



New Britain Township

Board of Supervisors

Business Meeting

Monday, February 23, 2026

7:00 PM – Business Meeting

Agenda

Business Meeting

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Chair Comments**
 - A. The board met in Executive Session on February 18th and before this meeting to discuss personnel and litigation matters.
4. **Presentation/Public Hearings/Land Development**
 - A. Sketch Plan – 1400 Manor Drive – FoxLane Homes
5. **Motion to Consider Consent Agenda**
 - A. Approve Minutes of February 2nd, 2026, Board of Supervisors Meeting.
 - B. Approve Regular Bill List as Follows:
 - Dated February 19, 2026
 - For a total amount of \$73,208.15
 - C. Approve Prepaid Bill List as Follows:
 - Dated February 5, 2026
 - Dated February 12, 2026
 - Dated February 19, 2026
 - For a total amount of \$307,974.94
 - D. Approve Escrow Release # 1 to CP Rankin, 4359 County Line Road, Brooke Enterprises, LLC, in the amount of \$292,749.90.
6. **Action Items**
 - A. North Branch Park Playground Improvements.
 - B. Consider a motion to approve and adopt Ordinance 2026-01 Vacate Portion of Chapman Road.
 - C. Consider a motion to approve and adopt Ordinance 2026-02 4-Way Stop at New Galena and Sellersville Road.
 - D. Consider a motion to approve a vendor for the Township file digitization project.
 - E. Consider a motion to approve Kimmel Architecture Amendment #1.
 - F. Consider a motion to adopt Resolution 2026-04 Memorandum of Agreement for a Neshaminy

Consortium.

- G. Consider a motion to approve the First Amendment to Lease Agreement between Chalfont Fire Company and New Britain Township.
- H. Consider a motion to approve Settlement Stipulation for 52 Chapman Road.

7. Information Items

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

8. Public Comment

9. Announcements

- A. Planning Commission Meeting – Tuesday, February 24th at 7pm.
- B. Cancelled Board of Supervisors Meeting – Monday, March 2nd, at 7pm.
- C. Environmental Advisory Council Meeting – Wednesday, March 4th at 7pm.
- D. American Red Cross Blood Drive – Monday, March 9th at 10am – 3pm.
- E. Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, March 11th at 10am.
- F. Veterans Committee Lucky Bingo – Shrine of Czestochowa – Friday, March 13th at 7pm.

10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, March 16th, 2026, 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA. Agenda and meeting materials are posted to the Township website prior to the meeting date at www.newbritaintownship.org.*



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

January 20, 2026

File No. 2501259

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

Reference: 1400 Manor Drive, Concept Plan of 24 Age-Restricted Townhomes, Review 1
TMP# 26-005-049-012

Dear Doreen:

Pursuant to your request, Gilmore & Associates, Inc. has completed an informal review which focused on the Township's Zoning Ordinance and a cursory review of the Subdivision and Land Development Ordinance (SALDO). We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Open Space Plan for New Britain Corporate Center Lot 2, prepared by C2C Design Group, dated April 1, 2025, consisting of one (1) sheet.
- B. Zoning Exhibit for New Britain Corporate Center Lot 2, prepared by C2C Design Group, dated April 1, 2025, consisting of one (1) sheet.
- C. Vicinity Exhibit for New Britain Corporate Center Lot 2, prepared by C2C Design Group, dated April 1, 2025, consisting of one (1) sheet.

II. General Information

The subject property is Lot 2 at the New Britain Corporate Center (NBCC). The address is 1400 Manor Drive and it is within the C-3 Commercial Zoning and the Butler Avenue Corridor Overlay Districts. The Applicant is proposing to construct twenty-four (24) age-restricted "cottage" townhouse units, Use B3/B5 Twins and Towns Mixed Community. Two-story townhomes are proposed. The units are 32-foot wide and 4,032 square feet in area. The site currently contains an existing building pad and parking facilities. Public water and sewer are available to the site and there is an existing stormwater detention basin for the existing development.

III. Review Comments

A. Zoning Ordinance

We have identified the following comments regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-305.B5.b.3 – For every attached grouping of single-family attached (B5 Use), a minimum of two changes in the front wall plane shall be provided. Such change shall involve a minimum variation or offset of four feet. No offsets are currently shown.
2. §27-1401.c. – A B3/B5 Twins and Towns Mixed Community Use is permitted by Conditional Use in the C3 Commercial District.

BUILDING ON A FOUNDATION OF EXCELLENCE

65 E. Butler Avenue | Suite 100 | New Britain, PA 18901 Phone: 215-345-4330 | Fax: 215-345-8606
www.gilmore-assoc.com

3. §27-1403.c.1. – The proposed site layout does not comply with the following dimensional requirements of the B3/B5 Twins/ Towns Mixed Community:
 - a. The minimum required site area is 20 acres. The parcel to be developed is 6.68 gross acres.
 - b. The minimum required site width is 300 feet. The parcel to be developed is approximately 100 feet wide at Manor Drive.
4. §27-1401.c.3 – If the proposed units are not placed on separate lots, the applicant must submit a by-right plan to the Township for review and approval documenting that the units in the development could be lotted out to meet the regulations of this section.
5. §27-1403.c.6 – A maximum of five dwelling units per acre of base site area is permitted. The plan notes a base site area of 4.52 acres for a maximum density of 22.6 units. The proposed 24 units exceed the permitted density.
6. §27-1403.c.7.(g) – A minimum of 50% of the provided open space shall be in the form of active recreation in accordance with §27-1403.c.11.
7. §27-2118 – Within the Butler Avenue Corridor Overlay District, where work on a residential building containing more than two dwelling units requires a zoning or building permit, such work shall conform with all the applicable requirements of the Butler Avenue Corridor Overlay District in the Subdivision and Land Development Ordinance §22-722.
8. §27-2701.c – Required yard areas shall not be included in the required open space calculation, unless otherwise permitted by the Board of Supervisors. The plan indicates 54% open space is provided where 45% is required. The calculation shall be verified.
9. §27-2901.B – The number of bedrooms for the B5 single family attached dwellings shall be specified to determine if adequate parking is provided. It appears that 2 spaces are proposed for each unit. Two (2) spaces are required for 3-bedroom units, and 3 spaces are required for 4-bedroom units.
10. §27-2902.g – Common guest parking areas shall be required at the rate of 0.3 space per dwelling unit for B3 and B5 Uses. On-street parking may not be counted towards meeting this requirement. Based on 24 units, at least 8 common guest parking spaces are required.

B. Subdivision and Land Development and Stormwater Ordinance (SALDO) Comments

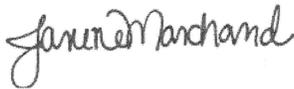
The applicant will need to satisfy all the requirements of the SALDO at the time of formal land development plan submission. Although our office has not completed a comprehensive review of the SALDO, the following comments are provided that may affect the layout as proposed:

1. §22-704 – Several proposed units conflict with existing utilities and easements located on the parcel. The location of the proposed relocated utility lines and easements should be shown on the plan to verify they comply with Township Ordinances.
2. §22-705.1 & §705.13 – The plan designates “Private Access Drives” to the proposed residential units. Access drives are permitted only for non-residential developments. All proposed residential units shall take access from a private or public street.
3. §22-705.3 – Private streets within a subdivision shall be designed to the specifications of a local street. Local streets shall have a 50-foot right-of-way and 28-foot cartway. The proposed layout appears to propose one 34-foot and two 26-foot private access drives. A minimum 50-foot Township access easement is required for private streets.
4. §22-705.4-7 – The street and intersection designs shall be in accordance with these sections.

5. §22-705.13 – Driveways shall be located at least 40 feet from street intersections, measured from the center line of the driveway to the point of intersection of the street ultimate right-of-way lines (extended). The proposed layout shall be revised to meet this setback.
6. §22-706.1.A – Curbs shall be installed along each side of every proposed street in a subdivision and/or land development. It shall be clarified that curb is proposed throughout the site.
7. §22-706.2 – Sidewalks shall be installed along each side of every proposed street in a subdivision and/or land development. It appears that additional sidewalk is required from Unit 1 to Unit 14. Sidewalks shall create an interconnected system within the subdivision and/or land development and shall also connect with any sidewalks adjacent to the tract.
8. §22-707 – Pedestrian walkways and trails shall provide access through residential developments and open space, or to connect to institutional, commercial, industrial and recreational facilities.
9. §22-713.5.B.(2) – The location of the trash collection areas shall be designated on the plan and adequate buffers provided as necessary.
10. §22-715.2.C.(2) – Park and recreation land is required at a ratio of 2,500 square feet per new dwelling unit. Based on 24 proposed dwelling units, 60,000 square feet of park and recreation land is required.

Please be advised that the Township's Zoning Officer, Fire Marshall, and Public Works Superintendent may have additional review comments upon submission of the conditional use and preliminary plan applications to New Britian Township. If you have any questions regarding the above, please contact this office.

Sincerely,



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

JM/tw

cc: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Scott Holbert, Esq, Township Solicitor
Kellie McGowan, Esq., Obermayer Rebmann Maxwell & Hippel LLP
John Rathfon, Fox Homes at PHL 1, LLC
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.

**BOARD OF SUPERVISORS
MEETING MINUTES
February 2, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, February 2, 2026, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

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

- 1. Call to Order:** MaryBeth McCabe called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance:** MaryBeth McCabe led the Board and public in the Pledge of Allegiance.
- 3. Chair Comments** MaryBeth McCabe stated that the Board met in Executive Session prior to this meeting, to discuss personnel matters and litigation items.
- 4. Presentation/ Public Hearings/ Land Development**
 - A. Neshaminy Watershed Consortium – Karen Ogden**
 - Ken Jones and Karen Ogden presented to the Board about the proposed Neshaminy Watershed Consortium, outlining its mission to coordinate municipalities and community partners in protecting the Neshaminy Creek watershed. They explained how the consortium would foster regional collaboration on stormwater management, water quality improvement, habitat restoration, grant funding, and public education. Their presentation emphasized the benefits of shared resources and unified planning to address long-term watershed health across township boundaries.
 - B. Santa House Appreciation Award**
 - Cynthia Jones presented a plaque to Nancy Jones and Bill Jones as recognition for their involvement and implementation in the long-standing tradition of Santa House. They received a plaque to take home with them as well as a plaque that will be mounted onto the Santa House structure. This was a token of appreciation for their commitment to the Township and to its residents.
- 5. Motion to Consider Consent Agenda**

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

 - A.** Approve Minutes of December 15th, 2025, Board of Supervisors Meeting.
 - B.** Approve Minutes of January 5th, 2026, Board of Supervisors Reorganization Meeting.
 - C.** Approve Regular Bill List as Follows:
 - Dated December 30, 2025, In the amount of \$74,633.15.
 - Dated January 8, 2026, In the amount of \$47,402.03.
 - Dated January 22, 2026, In the amount of \$74,831.98.
 - Dated January 29, 2026, In the amount of \$35,039.15.

- D.** Approve Prepaid Bill List as Follows:
- Dated December 17, 2025, In the amount of \$219,384.36.
 - Dated December 30, 2025, In the amount of \$39,959.60.
 - Dated January 8, 2026, In the amount of \$10,993.71.
 - Dated January 15, 2026, In the amount of \$30,881.61.
 - Dated January 22, 2026, In the amount of \$22,343.15.
 - Dated January 29, 2026, In the amount of \$481,569.95.
- E.** Approve Escrow Release #1 to 7 Walters, LLC, Lohin Subdivision in the amount of \$378,725.50.
- F.** Approve Escrow Release #4 to Hallmark Homes – Schoolhouse, LLC, 84 Schoolhouse Road in the amount of \$81,741.00.
- G.** Approve Escrow Release #1 to Klimenko Minor Subdivision Plan, 84 Curley Mill Road in the amount of \$70,002.50.

There were no public comments.

All voted aye, motion carried 5-0.

6. Action Items

- A.** Consider a motion to advertise Ordinance 2026-01 Vacate Portion of Chapman Road.

Cynthia Jones motioned to authorize the advertisement. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- B.** Consider a motion to approve the Amended Conservation Easement for 52 N. Chapman Road.

Bill Jones motioned to approve the Amended Conservation Easement for 52 N. Chapman Road. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

- C.** Consider a motion to advertise Ordinance 2026-02 4-Way Stop at New Galena and Sellersville Road.

Cynthia Jones motioned to authorize the advertisement. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- D. Consider a motion to adopt Resolution 2026- 02 2026 Employee Policy Manual Amendment.

Bill Jones motioned to adopt Resolution 2026- 02 2026 Employee Policy Manual Amendment. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

- E. Consider a motion to adopt Resolution 2026-03 Recognition as a PA Audubon Council Bird Town.

Bridget Kunakorn motioned to adopt Resolution 2026-03 Recognition as a PA Audubon Council Bird Town. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

- F. Consider a motion to hire Alex Nagy for the Finance Director position.

Bill Jones motioned to approve the hiring of the Finance Director. Seconded by Cynthia Jones.

No public comment.

All voted aye, motion carried 5-0.

7. Information Items

A. Departmental Reports

- Alex Mullin discussed that the finance documents included within the monthly report and the cash receipts list. She also explained the Township's financial status as of December regarding revenues, specifically the collected Real Estate tax, and expenditures to-date.
- Alex Mullin explained that both the Public Works Department and the Park & Recreation Department have been hard at work with the latest storms.
- Chief Clowser discussed the recent projects going on within the Police Department and the upcoming events planned.

