	Residential Occupancy Inspection	1:00 PM	MEEHAN, MARY R	19 TERESA LN
3/19/2025	2025-37-UO	Residential	Residential Occupancy Inspection	10:00 AM	GIVIGLIANO FRANK & PATRICIA A REV LIV TR	104 KELSO CT
3/11/2025	2025-37-UO	Residential	Residential Occupancy Inspection	10:30 AM	GIVIGLIANO FRANK & PATRICIA A REV LIV TR	104 KELSO CT
3/11/2025	2025-38-UO	Residential	Residential Occupancy Inspection	10:00 AM	VENTRESCA, BARBARA	248 PRINCE WILLIAM WAY
3/17/2025	2025-38-UO	Residential	Residential Occupancy Inspection	1:30 PM	VENTRESCA, BARBARA	248 PRINCE WILLIAM WAY
3/5/2025	2025-39-UO	Residential	Residential Occupancy Inspection	9:30 AM	DRIESBACH, GUY & JOANNE	312 REMINGTON CT
3/10/2025	2025-41-UO	Residential	Residential Occupancy Inspection	1:00 PM	MCDOWELL, JESSE T & SHANNON A	115 KRISTA CT
3/24/2025	2025-43-UO	Residential	Residential Occupancy Inspection	1:00 PM	GREEN, WILLIAM K	272 PRINCE WILLIAM WAY
3/24/2025	2025-44-UO	Residential	Residential Occupancy Inspection	1:30 PM	WALKER, CHARLES A & DONNA M	106 SHEFFIELD CT
3/10/2025	2025-44-UO	Residential	Residential Occupancy Inspection	2:00 PM	WALKER, CHARLES A & DONNA M	106 SHEFFIELD CT
3/11/2025	2025-45-UO	Residential	Residential Occupancy Inspection	9:30 AM	ORIOLO, STEPHEN J & HENRIETTA	510 WINDSOR CT
3/19/2025	2025-45-UO	Residential	Residential Occupancy Inspection	9:30 AM	ORIOLO, STEPHEN J & HENRIETTA	510 WINDSOR CT
3/10/2025	2025-46-UO	Residential	Residential Occupancy Inspection	1:30 PM	CHRISTOPHER KANG	126 TREWIGTOWN RD
3/12/2025	2025-48-UO	Residential	Residential Occupancy Inspection	10:00 AM	BURELLA, NICHOLAS	111 SUFFIELD CT
3/17/2025	2025-49-UO	Residential	Residential Occupancy Inspection	1:00 PM	HWANG, YOO	341 VILLAGE WAY
3/12/2025	2025-49-UO	Residential	Residential Occupancy Inspection	9:30 AM	HWANG, YOO	341 VILLAGE WAY
3/18/2025	2025-52-UO	Residential	Residential Occupancy Inspection	9:30 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	211 ANTHEM WAY
3/18/2025	2025-53-UO	Residential	Residential Occupancy Inspection	9:45 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	324 ANTHEM WAY
3/18/2025	2025-54-UO	Residential	Residential Occupancy Inspection	10:00 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	414 ANTHEM WAY
3/18/2025	2025-55-UO	Residential	Residential Occupancy Inspection	10:15 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	512 ANTHEM WAY
3/18/2025	2025-56-UO	Residential	Residential Occupancy Inspection	10:30 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	1021 ANTHEM WAY

# New Britain Township

207 Park Avenue

Chalfont, PA 18914

Phone: 215-822-1391



Inps. Date	Permit #	Application Type	Inspection Type	Inps. Time	Owner Name	Site Address
3/18/2025	2025-57-UO	Residential	Residential Occupancy Inspection	11:00 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	1103 ANTHEM WAY
3/18/2025	2025-58-UO	Residential	Residential Occupancy Inspection	11:30 AM	NEW BRITAIN MULTI-FAMILY DEVELOPMENT, LP	1218 ANTHEM WAY
3/24/2025	2025-59-UO	Residential	Residential Occupancy Inspection	2:00 PM	HAYES, WILLIAM J & ANDREA M	146 CIRCLE DR
3/4/2025	2025-5-UO	Residential	Residential Occupancy Inspection	9:30 AM	GROSS, CHARLES & DIANE	246 RUE ST. ANDRE
3/25/2025	2025-60-UO	Residential	Residential Occupancy Inspection	9:30 AM	FEDERAL NATIONAL MORTGAGE ASSOCIATION	210 CORNWALL DR
3/27/2025	2025-63-UO	Residential	Residential Occupancy Inspection	12:00 AM	FOXLANE HOMES AT HIGHPOINT, LLC	305 FOXTAIL LN
3/31/2025	2025-65-UO	Residential	Residential Occupancy Inspection	1:30 PM	DIMMIG, LAURENCE R & DENISE M	1136 UPPER STATE RD