B. Engineer's Report

- Craig Kennard gave an update on the January report and the various projects the Township has been working on. He also described upcoming projects and progress within current developments.

C. Board of Supervisor's Comment

- Stephanie Shortall expressed gratitude for the Public Works and Police Department for their hard work during the recent storms.
- Bill Jones expressed thanks to Public Works, Park and Rec and all who were involved with the Santa House for the award he received.
- Cynthia Jones echoed all sentiments.
- Bridget Kunakorn also thanked all departments for their hard work, making everyone aware of the snow emergency importance, and gave a reminder about Veterans Bingo coming up on March 13th.
- MaryBeth McCabe gave thanks to the Public Works and Police Department for their efforts during the last few winter weather events that have been taking place ensuring all residents are kept safe.

8. Public Comment

- A. Philip Shire expressed the need for a social media post regarding clearing snow around fire hydrants and asked if the Township could accommodate given the recent storms.
- B. Bill Bingeman – 110 Keller Road – asked the Board for an update regarding the status of the bridge and if they would expect to see any improvements or decisions made soon.
 - Scott Holbert responded that the Township is waiting to receive the latest PennDOT report and that once the weather clears the Township, the Engineer, and the Board will assess the best next steps.

9. Announcements

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

Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, February 11th at 10am.

Township Building Closed – Monday, February 16th – Presidents Day.

Parks & Recreation Meeting – Tuesday, February 17th at 7pm.

Veterans Committee Meeting – Wednesday, February 18th at 6pm.

Zoning Hearing Board Meeting – Thursday, February 19th at 7pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, February 23rd, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

10. Adjournment

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

The Board unanimously adjourned the meeting at 8:10 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

MaryBeth McCabe, Esq., Chair

Cynthia Jones, Vice-Chair

William B. Jones, III, Member

Attest: _____
Dan Fox, Township Manager

Stephanie Shortall, Member

Bridget Kunakorn, Member



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: February 19, 2026
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated February 19, 2026, in the amount of \$73,208.15.

Attest: _____

Date: _____

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice
GILM0010	GILMORE & ASSOCIATES INC.			Continued											
26000233	02/02/26 ENGINEERING SERVICES			Continued											
7	ENGINEERING SERVICES			100.00	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601331
	Tracking Id: 2023-13521			654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY											
8	ENGINEERING SERVICES			316.84	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601333
	Tracking Id: 2023-13148			84 CURLEY MILL RD - A&L KILMENKO/SILVER OAK VLG											
9	ENGINEERING SERVICES			5,506.10	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601334
	Tracking Id: 2024-13470			CNTY LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00											
10	ENGINEERING SERVICES			6,245.47	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601335
	Tracking Id: 2024-31-z			545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS											
11	ENGINEERING SERVICES			595.00	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601336
	Tracking Id: 2023-12977			4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN											
12	ENGINEERING SERVICES			226.25	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601337
	Tracking Id: 2024-13573			753 NEW GALENA RD 2 PARCELS - PLUMSTEAD CHRISTIAN											
13	ENGINEERING SERVICES			2,251.25	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601339
	Tracking Id: 2025-LD-06			66 SELLERSVILLE RD SHANIA&ANDREW COLEMAN SKETCH											
14	ENGINEERING SERVICES			1,812.25	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601340
	Tracking Id: 2025-14-z			22 King Rd R Scorzetti Rotelle Dev											
15	ENGINEERING SERVICES			1,316.25	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601341
	Tracking Id: 2025-6-z			219 W BUTLER CELEK CHALFONT											
16	ENGINEERING SERVICES			2,902.50	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601342
	Tracking Id: 2025-LD-03			56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)											
17	ENGINEERING SERVICES			278.75	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601343
	Tracking Id: 2025-LD-05			400 HIGHPOINT DR PENNTEX CONSTR SALDO											
18	ENGINEERING SERVICES			1,435.00	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601344
	Tracking Id: 2025-LD-07			115 CURLEY MILL RD TOSSONA SKETCH PLAN											
19	ENGINEERING SERVICES			1,947.50	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601345
	Tracking Id: 2025-PA-01			5 NEW GALENA GRANITE CREEK PROP PRE APPLICATION											
20	ENGINEERING SERVICES			4,206.25	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601346
	Tracking Id: 2025-LD-08			1400 MANOR DR FOXLANE@PHILLIC FOXLANE@NEW BRITAIN											
21	ENGINEERING SERVICES			362.50	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601347
	Tracking Id: 2025-270-z			110 WILLIAMSON CT-TARONE/ANTHONY&SLYVAN- POOL											
22	ENGINEERING SERVICES			300.00	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601348
	Tracking Id: 2025-284-z			393 OLD IRON HILL i/c/o ANTHONY SYLVAN POOLS STORM											
23	ENGINEERING SERVICES			2,963.75	90-414-311					E ENGINEERING BILLED	R	02/02/26	02/02/26	02/02/26	PS-INV2601349
	Tracking Id: 2023-13148			84 CURLEY MILL RD - A&L KILMENKO/SILVER OAK VLG											
24	ENGINEERING SERVICES			587.15	18-436-367					E NPDES COMPLIANCE	R	02/02/26	02/02/26	02/02/26	PS-INV2601351
25	ENGINEERING SERVICES			625.00	18-436-367					E NPDES COMPLIANCE	R	02/02/26	02/02/26	02/02/26	PS-INV2601352

Vendor #	Name	PO #	PO Date	Description	Amount	Charge Account	Contract PO Type	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099	
Item Description															Excl	
GILM0010 GILMORE & ASSOCIATES INC. Continued																
26000233	02/02/26	ENGINEERING SERVICES	2,413.75	01-414-313	Continued				E ENGINEERING PLANNING/ZONING	R	02/02/26	02/02/26	02/02/26	PS-INV2601332	N	
26	ENGINEERING SERVICES		962.50	07-454-312					E NORTH BRANCH PARK EXP	R	02/02/26	02/02/26	02/02/26	PS-INV2601338	N	
27	ENGINEERING SERVICES		533.75	01-408-100					E GENERAL ENGINEERING	R	02/02/26	02/02/26	02/02/26	PS-INV2601350	N	
28	ENGINEERING SERVICES		4,157.50	01-414-313					E ENGINEERING PLANNING/ZONING	R	02/02/26	02/02/26	02/02/26	PS-INV2601353	N	
29	ENGINEERING SERVICES		49,544.24													
Vendor Total:															49,544.24	
HABER010 H.A. BERKHEIMER INC.																
26000186	01/30/26	COMMISSION FEE JANUARY 2026	10.59	01-403-370					E EIT/EMST COLLECTOR	R	01/30/26	01/30/26	01/30/26	EIT 013026	N	
1	COMMISSION FEE JANUARY 2026															
26000187	01/30/26	COMMISSION FEE JANUARY 2026	1.18	04-403-370					E EIT TAX COLLECTOR EXPENSE	R	01/30/26	01/30/26	01/30/26	OST 013026	N	
1	COMMISSION FEE JANUARY 2026															
Vendor Total:															11.77	
HOMED010 HOME DEPOT CREDIT SERVICES																
26000161	01/28/26	SUPPLIES	35.13	01-438-460					E GENERAL EXPENSE	R	01/28/26	01/28/26	01/28/26	7624172	N	
1	SUPPLIES		286.85	01-438-460					E GENERAL EXPENSE	R	01/28/26	01/28/26	01/28/26	9512018	N	
2	SUPPLIES		268.68	01-400-300					E GENERAL ADMIN EXPENSE	R	01/28/26	01/28/26	01/28/26	8903459	N	
3	SUPPLIES		240.36	01-438-460					E GENERAL EXPENSE	R	01/28/26	01/28/26	01/28/26	4512789	N	
4	SUPPLIES		130.34	07-454-319					E GENERAL EXPENSES/SUPPLIES	R	01/28/26	01/28/26	01/28/26	2032690	N	
5	SUPPLIES		23.78	01-400-300					E GENERAL ADMIN EXPENSE	R	01/28/26	01/28/26	01/28/26	2073536	N	
6	SUPPLIES		189.62	01-438-460					E GENERAL EXPENSE	R	01/28/26	01/28/26	01/28/26	4514478	N	
7	SUPPLIES		1,174.76													
Vendor Total:															1,174.76	
HOUGH010 HOUGH ASSOCIATES LLC																
26000203	01/05/26	2026 RECYCLING GRANT/1ST PAYMT	2,500.00	01-427-010					E SLID WASTE/HAZ WASTE COLLECTION	R	01/05/26	01/05/26	01/05/26	2026.01	N	
1	2026 RECYCLING GRANT/1ST PAYMT															
Vendor Total:															2,500.00	

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Invoice	1099	
														Date		Excl	
KEYST050	KEYSTONE MUNICIPAL SERVICES IN																
26000204	02/05/26 OUTSIDE INSPECTIONS						2,170.00	01-413-122	E	OUTSIDE INSPECTIONS	R	02/05/26	02/05/26	40197		N	
	1 OUTSIDE INSPECTIONS																
	Vendor Total:						2,170.00										
LMGFA010	LMG FAMILY PRACTICE																
26000228	02/03/26 PRE-EMPLOYMENT SCREENINGS						155.00	01-400-300	E	GENERAL ADMIN EXPENSE	R	02/03/26	02/03/26	16975	020326	N	
	1 PRE-EMPLOYMENT SCREENINGS																
	Vendor Total:						155.00										
NAPAA005	NAPA AUTO PARTS - LANSDALE																
26000219	01/31/26 PARTS/REPAIRS						286.02	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	603400		N	
	1 PARTS/REPAIRS																
	2 PARTS/REPAIRS						212.52	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	603842		N	
	3 PARTS/REPAIRS						10.36	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	603844		N	
							83.86										
	Vendor Total:						212.52										
26000220	01/31/26 PARTS/REPAIRS 48-05																
	1 PARTS/REPAIRS 48-05							01-410-370	E	VEHICLE MAINT/REPAIRS-OUTSIDE	R	01/31/26	01/31/26	604000		N	
26000221	01/31/26 PARTS/REPAIRS						291.23	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	604701		N	
	1 PARTS/REPAIRS																
	2 PARTS/REPAIRS						10.00	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	604702		N	
	3 PARTS/REPAIRS						17.02	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	605182		N	
	4 PARTS/REPAIRS						165.63	01-437-300	E	VEHICLE REPAIRS	R	01/31/26	01/31/26	605290		N	
							98.58										
	Vendor Total:						214.70										
26000222	01/31/26 PARTS/REPAIRS 48-02																
	1 PARTS/REPAIRS 48-02							01-410-370	E	VEHICLE MAINT/REPAIRS-OUTSIDE	R	01/31/26	01/31/26	606044		N	
26000223	01/31/26 PARTS/REPAIRS 48-06																
	1 PARTS/REPAIRS 48-06							01-410-370	E	VEHICLE MAINT/REPAIRS-OUTSIDE	R	01/31/26	01/31/26	606272		N	

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099	Excl	
SERV010 SERVICE TIRE TRUCK CENTERS																		
26000124	01/26/26	TIRES SHOP TRUCK	544.00	01-437-300	E	VEHICLE REPAIRS	R	01/26/26	01/26/26	26-1092398-011	N							
Vendor Total: 544.00																		
SOSME005 SOSMETAL PRODUCTS INC.																		
26000185	02/05/26	SHOP SUPPLIES	91.12	01-437-300	E	VEHICLE REPAIRS	R	02/05/26	02/05/26	1605075	N							
Vendor Total: 91.12																		
STAPL015 STAPLES																		
26000125	01/31/26	OFFICE SUPPLIES	45.98	01-400-210	E	MATERIALS/SUPPLIES	R	01/31/26	01/31/26	6054411010	N							
		OFFICE SUPPLIES	102.32	01-400-210	E	MATERIALS/SUPPLIES	R	01/31/26	01/31/26	6054411011	N							
		OFFICE SUPPLIES	351.44	01-400-210	E	MATERIALS/SUPPLIES	R	01/31/26	01/31/26	6054411012	N							
		OFFICE SUPPLIES	19.55	01-400-210	E	MATERIALS/SUPPLIES	R	01/31/26	01/31/26	6054411013	N							
		OFFICE SUPPLIES	94.85	01-400-210	E	MATERIALS/SUPPLIES	R	01/31/26	01/31/26	6054411014	N							
Vendor Total: 614.14																		
TOOLE005 TOOL & EQUIPMENT SOLUTIONS																		
26000232	02/16/26	LIFT INSPECTION	275.00	01-430-370	E	BUILDING MAINTENANCE	R	02/16/26	02/16/26	8541	N							
Vendor Total: 275.00																		
UNITE010 UNITED INSPECTION AGENCY INC.																		
25001858	12/17/25	OUTSIDE INSPECTIONS	775.00	01-413-122	E	OUTSIDE INSPECTIONS	R	12/17/25	12/17/25	169946	N							
Vendor Total: 775.00																		
26000122	01/21/26	OUTSIDE INSPECTIONS	1,200.00	01-413-122	E	OUTSIDE INSPECTIONS	R	01/21/26	01/21/26	170655	N							
Vendor Total: 1,200.00																		
26000153	01/28/26	OUTSIDE INSPECTIONS	450.00	01-413-122	E	OUTSIDE INSPECTIONS	R	01/28/26	01/28/26	170839	N							
Vendor Total: 450.00																		

Vendor # Name	PO # PO Date Description	Item Description	Amount	Charge Account	Contract PO Type	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
UNIT010 UNITED INSPECTION AGENCY INC. Continued												
	26000198 02/04/26 OUTSIDE INSPECTIONS		210.00	01-413-122		E OUTSIDE INSPECTIONS	R	02/04/26	02/04/26		171011	N
	1 OUTSIDE INSPECTIONS											
	26000230 02/11/26 OUTSIDE INSPECTIONS		1,050.00	01-413-122		E OUTSIDE INSPECTIONS	R	02/11/26	02/11/26		171168	N
	1 OUTSIDE INSPECTIONS											
	Vendor Total:		3,685.00									
GANNE005 USA TODAY MEDIA CORP.												
	26000162 01/31/26 ADVERTISING		939.14	01-400-340		E ADVERTISING/PRINTING	R	01/31/26	01/31/26		0007521287	N
	1 ADVERTISING											
	Vendor Total:		939.14									
WEHR010 WEHRUNG'S												
	26000194 01/31/26 MATERIALS		14.79	01-438-460		E GENERAL EXPENSE	R	01/31/26	01/31/26		29299	N
	1 MATERIALS											
	26000194 01/31/26 MATERIALS		24.82	01-438-460		E GENERAL EXPENSE	R	01/31/26	01/31/26		29345	N
	2 MATERIALS											
	26000194 01/31/26 MATERIALS		14.98	01-438-460		E GENERAL EXPENSE	R	01/31/26	01/31/26		29390	N
	3 MATERIALS											
	Vendor Total:		54.59									
Total Purchase Orders: 42 Total P.O. Line Items: 90 Total List Amount: 73,208.15 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	1,979.66	0.00	1,979.66	0.00	0.00	1,979.66
GENERAL FUND:	6-01	27,472.73	0.00	27,472.73	0.00	0.00	27,472.73
LAND PRESERVATION FUND:	6-04	561.18	0.00	561.18	0.00	0.00	561.18
PARKS & RECREATION FUND:	6-07	1,717.84	0.00	1,717.84	0.00	0.00	1,717.84
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	6-18	1,212.15	0.00	1,212.15	0.00	0.00	1,212.15
ESCROW:	6-90	40,264.59	0.00	40,264.59	0.00	0.00	40,264.59
Year Total:		71,228.49	0.00	71,228.49	0.00	0.00	71,228.49
Total of All Funds:		73,208.15	0.00	73,208.15	0.00	0.00	73,208.15

Totals by Fund	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description							
GENERAL FUND:	01	29,452.39	0.00	29,452.39	0.00	0.00	29,452.39
LAND PRESERVATION FUND:	04	561.18	0.00	561.18	0.00	0.00	561.18
PARKS & RECREATION FUND:	07	1,717.84	0.00	1,717.84	0.00	0.00	1,717.84
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	1,212.15	0.00	1,212.15	0.00	0.00	1,212.15
ESCROW:	90	40,264.59	0.00	40,264.59	0.00	0.00	40,264.59
Total of All Funds:		<u>73,208.15</u>	<u>0.00</u>	<u>73,208.15</u>	<u>0.00</u>	<u>0.00</u>	<u>73,208.15</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	1,979.66	0.00	0.00	0.00	1,979.66
GENERAL FUND:	6-01	27,472.73	0.00	0.00	0.00	27,472.73
LAND PRESERVATION FUND:	6-04	561.18	0.00	0.00	0.00	561.18
PARKS & RECREATION FUND:	6-07	1,717.84	0.00	0.00	0.00	1,717.84
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	6-18	1,212.15	0.00	0.00	0.00	1,212.15
ESCROW:	6-90	40,264.59	0.00	0.00	0.00	40,264.59
Year Total:		71,228.49	0.00	0.00	0.00	71,228.49
Total of All Funds:		73,208.15	0.00	0.00	0.00	73,208.15



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: February 19, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated February 5, 2026, in the amount of \$46,583.99.

Attest: _____

Date: _____

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd	Chk/Void	Date	Invoice	1099	Excl						
VERIZ050	VERIZON WIRELESS																							
		26000147	01/19/26	POLICE WIRELESS SERVICE																				
				1 POLICE WIRELESS SERVICE	318.59	01-400-320				E TELEPHONE/COMMUNICATIONS	R	01/19/26	01/19/26	00001	011926									
				2 POLICE WIRELESS SERVICE	660.23	01-410-320				E COMMUNICATIONS	R	01/19/26	01/19/26	00001	011926									
				3 POLICE WIRELESS SERVICE	263.05	01-430-320				E COMMUNICATIONS/MAINT	R	01/19/26	01/19/26	00001	011926									
					1,241.87																			
26000150	01/23/26 POLICE WIRELESS SERVICE																							
				1 POLICE WIRELESS SERVICE	25.02	01-410-320				E COMMUNICATIONS	R	01/23/26	01/23/26	00001	012326									
				Vendor Total:	1,907.35																			
WILLI030	WILLIE CLEMMER																							
		26000083	01/17/26	01/17/26 SNOW REMOVAL																				
				1 01/17/26 SNOW REMOVAL	437.50	01-432-220				E SNOW REMOVAL/CONTRACTORS	R	01/17/26	01/17/26		011726									
				Vendor Total:	437.50																			
<table border="0" style="width: 100%;"> <tr> <td>Total Purchase Orders:</td> <td>35</td> <td>Total P.O. Line Items:</td> <td>48</td> <td>Total List Amount:</td> <td>46,583.99</td> <td>Total Void Amount:</td> <td>0.00</td> </tr> </table>																	Total Purchase Orders:	35	Total P.O. Line Items:	48	Total List Amount:	46,583.99	Total Void Amount:	0.00
Total Purchase Orders:	35	Total P.O. Line Items:	48	Total List Amount:	46,583.99	Total Void Amount:	0.00																	

Totals by Year-Fund		Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description								
GENERAL FUND:		5-01	243.48	0.00	243.48	0.00	0.00	243.48
CAPITAL IMPROVEMENT/EQUIPMENT FUND:		5-18	3,437.02	0.00	3,437.02	0.00	0.00	3,437.02
	Year Total:		3,680.50	0.00	3,680.50	0.00	0.00	3,680.50
GENERAL FUND:		6-01	27,405.91	0.00	27,405.91	0.00	0.00	27,405.91
PARKS & RECREATION FUND:		6-07	87.54	0.00	87.54	0.00	0.00	87.54
CAPITAL IMPROVEMENT/EQUIPMENT FUND:		6-18	15,410.04	0.00	15,410.04	0.00	0.00	15,410.04
	Year Total:		42,903.49	0.00	42,903.49	0.00	0.00	42,903.49
Total of All Funds:			46,583.99	0.00	46,583.99	0.00	0.00	46,583.99

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	27,649.39	0.00	27,649.39	0.00	0.00	27,649.39
PARKS & RECREATION FUND:	07	87.54	0.00	87.54	0.00	0.00	87.54
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	18	18,847.06	0.00	18,847.06	0.00	0.00	18,847.06
Total of All Funds:		<u>46,583.99</u>	<u>0.00</u>	<u>46,583.99</u>	<u>0.00</u>	<u>0.00</u>	<u>46,583.99</u>

Breakdown of Expenditure Account Current/Prior Received/Prior Open

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	243.48	0.00	0.00	0.00	243.48
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	5-18	3,437.02	0.00	0.00	0.00	3,437.02
Year Total:		3,680.50	0.00	0.00	0.00	3,680.50
GENERAL FUND:	6-01	27,405.91	0.00	0.00	0.00	27,405.91
PARKS & RECREATION FUND:	6-07	87.54	0.00	0.00	0.00	87.54
CAPITAL IMPROVEMENT/EQUIPMENT FUND:	6-18	15,410.04	0.00	0.00	0.00	15,410.04
Year Total:		42,903.49	0.00	0.00	0.00	42,903.49
Total of All Funds:		46,583.99	0.00	0.00	0.00	46,583.99

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Alex Nagy
DATE: February 19, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated February 12, 2026, in the amount of \$101,973.76.

Attest: _____

Date: _____

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Rcvd Batch Id Range: KG0209PD to KG0209PD
 Include Non-Budgeted: Y
 Prior Year Only: N
 Open: N
 Rcvd: Y
 Bld: Y
 Paid: N
 Held: Y
 State: Y
 Void: N
 Aprv: N
 Other: Y
 Exempt: Y
 * Means Prior Year Line

Vendor # Name	PO # PO Date Description	Amount	Charge Account	Contract PO Type	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
ANATO005 ANATOLY & LEONID KLIMENKO												
	26000190 02/02/26 CERTIFICATE OF COMPLETION #1											
	1 CERTIFICATE OF COMPLETION #1	70,002.50	90-414-600		E REFUND OF ESCROW	R	02/02/26	02/02/26		020226	N	
	Tracking Id: 2023-13148 84 CURLEY MILL RD - A&L KILMENKO/SILVER OAK VLG											
	Vendor Total:	70,002.50										
ATT00030 AT&T												
	26000169 01/20/26 CRIMINAL INVESTIGATIONS											
	1 CRIMINAL INVESTIGATIONS	145.00	01-410-250		E GENERAL EXPENSE	R	01/20/26	01/20/26		603451	N	
	Vendor Total:	145.00										
BERGE010 BERGEY'S INC.												
	26000179 02/03/26 PARTS/REPAIRS FUEL TANKS											
	1 PARTS/REPAIRS FUEL TANKS	285.72	01-437-300		E VEHICLE REPAIRS	R	02/03/26	02/03/26		XA508039999:01	N	
	Vendor Total:	285.72										
BODEC005 BODE CELLMARK FORENSICS, INC.												
	26000197 02/09/26 BODE HITS ANNUAL											
	1 BODE HITS ANNUAL	3,000.00	01-410-761		E DNA CONSORTIUM	R	02/09/26	02/09/26		25996	N	
	Vendor Total:	3,000.00										
BRIAN010 BRIAN JONES												
	26000165 02/06/26 2026 MEDICAL REIMBURSEMENT											
	1 2026 MEDICAL REIMBURSEMENT	350.00	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	02/06/26	02/06/26		020626	N	
	Vendor Total:	350.00										

Vendor # Name	PO # PO Date Description	Item Description	Amount	Contract PO Type	Charge Account	Acct Type Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SUSET005 SUSETTE DUBIN												
	26000178	02/02/26 FACILITY CLEANING - ADMIN										
	1	FACILITY CLEANING - ADMIN	500.00	01-409-370		E BLDG MAINT&REPAIRS SERVICES&SUPPLIES	R	02/02/26	02/02/26	02/02/26	020226	N
		Vendor Total:	500.00									
THOMA125 THOMAS FORD												
	25001857	11/25/25 2025 MEDICAL REIMBURSEMENT										
	1	2025 MEDICAL REIMBURSEMENT	35.32	01-486-157		E HEALTH & VISION REIMBURSEMENTS	R	11/25/25	11/25/25	11/25/25	112525	N
		Vendor Total:	35.32									
TUSTI005 TUSTIN MECHANICAL SERVICES												
	26000183	02/06/26 WATER TREATMENT MAINT - PW										
	1	WATER TREATMENT MAINT - PW	300.00	01-430-370		E BUILDING MAINTENANCE	R	02/06/26	02/06/26	02/06/26	930023779	N
		Vendor Total:	300.00									
YCGIN005 YCG, INC.												
	26000168	01/29/26 CALIBRATION SPD TIMING DEVICE										
	1	CALIBRATION SPD TIMING DEVICE	513.00	01-410-223		E TRAFFIC COUNTER	R	01/29/26	01/29/26	01/29/26	236530	N
		Vendor Total:	513.00									
Total Purchase Orders:			28	Total P.O. Line Items:	32	Total List Amount:	101,973.76	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	11,822.82	0.00	11,822.82	0.00	0.00	11,822.82
GENERAL FUND:	6-01	19,216.44	0.00	19,216.44	0.00	0.00	19,216.44
PARKS & RECREATION FUND:	6-07	932.00	0.00	932.00	0.00	0.00	932.00
ESCROW:	6-90	70,002.50	0.00	70,002.50	0.00	0.00	70,002.50
Year Total:		90,150.94	0.00	90,150.94	0.00	0.00	90,150.94
Total of All Funds:		101,973.76	0.00	101,973.76	0.00	0.00	101,973.76

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	31,039.26	0.00	31,039.26	0.00	0.00	31,039.26
PARKS & RECREATION FUND:	07	932.00	0.00	932.00	0.00	0.00	932.00
ESCROW:	90	70,002.50	0.00	70,002.50	0.00	0.00	70,002.50
Total of All Funds:		<u>101,973.76</u>	<u>0.00</u>	<u>101,973.76</u>	<u>0.00</u>	<u>0.00</u>	<u>101,973.76</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	11,822.82	0.00	0.00	0.00	11,822.82
GENERAL FUND:	6-01	19,216.44	0.00	0.00	0.00	19,216.44
PARKS & RECREATION FUND:	6-07	932.00	0.00	0.00	0.00	932.00
ESCROW:	6-90	70,002.50	0.00	0.00	0.00	70,002.50
	Year Total:	90,150.94	0.00	0.00	0.00	90,150.94
	Total of All Funds:	101,973.76	0.00	0.00	0.00	101,973.76

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Alex Nagy
DATE: February 19, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated February 19, 2026, in the amount of \$159,417.19.