**Total Inspections: 30**





General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	Annual Report submitted 9/30/24; Final Permit Report due 9/2025; DEP Mtg held 2/19/25 RE: Annual Report; Inspection Report received from DEP 2/28/25. Annual Report review received 3/24/25. County-wide Act 167 Plan being drafted by County. Final Report and Model Ordinance anticipated for 4/2026.
Keller Road Bridge	Keller Road	DEP Insp Report rec'd 10/16/24; PennDOT priority ltr rec'd 11/13/24; Plan of Action issued to PennDOT (streambank and pavement deterioration and guiderail embedment to be addressed by end of May 2025); GP-11 permit rec'd 2/28/25; Informal Pre-Con Mtg held for streambank stabilization 3/10/25; PW gathering construction materials; No recent action by our office on future bridge/deck repair/replacement;
Neshaminy Greenway Trail - Coleman Property Connection	1606 Upper State Road	Contractor 100% completed; PW to complete final grading; Coordinating with DCNR on grant reimbursement documentation; Maint Period to end in May 2025 Phase 2: No recent action by our office regarding future project scope, planning, and phasing.
Ordinance Amendments		Attended 2/25/25 PC and 3/5/25 EAC to answer questions; Reviewing comments by NBTPC and BCPC; Worksession to be scheduled to discuss; To be discussed at 4/21/25 BOS Mtg
Road Program		2025 Road Program Teal Dr, Goldeneye, Janton Way, Green Valley, Nicholas, Michaels; Bid Award scheduled for 5/19/25; Work anticipated for July
North Branch and Pine Run Park Upgrades	Forrest Park Drive to Cayuga Circle	Authorized to apply for grant at 2/24/25 BOS Mtg; Staff mtg held 4/1/25; Preparing GTRP DCED Grant Application for North Branch Park
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
Galena Reserve	Limekiln Road	B9 MHP II - 33 Age-Restricted Units; Preliminary Plan rvw issued 1/18/23; need correspondence from Water and Sewer Authorities; Crsp w/Engineer 2/10/25
D'Alessio Subdivision	315 Old Limekiln Road	2 new single-family homes; Final Plan Approval 9/26/22; Waiting for Record Plans/Agreements; Legal descriptions approved 2/2025
Petrucchi Land Development	Manor Drive	Age-Restricted Apartments, Medical Office, Senior Living Facility and/or 60,000-SF Warehouse/Office; Sketch Rvw (Warehouse) issued 6/9/22; attended 6/28/22 PC, 7/11/22 BOS, 11/2/22 Staff Mtg, 12/1/22 BOS, 2/14/23 Staff Mtg, 4/3/23 BOS; ZHB Decision dated 11/20/23; No recent action by our office
Spotless Car Wash	545 W. Butler Avenue	Sketch Plan issued 9/10/24; Attended 9/24/24 PC; Staff mtg 11/7/24; Renderings reviewed at 12/9/24 BOS Mtg; Variances granted at ZHB 1/23/25; Twp rec'd Prel Application
Casadonti Minor Subdivision	140 Upper Church Road	One new lot, two new single-family dwellings; 3/25/25 PC Mtg recommended approval and waivers; Tent scheduled for 5/19/25 BOS Mtg
Isai Kastriot	104 S. Limekiln Pike	3-lot Subd for 3 new single-fam semi-detached(twins); Rec'd variance on 9/25/23 to allow two B3 uses on two lots.

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

Project Name	Location	Status
W.B. Homes	Barry Road	4-lot Subd. Attended 9/24/24 PC; Presented Sketch at 11/18/24 BOS Mtg- 3/25/25 PC Mtg recommended prel/final approval and waivers; Applicant will revise and resubmit plans for review prior to attending BOS Mtg.
Ferry Road - Lot Line Change	256 Ferry Road & 393 Old Iron Hill Road	Lot Line Change Rvw (Solana) issued 9/17/2024; Tentatively scheduled for 1/28 PC Meeting; Review Ltr issued 2/24/25; 3/25/25 PC Mtg recommended prel/final approval and waivers; Tent. Scheduled for 5/19/25 BOS meeting

### Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way	Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. Punchlist being addressed. 5/8/24 Staff Mtg; Site Mtg held 5/23/24; Dorothy Lane and Anna Way to be dedicated and maintenance period to commence.
Tecce Minor Subdivision	9 Sellersville Road	Plans recorded 8/3/22; Driveway waiver approved 2/6/23; Revised Plot Plan approvals 9/23/23. Pre-Con 10/4/23. TCO recommendations issued 2/7/25; Requested Asb Plans;
84 Schoolhouse Road	84 Schoolhouse Road	5-Lot SFD LD with hammerhead cul-de-sac rd. Pre-Con Mtg held 12/20/23; Release 1 apprvd 3/14/24; Bulk site work completed, Approved Lots 1-5 for Zoning permits. Rec'd requests from residents about removing hazardous trees in conservation easements. Recommended TCO's for all five lots.
Highpoint Land Development	1 Highpoint Drive	CU apprvd for 137 units (twins/towns). Prelim/Final apprvl 4/14/22; Pre-Con 7/6/23; Amended Final Plans approved 11/20/23 and recorded; 87 units under construction of 137; 27 TCO's issued; Rel 2 apprvd 2/24/25;
Clauser Tree Care	324 Schoolhouse Road	Amended Final apprvd 3/4/24; PreCon held 10/23/24; Escrow Rel1 scheduled for 4/21/25 BOS Mtg
County Builders Mixed Use	409 West Butler Avenue	Site work for 70-Unit Apt Bldg; Site seeded and stabilized; parking lot paved; Mtg with Mr. Cain 6/18/24; Street light bases added. Release 2 apprvd and Asbuilt Plan rvw issued; No recent action by our office regarding future Phase 2
Prestige/Defelice Minor Subd	137 S. Limekiln Pike	One new SFD lot; Received variance at 2/23/23 ZHB; Approved by BOS on 6/19/23; Planning Module appvd 9/23; Pre-Con 3/13/24; Fnl asbuilt plan rvw issued;
MarMar Major Subdivision (fka Lohin)	Township Line Road and Walter Road	7-Lot Subd and LD with new private cul-de-sac rd. Prel/Final Plans approved on 9/27/21; Plans approved on 3/30/23; Pre-Con for "7 Walters LLC" (MarMar Builders) held 6/27/24; Road stoned and basins installed
Benner Subdivision	Dolly Lane	3 new SFD lots. Plans recorded; Pre-Con held 8/6/24; Site work underway. Plot Plan approved for Lot 1; Private drive stoned; Basin installed
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Residents concerned with uplighting, road widening, and well impacts. BOS apprvd at 9/25/23 mtg (Res 2023-21); Plans apprvd 2/1/24; Agreements recorded; Pre-Con held 9/26/24; Phase 1 under construction including clearing ultimate ROW, new road, and rain gardens. Esc Rel1 apprvd at 1/6/25 BOS mtg; Roadway and basin installed
Mortimer Minor Subdivision	Curley Mill Road	Litigation settled 5/16/22 for 1 new SFD lot; BOS approved Prel/Final Plan 11/21/22; Plans recorded 4/24; Site improvements installed and house constructed



Subdivision and Land Development Projects - Under Construction (continued)		
Project Name	Location	Status
98 Railroad (Senior Construction)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Amended final approval 5/21/21; Pre-Construction Mtg held 12/17/24; Plot Plan approval issued for Lot 3 1/21/25;
C.P. Rankin	4359 County Line Road	31,000-SF building addition for 9 warehouse spaces; PC apprvd 10/24/23; BOS approved 11/20/23; Plans & Igls apprvd 11/12/24; Pre-Con 1/2/25;
123 Creek Road Minor Subdivision (Labrozzi)	123 Creek Road	BOS approved 11/20/23; Rev. Resolution approved 3/4/24; Record Plans and Agreements recorded 12/19/24
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; 5/1/23 Conditional Use Hearing; Adjudication approved 7/17/23; Prel Plan Approval 4/1/24 BOS; Final Plan BOS Approval 6/17/24; Agreements/Record Plans being signed/recorded; Pre-Con Meetings held 3/14 and 3/18/25;
Subdivision and Land Development Projects - In Maintenance Period		
Project Name	Location	Status
New Britain Woods (Toll Brothers)	Haines Court and Rowland Lane	Recommended dedication 8/15/24; NBT to add to Liquid Fuels; Twp approved deed of dedication at 1/27/25 BOS Mtg
Mill Ridge Land Development	Mill Ridge Drive	8 new SFD's and new cul-de-sac rd. Dedication Resolution apprvd at 1/23/23 BOS Mtg. NBT to add to liquid fuels. G&A and NBTPW issued maintenance punchlist 5/31/24;
Naplin LD (Nappen & Associates)	4371 County Line Road	Plans recorded 8/22. Township previously discussed acquiring ROW along CLR to accommodate future widening at Richardson Road. Rel 4 apprvd 6/3/24; G&A recommended TCO for Units C/D (Benchmark) 4/29/24; Construction completed, As-Blt Plan apprvd; Escrow Rel 5 apprvd 12/9/24