Attest: _____

Date: _____



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

Rcvd Batch Id Range: KG0217PD to KG0217PD

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Rcvd Date	Chk/Void Date	Invoice
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DANIE050 DANIEL A. GONZALEZ										
	26000206	02/17/26	2026 MEDICAL REIMBURSEMENT							1099
	1	2026 MEDICAL REIMBURSEMENT	325.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	02/17/26	02/17/26	021726	Exc]
	Vendor Total:		325.00							

DELA020 DEL VALL PROP & LIABILITY TRST										
	26000211	01/01/26	PROPERTY & LIABILITY TRST							
	1	PROPERTY & LIABILITY TRST	12,711.58	01-400-352	E LIABILITY/PROPERTY INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	2	PROPERTY & LIABILITY TRST	13,829.87	01-410-352	E LAW ENFORCEMENT LIABILITY	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	3	PROPERTY & LIABILITY TRST	181.68	01-413-352	E LIABILITY INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	4	PROPERTY & LIABILITY TRST	108.49	01-414-352	E LIABILITY INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	5	PROPERTY & LIABILITY TRST	1,054.13	01-430-352	E LIABILITY INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	6	PROPERTY & LIABILITY TRST	232.65	07-454-352	E LIABILITY INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	7	PROPERTY & LIABILITY TRST	214.24	01-413-351	E AUTO INSURANCE/ADMIN-INSPEC VEH.	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	8	PROPERTY & LIABILITY TRST	3,565.70	01-410-351	E VEHICLE INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	9	PROPERTY & LIABILITY TRST	5,000.41	01-430-351	E VEHICLE INSURANCE	R	01/01/26	01/01/26	PREM26-NBRIT1	N
	Vendor Total:		36,898.75							

DELA040 DELAWARE VALLEY WORKERS' COMP										
	26000212	01/01/26	WORKERS COMP INSURANCE							
	1	WORKERS COMP INSURANCE	92.06	01-400-354	E WORKER'S COMPENSATION/ADMIN	R	01/01/26	01/01/26	WCPREM26-NBRIT1	N
	2	WORKERS COMP INSURANCE	15,305.31	01-410-354	E WORKERS COMPENSATION	R	01/01/26	01/01/26	WCPREM26-NBRIT1	N
	3	WORKERS COMP INSURANCE	115.07	01-411-100	E EMS WORKERS COMP	R	01/01/26	01/01/26	WCPREM26-NBRIT1	N
	4	WORKERS COMP INSURANCE	184.13	01-413-354	E WORKERS COMPENSATION	R	01/01/26	01/01/26	WCPREM26-NBRIT1	N
	5	WORKERS COMP INSURANCE	7,318.93	01-430-354	E WORKERS COMPENSATION	R	01/01/26	01/01/26	WCPREM26-NBRIT1	N
	Vendor Total:		23,015.50							

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl							
SHAWN010	SHAWN MAGUIRE																						
26000170	2026 ORTHODONTIC REIMBURSEMENT		02/09/26	2026 ORTHODONTIC REIMBURSEMENT	1,931.00	01-486-157			E	HEALTH & VISION REIMBURSEMENTS	R	02/09/26	02/09/26	020926		N							
1	2026 ORTHODONTIC REIMBURSEMENT				1,931.00																		
	Vendor Total:				1,931.00																		
TRAI005	TRAISS, LLC																						
25001861	12/31/25 DATA REQUESTS/COLLECTION				1,100.00	01-414-319			E	COMPUTER SOFTWARE AND SERVICES	R	12/31/25	12/31/25	4150		N							
1	DATA REQUESTS/COLLECTION				1,100.00																		
	Vendor Total:				1,100.00																		
TUSTI005	TUSTIN MECHANICAL SERVICES																						
26000225	02/13/26 BOILER ROOM MAINTENANCE				1,144.08	01-430-370			E	BUILDING MAINTENANCE	R	02/13/26	02/13/26	910066652		N							
1	BOILER ROOM MAINTENANCE				1,144.08																		
	Vendor Total:				1,144.08																		
VERIZ010	VERIZON																						
26000224	02/05/26 POLICE INTERNET				289.59	01-410-320			E	COMMUNICATIONS	R	02/05/26	02/05/26	0001-17 020526		N							
1	POLICE INTERNET				289.59																		
	Vendor Total:				289.59																		
<table border="0" style="width: 100%;"> <tr> <td>Total Purchase Orders:</td> <td>18</td> <td>Total P.O. Line Items:</td> <td>37</td> <td>Total List Amount:</td> <td>159,417.19</td> <td>Total Void Amount:</td> <td>0.00</td> </tr> </table>																Total Purchase Orders:	18	Total P.O. Line Items:	37	Total List Amount:	159,417.19	Total Void Amount:	0.00
Total Purchase Orders:	18	Total P.O. Line Items:	37	Total List Amount:	159,417.19	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	1,100.00	0.00	1,100.00	0.00	0.00	1,100.00
GENERAL FUND:	6-01	150,550.55	0.00	150,550.55	0.00	0.00	150,550.55
STREET LIGHTING FUND:	6-02	18.71	0.00	18.71	0.00	0.00	18.71
PARKS & RECREATION FUND:	6-07	7,747.93	0.00	7,747.93	0.00	0.00	7,747.93
Year Total:		158,317.19	0.00	158,317.19	0.00	0.00	158,317.19
Total of All Funds:		159,417.19	0.00	159,417.19	0.00	0.00	159,417.19

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND:	01	151,650.55	0.00	151,650.55	0.00	0.00	151,650.55
STREET LIGHTING FUND:	02	18.71	0.00	18.71	0.00	0.00	18.71
PARKS & RECREATION FUND:	07	7,747.93	0.00	7,747.93	0.00	0.00	7,747.93
Total of All Funds:		<u>159,417.19</u>	<u>0.00</u>	<u>159,417.19</u>	<u>0.00</u>	<u>0.00</u>	<u>159,417.19</u>

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

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND:	5-01	1,100.00	0.00	0.00	0.00	1,100.00
GENERAL FUND:	6-01	150,550.55	0.00	0.00	0.00	150,550.55
STREET LIGHTING FUND:	6-02	18.71	0.00	0.00	0.00	18.71
PARKS & RECREATION FUND:	6-07	7,747.93	0.00	0.00	0.00	7,747.93
Year Total:		158,317.19	0.00	0.00	0.00	158,317.19
Total of All Funds:		159,417.19	0.00	0.00	0.00	159,417.19



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

February 16, 2026

File No. 2304011

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

Reference: Brooke Enterprises, LLC, Escrow Release 1
4359 County Line Road Land Development (CP Rankin)
TMP #26-005-006

Dear Doreen:

In response to the Applicant's request for the first escrow release associated with the above-referenced project, a representative from our office observed the site improvements on February 6, 2026. We have prepared Certificate of Completion 1 in the amount of **\$292,749.90** for consideration at an upcoming public meeting.

We recommend the release of cash funds as delineated on the attached breakdown and which equal Two Hundred Ninety-Two Thousand, Seven Hundred Forty-Nine Dollars and Ninety Cents (\$292,749.90) to Brooke Enterprises, LLC. This leaves \$167,948.69 remaining in the total escrow fund. The escrowed site improvements are approximately 70% 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: Daniel Fox, Township Manager
Alexandria Mullin, Assistant to the Manager
Alex Nagy, Financial Director
Scott Holbert, Esq., Flager & Associates, Inc.
Craig Rankin, Brook Enterprises, craig@cprankin.com
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

February 16, 2026
Project No.: G&A #2304011

**CERTIFICATE OF COMPLETION NO. 1
4359 COUNTY LINE ROAD LAND DEVELOPMENT (CP RANKIN)
NEW BRITAIN TOWNSHIP**

Original Financial Security: \$ 418,816.90 (Total Construction)
 \$ 41,881.69 (Total Contingency)
 \$ 460,698.59 (Total Escrow Posted)

We, the undersigned, hereby certify that the work provided for a certain Agreement between New Britain Township and Brooke Enterprises, LLC, relative to the construction and installation of certain improvements to the 4359 County Line Road Land Development site have been completed to the extent of Two Hundred Ninety-Two Thousand, Seven Hundred Forty-Nine Dollars and Ninety Cents (\$292,749.90). This certificate authorizes the cash escrow to be released to the extent of **\$292,749.90** pursuant to the Development Agreement between the Township and Brooke Enterprises, 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 Brooke Enterprises, LLC may have an interest. It is payable in an amount not to exceed \$292,749.90 to Brooke Enterprises, LLC or such other persons or parties as they shall designate.

ESCROW SUMMARY

Total Financial Security:	\$	460,698.59
Amount of Previous Releases:	\$	0.00
Amount of this Request:	\$	292,749.90
Amount of Construction Available:	\$	126,067.00
Total Escrow Remaining:	\$	167,948.69

NEW BRITAIN TOWNSHIP ENGINEER:

Janene Marchand 2/16/2026
Date
Janene Marchand, P.E.
Gilmore & Associates, Inc
Township Engineers

DESIGNATED DRAFT RECIPIENT:

Name (print) CRAIG RANKIN
Title Member
Signature [Signature]

NEW BRITAIN TOWNSHIP:

Daniel Fox, Township Manager

ESCROW STATUS REPORT



SUMMARY OF ESCROW ACCOUNT

PROJECT NAME: CP Rankin Building Addition
PROJECT NO.: 23-04011
PROJECT OWNER: Brooke Enterprises LLC

MUNICIPALITY: New Britain Township, Bucks County
ESCROW AGENT: New Britain Township
TYPE OF SECURITY: Cash
AGREEMENT DATE: January 10, 2025

AMOUNT OF WORK IN PLACE THIS PERIOD:
AMOUNT OF THIS RELEASE: \$ 292,749.90

TOTAL CONSTRUCTION: \$ 418,816.90
TOTAL 10% CONSTRUCTION CONTINGENCY: \$ 41,881.69
TOTAL CONSTRUCTION ESCROW POSTED: \$ 460,698.59

TOTAL ESCROW RELEASED TO DATE:
TOTAL ESCROW REMAINING: \$ 292,749.90
TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 41,881.69
TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 126,067.00

TOTAL ENG/INSP/LEGAL ESCROW: \$ 40,000.00
RELEASE NO.: 1
RELEASE DATE: 2/16/2026

ESCROW TABULATION

CONSTRUCTION ITEMS	CURRENT RELEASE			RELEASED TO DATE			AVAILABLE FOR RELEASE			RELEASE REQ #2		
	UNITS	QUANTITY	TOTAL AMOUNT	UNITS	QUANTITY	TOTAL AMOUNT	UNITS	QUANTITY	TOTAL AMOUNT		UNITS	QUANTITY
A. EROSION AND SEDIMENT CONTROL												
1. Rock Construction Entrance	EA	1	\$ 2,500.00		1	\$ 2,500.00		1	\$ 2,500.00		1	\$ 2,500.00
2. 12" Silt sock	LF	968	\$ 5.00	\$ 4,840.00	968	\$ 4,840.00		968	\$ 4,840.00		968	\$ 4,840.00
3. 18" Silt sock	LF	80	\$ 10.00	\$ 800.00	80	\$ 800.00		80	\$ 800.00		80	\$ 800.00
4. Concrete Washout	EA	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00		1	\$ 1,000.00		1	\$ 1,000.00
5. Tree protection fence	LF	663	\$ 2.00	\$ 1,326.00	663	\$ 1,326.00		663	\$ 1,326.00		663	\$ 1,326.00
6. Inlet Protection - Silt sacks	EA	6	\$ 150.00	\$ 900.00	6	\$ 900.00		6	\$ 900.00		6	\$ 900.00
7. Dewatering of Basin	EA	1	\$ 4,000.00	\$ 4,000.00	1	\$ 4,000.00		1	\$ 4,000.00		1	\$ 4,000.00
8. Permanent Seeding Outside Basin	SF	21600	\$ 0.10	\$ 2,160.00	21600	\$ 2,160.00		21600	\$ 2,160.00		21600	\$ 2,160.00
9. Install NAG75 Straw Matting	SF	473	\$ 2.50	\$ 1,182.50	473	\$ 1,182.50		473	\$ 1,182.50		473	\$ 1,182.50
10. Maintain/Remove E&S Controls	LS	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00		1	\$ 1,000.00		1	\$ 1,000.00
B. EARTHWORK												
1. Strip topsoil @ 9" for Basin	CY	144	\$ 30.00	\$ 4,320.00								
2. Basin Excavation	LS	1	\$ 40,000.00	\$ 40,000.00							144	\$ 4,320.00
3. Install 2 ft of Amended Soils (Basin)	CY	192	\$ 151.00	\$ 28,992.00							192	\$ 28,992.00
C. STORM SEWER:												
1. 15" HDPE	LF	435	\$ 80.00	\$ 34,800.00	435	\$ 34,800.00		435	\$ 34,800.00		435	\$ 34,800.00
2. Standard Type M Inlet	EA	4	\$ 2,500.00	\$ 10,000.00	4	\$ 10,000.00		4	\$ 10,000.00		4	\$ 10,000.00
3. 15" Flared End Section w/Rip Rap Swale	EA	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00		1	\$ 1,500.00		1	\$ 1,500.00
4. 8" PVC	LF	790	\$ 42.00	\$ 33,180.00	790	\$ 33,180.00		790	\$ 33,180.00		790	\$ 33,180.00
5. 8" Flared End Section w/ Rip Rap	EA	1	\$ 800.00	\$ 800.00	1	\$ 800.00		1	\$ 800.00		1	\$ 800.00
6. Tie Exist. Roof Drains into Exist. RCP	EA	5	\$ 350.00	\$ 1,750.00	5	\$ 1,750.00		5	\$ 1,750.00		5	\$ 1,750.00
7. 18" RCP	LF	190	\$ 100.00	\$ 19,000.00	190	\$ 19,000.00		190	\$ 19,000.00		190	\$ 19,000.00
8. Tie Into Existing Inlet	LS	1	\$ 500.00	\$ 500.00	1	\$ 500.00		1	\$ 500.00		1	\$ 500.00
D. ONSITE CONCRETE												
1. Concrete Crub	LF	305	\$ 30.00	\$ 9,150.00	305	\$ 9,150.00		305	\$ 9,150.00		305	\$ 9,150.00
2. Dumpster Pad	SF	360	\$ 13.00	\$ 4,680.00	360	\$ 4,680.00		360	\$ 4,680.00		360	\$ 4,680.00
3. Sidewalks	SF	785	\$ 6.00	\$ 4,710.00							785	\$ 4,710.00
4. Railings	LF	46	\$ 50.00	\$ 2,300.00							46	\$ 2,300.00
5. Accessible Ramp	EA	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,500.00		1	\$ 2,500.00		1	\$ 2,500.00

ESCROW STATUS REPORT



PROJECT NAME: CP Rankin Building Addition
 PROJECT NO.: 23-04011
 PROJECT OWNER: Brooke Enterprises LLC

TOTAL CONSTRUCTION: \$ 418,816.90
 TOTAL 10% CONSTRUCTION CONTINGENCY: \$ 41,881.69
 TOTAL CONSTRUCTION ESCROW POSTED: \$ 460,698.59

AMOUNT OF WORK IN PLACE THIS PERIOD:
AMOUNT OF THIS RELEASE: \$ 292,749.90

MUNICIPALITY: New Britain Township, Bucks County
 ESCROW AGENT: New Britain Township
 TYPE OF SECURITY: Cash
 AGREEMENT DATE: January 10, 2025

TOTAL ENGINEERING/LEGAL ESCROW: \$ 40,000.00
 RELEASE NO.: 1
 RELEASE DATE: 2/16/2026

TOTAL ESCROW RELEASED TO DATE: \$ 292,749.90
 TOTAL ESCROW REMAINING: \$ 167,948.69
 TOTAL CONSTRUCTION CONTINGENCY REMAINING: \$ 41,881.69
 TOTAL CONSTRUCTION AVAILABLE FOR RELEASE: \$ 126,067.00

SUMMARY OF ESCROW ACCOUNT

ESCROW TABULATION

CONSTRUCTION ITEMS	CURRENT RELEASE			RELEASED TO DATE			AVAILABLE FOR RELEASE			RELEASE REQ #2		
	UNITS	QUANTITY	TOTAL AMOUNT	UNITS	QUANTITY	TOTAL AMOUNT	UNITS	QUANTITY	TOTAL AMOUNT		UNITS	QUANTITY
E. SITE PAVING												
1. Fine Grade & Compact	SY	2117	\$ 423.40		2117	\$423.40		2117	\$423.40			
2. 6" 3A Modified Stone	SY	2177	\$ 9.00	\$ 19,593.00	2177	\$19,593.00		2177	\$19,593.00			
3. Curb Seal	LF	305	\$ 1.00	\$ 305.00	305	\$305.00		305	\$305.00			
4. 4.5" 25 MM Base Course	SY	2117	\$ 28.00	\$ 59,276.00	2117	\$59,276.00		2117	\$59,276.00			
5. Sweep & Tack Coat	SY	2117	\$ 1.00	\$ 2,117.00	2117	\$2,117.00		2117	\$2,117.00			
6. 1.5" 9.5MM Wearing Course	SY	2117	\$ 11.00	\$ 23,287.00	2117	\$23,287.00		2117	\$23,287.00			
7. Top Pavement Overlay Only	SY	3360	\$ 13.00	\$ 43,680.00	3360	\$43,680.00		3360	\$43,680.00			
F. LANDSCAPING												
Deciduous Trees												
1. AR - Red Maple, 3-3.5"	EA	8	\$ 500.00	\$ 4,000.00						8	\$ 4,000.00	
2. TA - American Linden, 3-3.5"	EA	7	\$ 500.00	\$ 3,500.00						7	\$ 3,500.00	
3. CC - Redbud	EA	10	\$ 425.00	\$ 4,250.00						10	\$ 4,250.00	
4. CK - Japanese Dogwood	EA	10	\$ 425.00	\$ 4,250.00						10	\$ 4,250.00	
Evergreen Trees												
5. TH - American Arborvitae, 6'	EA	5	\$ 500.00	\$ 2,500.00						5	\$ 2,500.00	
6. PA - Norway Spruce	EA	2	\$ 500.00	\$ 1,000.00						2	\$ 1,000.00	
Deciduous & Evergreen Shrubs												
7. VJ - Judd Viburnum - 30"	EA	55	\$ 100.00	\$ 5,500.00						55	\$ 5,500.00	
8. IV - Winterberry, 30"	EA	40	\$ 100.00	\$ 4,000.00						40	\$ 4,000.00	
9. VD - Arrowroot viburnum, 30"	EA	20	\$ 100.00	\$ 2,000.00						20	\$ 2,000.00	
10. AA - Black Chokeberry	EA	18	\$ 100.00	\$ 1,800.00						18	\$ 1,800.00	
Additional Items												
11. Ernist mix seeding at Basin Bottom	SF	2590	\$ 0.50	\$ 1,295.00						2590	\$ 1,295.00	
G. LIGHTING												
1. DSXW2 LED - Wall Mounted	EA	4	\$ 500.00	\$ 2,000.00						4	\$ 2,000.00	
2. Relocate Existing Pole-Mounted Light Feature	EA	3	\$ 1,500.00	\$ 4,500.00						3	\$ 4,500.00	
H. MISC												
1. Concrete Monuments	EA	3	\$ 250.00	\$ 750.00						3	\$ 750.00	
2. Concrete Wheel Stops	EA	45	\$ 50.00	\$ 2,250.00						45	\$ 2,250.00	
3. Dumpster Shadowbox Fence	LF	76	\$ 25.00	\$ 1,900.00						76	\$ 1,900.00	
4. Survey and Asbuilts	LS	1	\$ 5,000.00	\$ 5,000.00						1	\$ 5,000.00	
5. Pavement Markings	LS	1	\$ 1,000.00	\$ 1,000.00						1	\$ 1,000.00	
6. Traffic and Parking Signage	EA	5	\$ 150.00	\$ 750.00						5	\$ 750.00	



TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

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

To: New Britain Township Board of Supervisors

From: William May – Parks and Recreation Foreman/Coordinator

This packet contains information that is relevant and vital to the proposed upgrade and replacement of the Tot Lot/Playground and Pavillion #1 at North Branch Park.

Estimated Costs for replacement:

2–5-year-old playground structure - \$220,042.00

20 ft W x 45 ft L Pavilion - \$180,950.00

Total Estimated Cost = \$400,992.00

PLAYGROUND QUOTE
AND SUGGESTED PROJECT LAYOUT



503 N. Walnut Road, Suite 200
 Kennett Square, PA 19348
 610-444-4402 1-800-220-4402
 FAX: 610-444-3359
 E-mail: info@recreation-resource.com
 Website: www.recreation-resource.com



Quote

DATE	Quote No.
12/2/2025	Q23-478AR1

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

Typographical and stenographic errors subject to corrections. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the Purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TO:
 New Britain Township
 Bill May
 wmay@nbtpa.us

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 30 days. If past 30 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
RE: North Branch Park OPTION A					
BCI	Burke Proposal 56-1732030-2, Including; - 2-5 Play Structure *Custom Fire Logo Panels are available for additional cost - 2-Bay 3-1/2" Arch Swing, includes: - (2) Freedom ADA Seats + (2) Tot Seats - Inclusive Orbit ADA Spinner - PlayEnsemble Music - Borders & ADA Ramps			79,524.00	79,524.00
Ship-PA	Estimated Truckload Freight			6,156.00	6,156.00
Install	Installation of play equipment as shown above			31,810.00	31,810.00
Excavation	Site prep, excavation, disposal of soils, drainage and stone			27,219.00	27,219.00
SurfaceAmerica	PlayBound Poured-in-Place Rubber Safety Surfacing, 2,810 sf 50% Color / 50% Black Speckled Mix, Graphics as shown on 3D's 3-1/2" thick for 8ft Max Fall Height 1/2" Thick EPDM Top Layer (installed at industry-leading 2.44lbs/sq ft) 3" Thick Cushion Base Layer Installed over Crushed stone base with fines (2A Modified, Crusher Run, etc.) - ** SUBBASE SUPPLIED AND INSTALLED BY OTHERS ** <u>Includes industry-leading 7 year warranty with Aromatic Binder, or available with 10 year warranty with use of Premium Aliphatic Binder (contact us for additional charges for aliphatic)</u> Standard EPDM Colors are Army Green, Beige, Bright Green, Brown, Dark Gray, *Eggshell, Gold, Hunter Green, *Light Gray, *Pearl, Royal Blue, *Sky Blue, or Terra Cotta.			75,333.00	75,333.00

TOTAL

To Accept Order, Sign: _____ Date: _____

Quote is based upon shipment of all items to a single destination, unless noted.
 Changes subject to price adjustment. Your signature here accepts all of our terms & conditions.
 A deposit or payment in full may be required to place your order.





503 N. Walnut Road, Suite 200
 Kennett Square, PA 19348
 610-444-4402 1-800-220-4402
 FAX: 610-444-3359
 E-mail: info@recreation-resource.com
 Website: www.recreation-resource.com



Quote

DATE	Quote No.
12/2/2025	Q23-478AR1

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TO:
 New Britain Township
 Bill May
 wmay@nbtpa.us

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 30 days. If past 30 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
------	-------------	-----	-----	------	-------

* These colors WILL be slightly off-color when installed with aromatic binder (yellowish hue) but will normalize with use and wear.
 Premium colors require use of premium binder, and are available for additional charge: Teal, Yellow, Purple, or Primary Red.

IPEMA Certified System

- If stone base with fines is installed by others, we MUST INSPECT IT BEFORE mobilizing.
- Asphalt is NOT an appropriate edge and WILL fail - We are not responsible for asphalt edge failures and gaps at edges due to asphalt failure
- Temps to install must be 40F and rising, not to drop below 40F during 24-36hr cure time
- PRICING SHOWN IS FOR ONE MOBILIZATION TO JOBSITE
- Standard Aromatic Binder will discolor slightly initially (this is normal), but film will wear off and reveal actual rubber color with use and wear.

Notes

*** Installation services are likely to cause dirt on pavement and/or damage to grass/turf from a paved access point to the install location, along with grass/dirt surrounding the work site. Unless specifically stated above, site restoration (smoothing, reseeding, etc.) is not included. ***

0.00 0.00

If there are obstructions below the surface such as rock, concrete, roots, etc. additional charges will be added.

Does not include private underground line locating service
 - to be responsibility of the client. We do One-Call prior to start but these do not identify lines on private property.

TOTAL

To Accept Order, Sign: _____ Date: _____
 Quote is based upon shipment of all items to a single destination, unless noted.
 Changes subject to price adjustment. Your signature here accepts all of our terms & conditions.
 A deposit or payment in full may be required to place your order.





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 Kennett Square, PA 19348
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Quote

DATE	Quote No.
12/2/2025	Q23-478AR1

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

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Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TO:
 New Britain Township
 Bill May
 wmay@nbtpa.us

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 30 days. If past 30 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
------	-------------	-----	-----	------	-------

We are not responsible for damage to underground lines if private locating service is not performed.

Does not include any additional licenses or permits (if required) - if these are required, the cost to obtain them will be added to the final invoice.

Administration fees will be added if inspections, building code inspections, etc. are required.

Security	<u>Purchaser shall be responsible for security, as needed, to prevent vandalism and/or damage of any type to the surface during the installation process, curing time, and after the installation is completed.</u>			0.00	0.00
-----------------	---	--	--	------	------

SteelCerts	Buyer MUST request applicable product steel or material certifications prior to acceptance of quote and ordering. If requirements are not given at time of quote and certificates are requested after order is placed, additional charges will apply, up to and including buyer taking delivery of non-certified products, and ordering new products with certifications. Non-certified products cannot be returned.			0.00	0.00
-------------------	--	--	--	------	------

Prices are for 2026 Purchase.

COSTARS 014-E22-249

TOTAL	\$220,042.00
--------------	---------------------

To Accept Order, Sign: _____ Date: _____

Quote is based upon shipment of all items to a single destination, unless noted.
 Changes subject to price adjustment. Your signature here accepts all of our terms & conditions.
 A deposit or payment in full may be required to place your order.

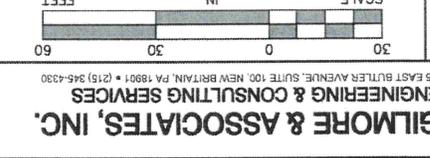
PLEASE NOTE-OUR ADDRESS HAS CHANGED TO 503 N. WALNUT ROAD, SUITE 200, KENNETT SQUARE, PA 19348. PLEASE CHANGE YOUR DATABASE.



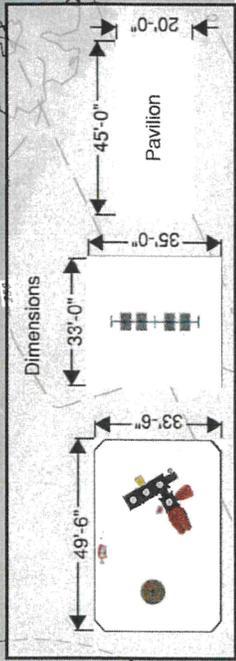
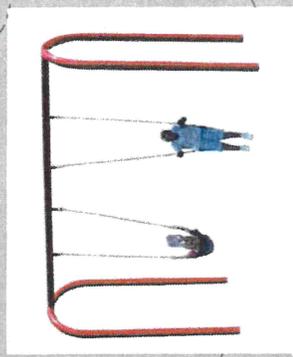
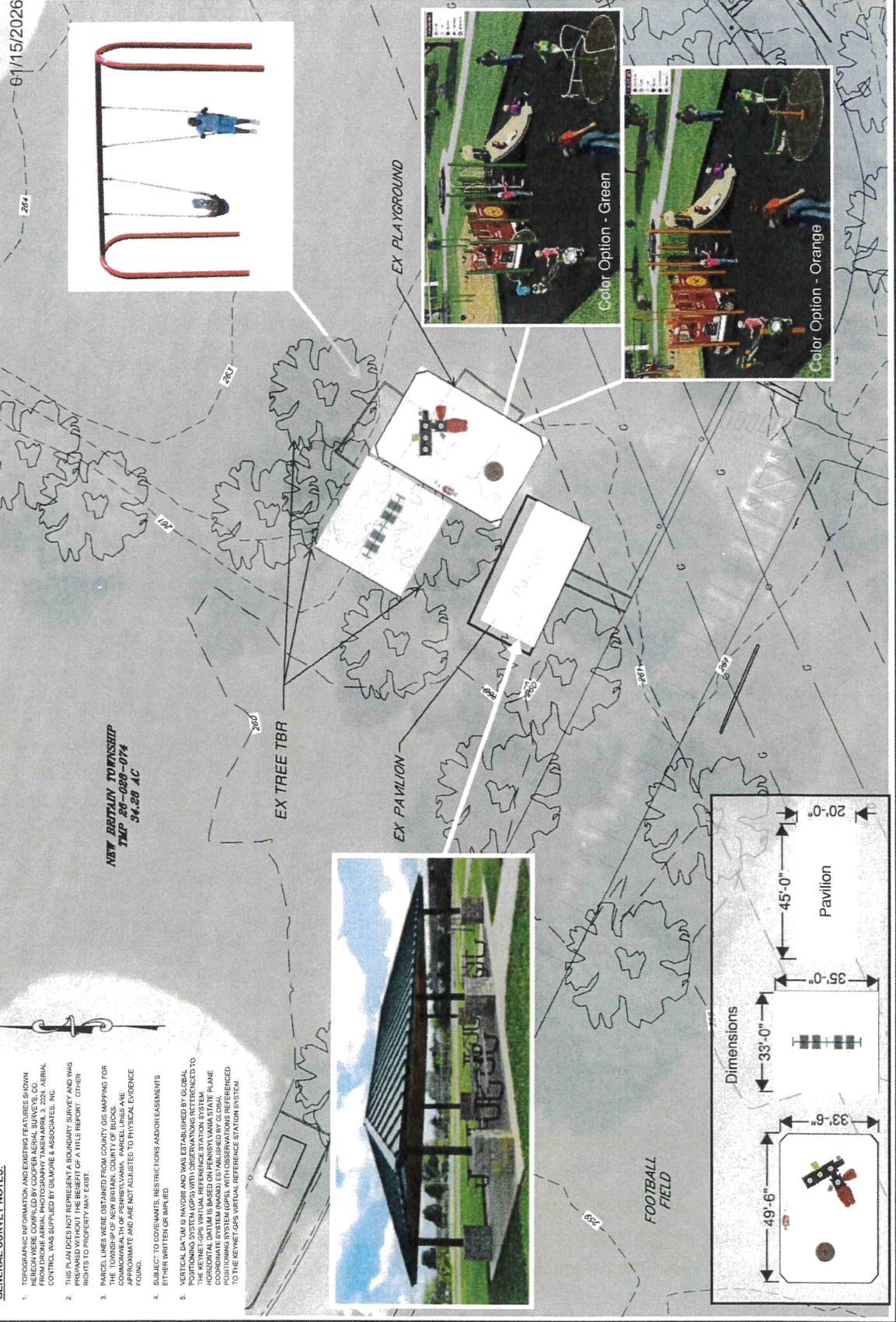
Draft Print

JOB NO.: 9991002
 DATE: 06/11/2026
 SCALE: 1" = 30'

EXISTING FEATURES PLAN
 NORTH BRANCH PARK
 NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



DRAWN BY: TMM
 GILMORE & ASSOCIATES, INC.
 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 946-4300



GENERAL SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION AND EXISTING FEATURES SHOWN HEREON WERE COMPILED BY COOPER AERIAL SURVEYS, CO. USING AERIAL PHOTOGRAPHY TAKEN APRIL 3, 2024. AERIAL CONTROL WAS SUPPLIED BY GILMORE & ASSOCIATES, INC.
2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED AS PART OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MAY EXIST.
3. PARCEL LINES WERE OBTAINED FROM COUNTY GIS MAPPING FOR THE TOWNSHIP OF NEW BRITAIN, COUNTY OF BUCKS AND COMMONWEALTH OF PENNSYLVANIA. PARCEL LINES ARE APPROXIMATE AND ARE NOT ADJUSTED TO PHYSICAL EVIDENCE FOUND.
4. SUBJECT TO GOVERNANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE NATIONAL DATUM (NAD83) ESTABLISHED BY GLOBAL COORDINATE SYSTEM (GAM83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE NATIONAL DATUM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).

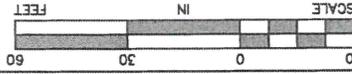
6/15/2026 3:40:43 PM

JOB NO.: 9991002
 DATE: 06/11/2026
 SCALE: 1"=30'

NORTH BRANCH PARK

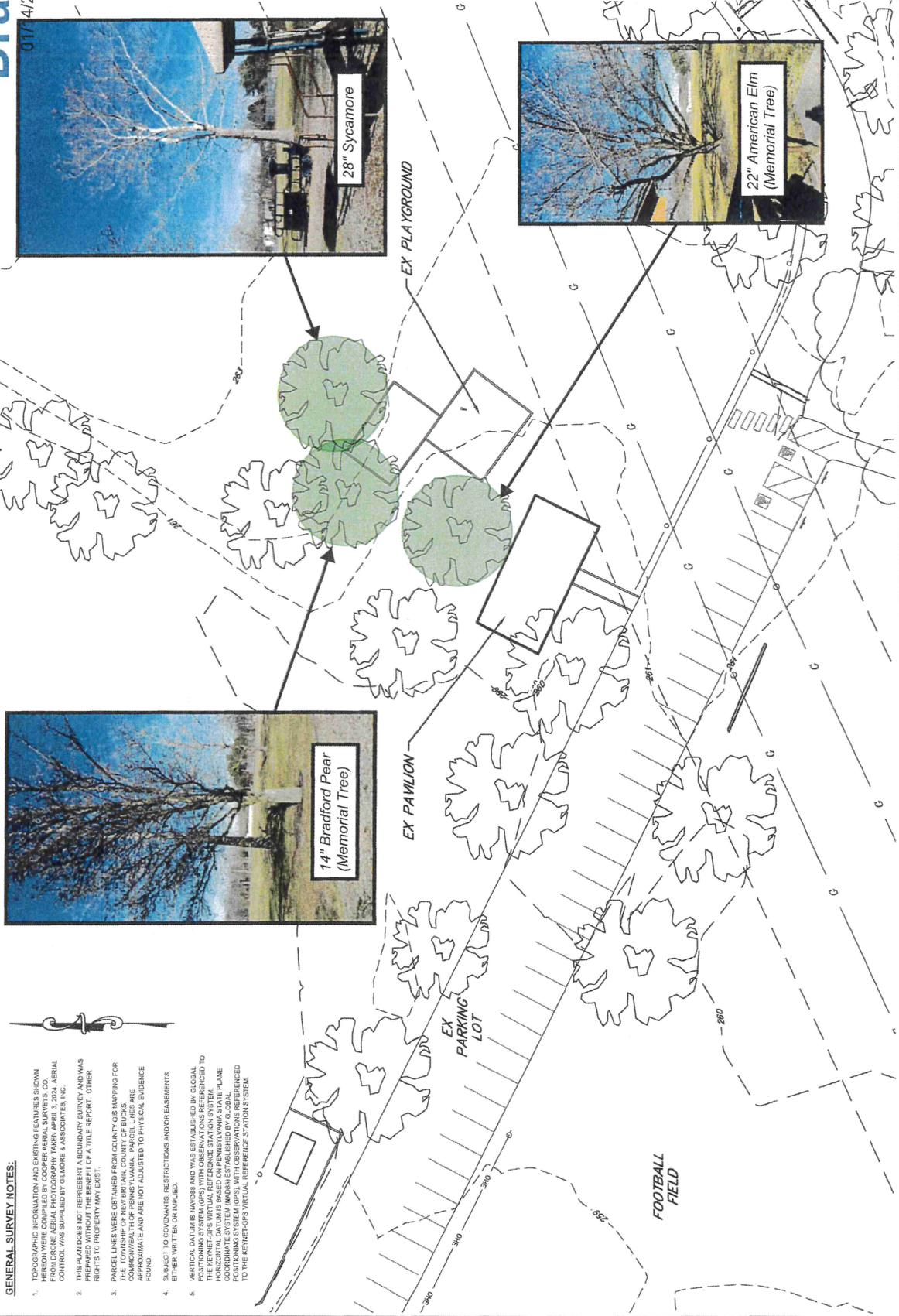
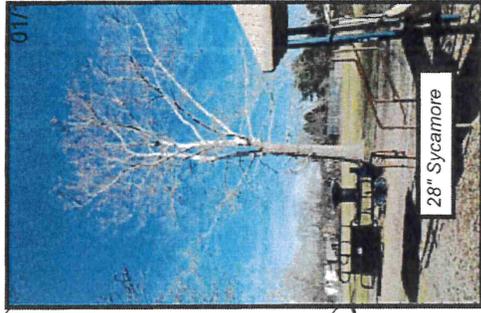
EXISTING FEATURES PLAN

NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA



DRAWN BY: TMW

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4390

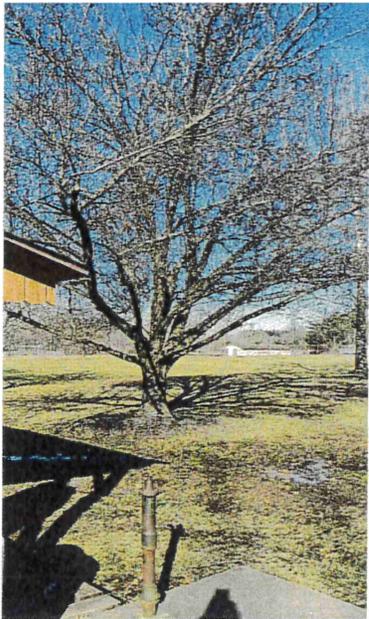


GENERAL SURVEY NOTES:

1. TOPOGRAPHIC INFORMATION AND EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM COOPER AERIAL SURVEYS, CO. FROM DRONE AERIAL PHOTOGRAPHY TAKEN APRIL 3, 2024. AERIAL CONTROL WAS SUPPLIED BY GILMORE & ASSOCIATES, INC.
2. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. OTHER RIGHTS TO PROPERTY MUST EXIST.
3. PARCEL LINES WERE OBTAINED FROM COUNTY GIS MAPPING FOR THE COMMONWEALTH OF PENNSYLVANIA. PARCEL LINES ARE APPROXIMATE AND ARE NOT ADJUSTED TO PHYSICAL EVIDENCE FOUND.
4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.
5. VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE NATIONAL DATUM FOR THE UNITED STATES OF AMERICA. HORIZONTAL DATUM IS BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD83) ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS). WITH OBSERVATIONS REFERENCED TO THE NETWORK-GPS VERTICAL REFERENCE SYSTEM.

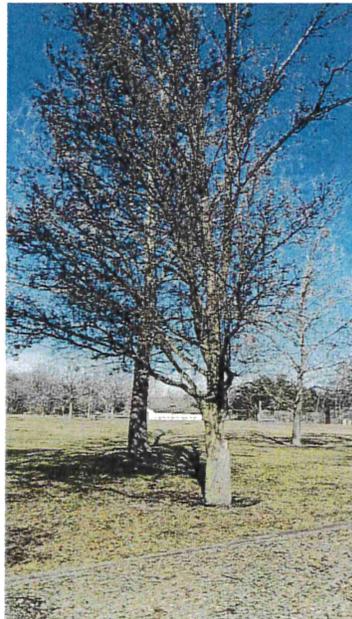


Full Picture with all three trees that need to be removed



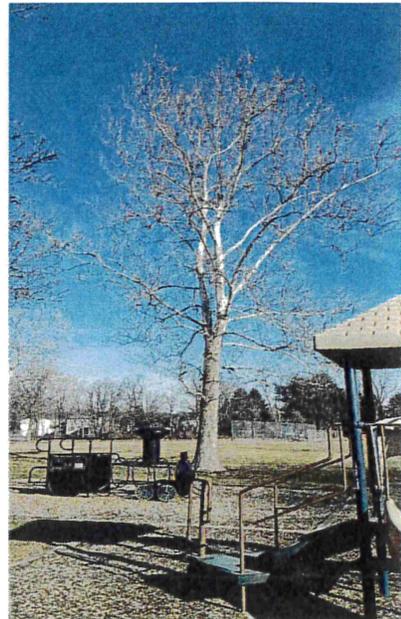
#1- American Elm/ 22" cal.

Memorial Tree



#2- Bradford Pear/ 14" cal.

Memorial Tree



#3- Sycamore/ 28" cal.

Numbers coincide with red numbers in full picture at top of page. Trees # 1 and #2 are both Memorial Trees.

PAVILION QUOTE



503 N. Walnut Road Bldg 200
 Kennett Square, PA 19348
 610-444-4402 1-800-220-4402
 FAX: 610-444-3359
 E-mail: info@recreation-resource.com
 Website: www.recreation-resource.com

Quote

DATE	Quote No.
4/23/2025	Q25-180-BR

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

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TO:
 New Britain Township
 C/O Gilmore Associates
 Timothy Wallace

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 10 days. If past 10 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
------	-------------	-----	-----	------	-------

BUDGET NUMBERS

Pavilion	GluLam Pavilion Model RALEIGH HIP Size: 20' x 45' Roof Pitch: 3:12			39,800.00	39,800.00
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LAMINATED BEAMS AND COLUMNS: Beams are fabricated with Southern Pine, AITC Architectural Appearance Grade with one coat sealer and individually wrapped. Columns are pressure treated 0.6 pcf CCA, prior to gluing per AITC 109 for in ground use to resist decay and insect attack. All steel connections and hardware for connecting beams to columns are included. Steel to have shop coat of primer. Hardware to be electrostatic zinc plated.

STRUCTURAL WOOD ROOF DECK: 2" Southern Pine, #1, single tongue and groove, V-joint face side, kiln dried, furnished in Specified lengths such that end joints occur over supports. Nails included for installation.

FASCIA: 2x6 Southern Pine #1 SPIB Grade, pressure treated in accordance with AITC 109 for above ground use. Hot-dipped galvanized nails for installation are included.

ROOFING: Standard 25-Year Class-A Fire Rated 3-Tab Fiberglass Shingles, (Owens Corning Autumn Brown) with one layer of 30# roofing felt. Galvanized Roofing Nails are included.

Design: Roof system is designed to withstand 30 psf live load, 40 psf snow load and Category II 114 Vmph wind load on the vertical projected area. Shop drawings shall bear the seal of a Pennsylvania Professional Engineer.

Enwood	Base Calculations			500.00	500.00
--------	-------------------	--	--	--------	--------

TOTAL

To Accept Order, Sign: _____ Date: _____
 Quote is based upon shipment of all items to a single destination, unless noted.
 Changes subject to price adjustment. Your signature here accepts all of our terms & conditions.
 A deposit or payment in full may be required to place your order.





503 N. Walnut Road Bldg 200
 Kennett Square, PA 19348
 610-444-4402 1-800-220-4402
 FAX: 610-444-3359
 E-mail: info@recreation-resource.com
 Website: www.recreation-resource.com

Quote

DATE	Quote No.
4/23/2025	Q25-180-BR

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance.

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TO:
 New Britain Township
 C/O Gilmore Associates
 Timothy Wallace

Appropriate State Sales Tax Will Be Added Upon Ordering If Applicable

REP
Steve

Quote valid for 10 days. If past 10 days, contact us to verify pricing.

ITEM	DESCRIPTION	QTY	UOM	UNIT	TOTAL
Enwood	Footing Design			350.00	350.00
Ship-PA	Estimated Freight			800.00	800.00
Concrete	Pour Concrete Pad, 5", Drip Edge			22,000.00	22,000.00
Install	Unload at Job Site Excavate to subgrade and remove spoils, if not used around concrete pad Layout and Dig Footers Pour Concrete Pad (5") Install Pavilion (shingle roof)			40,000.00	40,000.00
	OPTIONAL: 24 ga 1-1/2" SSR ADD \$17,500				
Install	Wrap 16 Columns with Stone; - Stone allowance for Columns of \$10/SF is included			60,000.00	60,000.00
	COSTARS 014-E22-249				

****STAFF RECCOMENDS THE 24 GA 1-1/2" SSR FOR \$17,500**

\$163,450.00
 W/ ROOF

TOTAL \$180,950.00

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ENWOOD STRUCTURES,
A ZENECAR COMPANY

10224 DURANT ROAD
SUITE 201
RALEIGH, NC 27614

☎ 800.777.8648

✉ zenecar@enwood.com
(mailto:zenecar@enwood.com)

🌐 www.enwood.com



([https://www.facebook.com/enwood-](https://www.facebook.com/enwoodstructures/)
[https://www.linkedin.com/company/enwood-](https://www.linkedin.com/company/enwood-structures/)
[https://www.instagram.com/enwood-](https://www.instagram.com/enwoodstructures/)
[hc_ref=SEARCH](https://www.youtube.com/channel/UCp37/enwood-</p></div>
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Home (www.enwood.com)

About Us ([./companyprofile.html](http://companyprofile.html))

Our Catalog
(<http://www.enwood.com/EnwoodCatalog2023.pdf>)

Photo Galleries ([./photo-gallery.html](http://photo-gallery.html))

Quick Contact

Enter Email

Enter Message

Send Message



**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-01

**AN ORDINANCE OF NEW BRITAIN TOWNSHIP, COUNTY OF BUCKS,
PENNSYLVANIA TO VACATE A PORTION OF CHAPMAN ROAD THUS AMENDING
APPENDIX H-101 OF THE NEW BRITAIN TOWNSHIP CODE OF ORDINANCES;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the County of Bucks (“County”) recently purchased the property located at 226 Chapman Road and believes it is beneficial to the County and the Township if the 634 feet of Chapman Road (“634 Feet Portion”) that is adjacent to the County-owned property at 226 Chapman Road be vacated by the Township; and

WHEREAS, the Board of Supervisors of New Britain Township has examined the 634 Feet Portion, located within New Britain Township, and desires to vacate it; and

WHEREAS, this certain portion of Chapman Road, 634 feet south of the New Galena Road intersection, has the County as the property owner on both sides. Furthermore, the 226 Chapman Road parcel is deed restricted and may only be used for recreational purposes by the County; and

WHEREAS, since the County owns the parcels on both sides of the proposed vacation of Chapman Road, there are no adjacent property owners; and

WHEREAS, pursuant to the provisions of The Second Class Township Code, 53 P.S. § 67305, notice was provided in a public newspaper of the time and place of a scheduled hearing regarding the proposed vacation of a portion of said roadways; and

WHEREAS, a vacation of the said roadway is permitted and authorized pursuant to the provisions of The Second Class Township Code, 53 P.S. § 67304.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, and it is hereby enacted and ordained by the authority of same as follows:

1. The above recitals shall form a part of this Ordinance as though the same were set forth herein at length.
2. That portion of Chapman Road in New Britain Township, specifically the 634 feet located south of the New Galena Road and Chapman Road intersection, as further identified in Exhibit A, is vacated in accordance with the provisions of The Second Class Township Code, 53 P.S. §§

67304 and 67305. As a result, Chapman Road from the intersection of New Galena Road to approximately 1,600 feet north of the intersection with Ferry Road is entirely vacated.

3. A copy of this Ordinance shall be filed with the Office of the Clerk of Courts, Bucks County, Pennsylvania.

4. This Ordinance shall become effective immediately after enactment, as provided by law.

5. It is declared that the enactment of this Ordinance is necessary for the protection, benefit, and preservation of the health, safety, and welfare of the citizens of the Township.

6. All Ordinances or parts of Ordinances inconsistent herewith shall be and the same are expressly repealed.

7. In the event that any provision, section, clause, or part of a section or any clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provisions, sections, clauses, or part of a section or any clause, it being the intent of this Township that such remainder shall remain in full force and effect.

ORDAINED AND ENACTED by the Board of Supervisors for New Britain Township, Bucks County, Pennsylvania, this 2 day of February , 2026.

ATTEST:

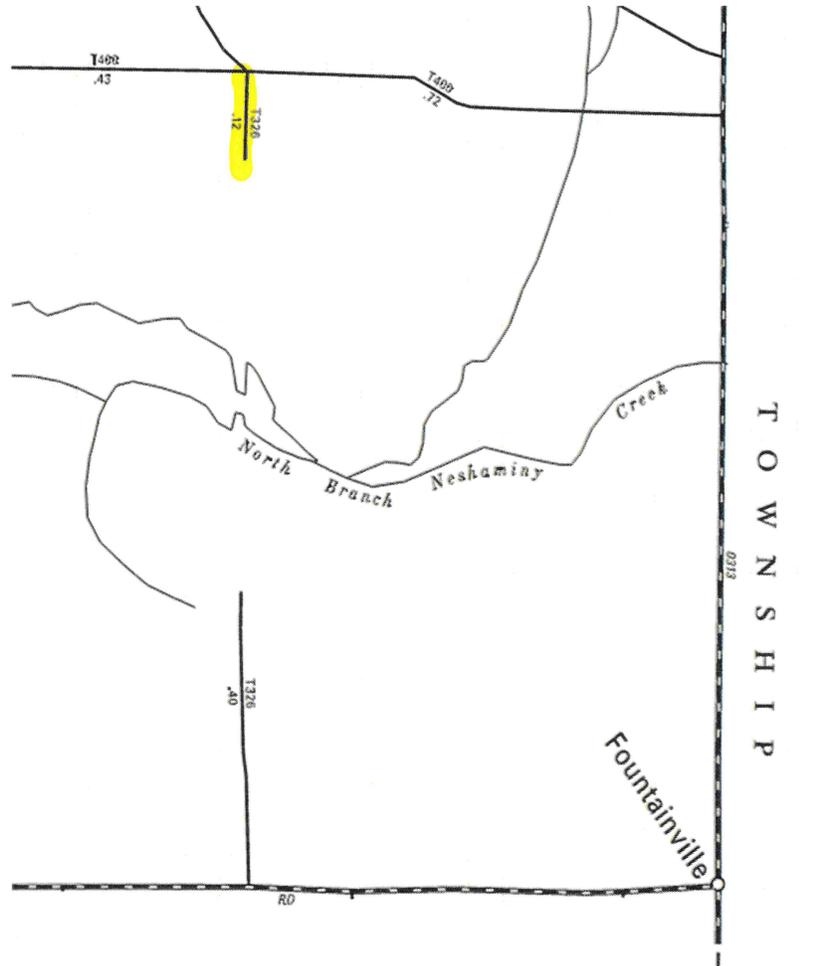
**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS:**

Dan Fox, Township Manager

By: _____
MaryBeth McCabe, Chair

Exhibit A

Portion of Chapman Road Being Vacated by the Township



ORDINANCE NO. 2026- 02

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF NEW BRITAIN ESTABLISHING A 4-WAY STOP INTERSECTION AT THE INTERSECTION OF NEW GALENA ROAD AND SELLERSVILLE ROAD, NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

WHEREAS, on November 29, 2024, Mark M. Hood, P.E. of the Pennsylvania Local Technical Assistance Program issued a report finding that a 4- stop intersection is proper for the intersection located at New Galena Road and Sellersville Road in New Britain Township, Bucks County, PA;

WHEREAS, there currently exists stop signs at this intersection on Sellersville Road travelling both in the northwest and southeast directions; and

WHEREAS, New Galena Road is a State Road and the Pennsylvania Department of Transportation concurs with the November 29, 2024 Report of Mark M. Hood, P.E. and will also designate the intersection of New Galena Road and Sellersville Road as a 4-way stop intersection;

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors for the Township of New Britain:

1. Location of 4-way Stop.

The intersection of the New Britain Township Roads, New Galena Road and Sellersville Road, is established as a 4-way stop intersection, and official stop signs shall be erected in such positions as to face all traffic approaching this intersection.

2. Stopping Distance.

All vehicles approaching the intersection shall come to a full stop within a reasonable distance, before entering such intersection.

3. Stop Intersections Established.

Section 15-209 of the Code of the Township of New Britain shall be amended so that the intersection of Sellersville Road and New Galena Road is a "4-way" stop.

4. Penalty for Violations.

Any operator of a vehicle or tractor who shall fail to come to a full stop, within a reasonable distance, before entering any stop intersection, as hereinabove required, shall upon conviction thereof, be sentenced to pay a fine as provided pursuant to the Pennsylvania Vehicle Code (Title 75).

ENACTED AND ORDAINED by the Board of Supervisors of New Britain Township, Bucks County, Pennsylvania, this 2 day of February , 2026.

Attest:

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

Dan Fox, Township Manager

By: _____
MaryBeth McCabe, Chair

By: _____
Cynthia M. Jones, Vice-Chair

By: _____
William B. Jones, III, Member

By: _____
Stephanie Shortall, Member

By: _____
Bridget Kunakorn, Member

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Dan Fox, Township Manager
DATE: February 19, 2026
SUBJECT: Township File Digitization Project

Township Staff initially met with representatives from Higher Information Group, BerkOne, and ScanTek to discuss our digitization needs and overall project scope. Each vendor was provided with an overview of the Township's records, the estimated volume of materials to be digitized, and the need for secure handling and efficient indexing. The discussions covered workflow processes, technology platforms, security protocols, implementation timelines, and cost structures.

Following those initial meetings, staff conducted follow-up interviews with BerkOne and ScanTek to further evaluate their services. These discussions allowed us to explore their technical capabilities in greater detail, review their project management approach, and clarify pricing.

After reviewing the proposals and the information gathered during the follow-up interviews, ScanTek was selected as the Township's vendor of choice. Neighboring municipalities have successfully used ScanTek's services, and their pricing was competitive and clearly structured. In addition, ScanTek offers software, called Laserfiche, that will integrate directly with TRAIRS, connecting systems already in place, creating ease of use across multiple departments.

Based on overall value, strong local references, competitive pricing, and the added benefit of system compatibility, ScanTek is recommended as the Township's digitization vendor.



Document Conversion Proposal



New Britain Township

Presented by:

Tony Hornicek

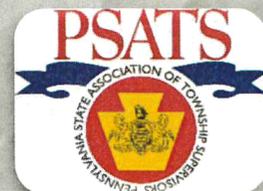
Director, New Business Development – Government Solutions

February 19, 2026

SCANTEK, INC.

1100 Easton Road
Willow Grove, PA 19090
215-882-5000

www.scantek.info



February 19, 2026

Alexandria Mullin
New Britain Township
207 Park Avenue
Chalfont, PA 18914

Thank you for the opportunity to provide you with this proposal. With almost 5 decades of experience, Scantek can offer the most efficient and affordable solutions available. Our secure processing facility maintains the latest in imaging technology and experienced staffing to manage all your file conversion needs.

The following proposal reflects our estimate for digitizing your Property Files based on our recent review of your records. It is comprehensive in that it includes all components of the project: including boxing and pick-up of records for transport to our secure facility, scanning, indexing per specific record type, and formatting the images and metadata for uploading to a hard drive or any other system of your choice. We also included in pricing for loose re-assembly of the files in the Optional Items table.

We highly recommend utilizing our Laserfiche cloud document management software, and we have included optional pricing for a three-user system for your reference. If you are interested, we can schedule a virtual meeting to demonstrate the basic features and functionality of the software.

Please note that we base our billing on actual images processed, and we have developed our proposal using our 2026 COSTARS contract pricing, which offers exceptional value for our services.

Scantek looks forward to further exploring this opportunity and providing our services and solutions to New Britain Township.

Sincerely,

Anthony Hornicek
Director, Government Services
Scantek, Inc.
215-392-0765
ahornicek@scantek.info

SCOPE OF WORK

TYPE OF FILES

- Property Files

General Assumptions

Multi-page PDF/A - 300 DPI B & W

Folder-level Unitization: 1 Record = 1 Folder

Index per Folder Tab –

Large Format – Index per Folder Tab_M

OCR Process for Full-text Search

Records on Shelves to be Boxed by Scantek Team

No re-assembly – Return Originals, with Loose re-assembly Option

Option to upload images and metadata to Laserfiche

Total Volume Estimates

NOTES - To maintain uniform metrics for volume calculation, we convert all containers to standard 1.2 cubic foot boxes. (For example: 2.4 cubic foot “Transfile” boxes are counted as two (2) standard size boxes; vertical file cabinet drawers are counted as 2-3 standard size boxes; lateral file drawers are counted as 3-6 boxes depending on size.) “Images” refers to any document up to and including 11 x 17; “Large Format” is any document exceeding 11 x 17.

Property Files – 296 Boxes (Box Up)

- 2,200 images per box = 651,200 images
- 10 large format per box = 2,960 large format (folded & co-mingled)
- 25 records per box = 7,400 records

NOTE: The above volume estimates are based on our assessment of your records. You are only invoiced for the actual images processed. If variances in scope are discovered upon receipt and review of records, additional charges may apply, and these would be addressed with customer prior to proceeding.

FILE RETRIEVALS

During Document Conversion, Scantek will provide file retrievals to client while the records are in our possession within 24 hours of the request by way of fax, email or SFTP to authorized contact. Cost: 5 free retrievals per week, each additional is \$2 per file and \$.25 per page

STORAGE SERVICES

Scantek will store your paper files for 60 days at no charge after delivery of images. After 60 days, you can have your paper files delivered back to your organization or storage facility. A fee of \$1.00 per box, per month will automatically be charged for storage starting on day 61 if customer cannot give information for delivery or shredding. Scantek will work closely with your facility regarding storage after the 60-day period.

PROJECT MANAGEMENT

Project Management includes: Review contents of boxes to verify they match the job requirements. Review job requirements with the client, such as Indexing, Final Format, Delivery, Retrievals. Develop Job Spec outlining each department's responsibility and the Business Rules regarding the Projects specific Scope of Work (SOW), as well as developing a comprehensive production schedule. Monitor all stages of production to keep to an agreed upon SLA. Communication with client throughout the project pertaining to anomalies, questions, updates, etc. by conference call, email and reports when necessary. Final Review of product to ensure accuracy prior to delivery.

START-UP/FIXED COSTS

Item	# Units	Unit Cost	Extended Cost
Pickup - Scantek Inc. Vehicle and Driver Insured, Bonded and Secured	3	\$450.00	\$1,350.00
Box Up Files (on Shelves)	296	\$7.50	\$2,220.00
One Time Setup Fee	1	\$1,000.00	WAIVED
Project Management - Per Hour/Number Record Types	5	\$125.00	\$625.00
TOTAL			\$4,195.00

CONVERSION ITEMS: VOLUMES & PRICING

Property Files	
# Boxes	296
# Records	7,400
# Images	651,200
# Large Format - Folded & Co-mingled	2,960

	# Units	Unit Cost	Extended Cost
Document Preparation -1 hr. per 700 images	931	\$21.00	\$19,551.00
Scanning with Quality Control - 200 DPI	651,200	\$0.047	\$30,606.40
Indexing - Folder Tab: Parcel & Street Address)	7,400	\$0.35	\$2,590.00
Scanning - Large Format (Maps/Plans) - Folded & Co-Mingled	2,960	\$2.95	\$8,732.00
OCR Process - For Full-text search	651,200	\$0.0075	\$4,884.00
TOTAL			\$66,363.40

All billing is Based on Actual Files Received

TOTAL START-UP/FIXED COSTS & CONVERSION ITEMS:	\$ 70,558.40
---	---------------------

Conversion Payment Terms	
Billing Milestone #1: One Time Charges (\$4,195.00) and 30% of Conversion Items (\$19,909.00) Due Upon Signing of Proposal	\$24,104.00
Going forward, Scantek will provide an itemized invoice to the Township on a monthly basis for actual images we process and deliver. A 30% reduction will be applied to each monthly invoice until a zero balance remains from Conversion Items portion of Billing Milestone #1 (\$19,909.00).	

***COSTARS Contract #009-E22-090:**The pricing in this proposal for New Britain Township reflects that pricing which is offered through our 2026 COSTARS Contract #009-E22-090.

Optional Items	# Units	Unit Cost	
Folder-level Re-assembly (Documents loose back in folders)	7,400	\$0.50	\$3,700.00
Color Scanning - additional per image	1	\$0.06	\$0.06
Boxing customer boxed files - per box	1	\$8.00	\$8.00
Hard Drive - Keypad Encrypted	1	\$250.00	\$250.00
Secure Shredding - per 1.2 cu. ft. box	1	\$5.00	\$5.00
Short-term Storage - per box, per month	1	\$1.00	\$1.00

LASERFICHE CLOUD DOCUMENT MANAGEMENT SYSTEM

Laserfiche Document Management Software: Cloud-based – 3 Full Users with 300 GB Cloud Storage	
SaaS Annual Subscription	
Product License including Annual Support & Maintenance	
3 Full Named Starter User Licenses w/300 GB Cloud Storage	
Total Annual Subscription	\$ 1,950.00
Each Full Starter License Includes: 100 GB Cloud Storage, Document Management, OCR Processing, Advanced Audit Trail, Integration with MS Office, Laserfiche Import Agent	
Professional Services	
Includes: System Buildout and Set-up with Three (3) Full Users, Permission Settings, Remote Install, Development of up to 3 Document Templates and Index Values for Various Record Types, Implementation and one 2-hour block of Initial Training for Staff (Remote), plus Training Documentation	
One -Time Professional Services	\$2,150.00
Total Due at Signing	
Annual Support & Maintenance plus 1-time Professional Services	\$ 4,100.00
On-Going Annual Charges	
Annual SaaS Subscription (3 Full Named Starter Users)	\$ 1,950.00
Additional Full Named Starter Licenses – Annually per User	
Full Named: Includes 100 GB Cloud Storage per User	\$ 650.00

Software Payment Terms:

- Annual Subscription plus Professional Services – total \$4,100.00 due upon signing of Agreement
- License subscription will incur a 3% annual increase
- Scantek will bill ongoing subscription Annually

SCANTEK SPECIAL/UNIQUE QUALIFICATIONS

A compelling value-proposition that separates Scantek from other providers is that we provide a proprietary 7-step workflow process which is unique to our industry. The technology and production services that we offer include quality control check points through every step of the process for all our customers.

We will provide a designated project manager who will be assigned to New Britain Township, who fully understands your requirements. Implementing a successful plan to meet your specifications and turnaround time needs is of critical importance with every one of our clients. Our team will also assist your organization in a consultative capacity to recommend solutions and ideas that will ensure project success and find additional efficiencies.

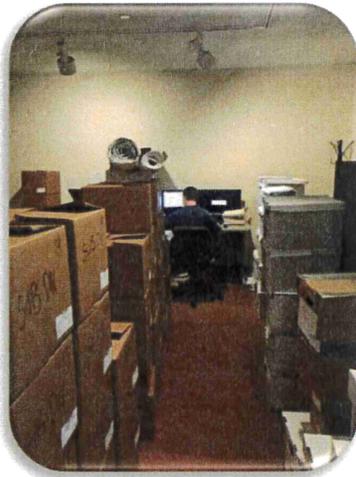
Another key consideration is our experience with large conversion projects. Scantek, including its principals and management team members, have been in the Document Management Industry for over 40 years. Our track record of successfully managing large back-file conversions for townships, municipalities, counties, municipal authorities, F500 companies, unions and utilities make us uniquely qualified to complete your scanning project. In fact, many of our national competitors in select cases have actually contracted with Scantek when their clients had complex requirements that fell outside of their capabilities.

Finally, having been in business and evolving for over four decades, we maintain the staffing and infrastructure to perform at the highest levels of productivity, thus ensuring extremely competitive pricing while delivering unsurpassed quality to our customers. We employ a wide variety of scanning hardware and software, which allows us to match the specific project to the appropriate application. Our inventory of production equipment includes:

10 – Kodak i780 – High Volume	1 – Kodak i1220 – Fragile, Photos, High DPI
4 – Kodak i820 – High Volume	1 – Kodak i1230 – Fragile, Photos, High DPI
3 – Kodak i840 – High Volume	2 – Kodak – Flatbed/Book Scanners
4 – Kodak i5600 – High Volume	1 – Fujitsu – Flatbed/Book Scanner
3 – Kodak i1860 – High Volume	6 – Rowe – Large Format Scanners
2 – Kodak i610 – Mixed Size Documents	1 – Ricoh MP W3600 – Large Format
1 – Kodak i620 – Mixed Size Documents	1 – Contex HD3630 – Large Format

SCANTEK PRODUCTION FACILITY

Scantek operates a High-Volume Secure Production Facility, utilizing Best Practices and Operational Procedures that have evolved and been refined over many years of experience. Below are some snapshots of our various departments.



Data Entry Station



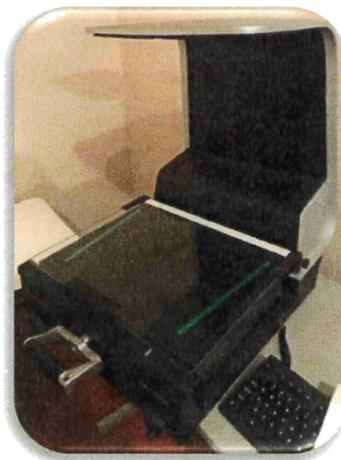
Document Prep Department



High-Speed Scanning Stations



Final QC/Re-scan Department



Archival Book Scanner

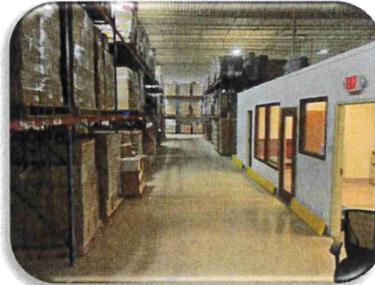


High-Speed Color Large Format

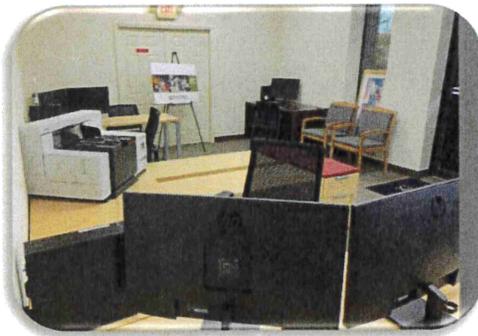
SCANTEK DISASTER RECOVERY FACILITY

Scantek Backup Recovery & Warehouse

2945 Turnpike Drive, Hatboro, PA 19040 (This facility is only *6 miles from Scantek's 30,000 sq ft. Headquarters at 1100 Easton Road in Willow Grove



Scantek's back-up & warehouse location. It's a 12,000 square foot office & warehouse location. This fully networked, sprinklered, insured, alarmed location can scan high volume images & warehouse up to 25,000 cartons.



Scantek has multiple scanning stations in place at our back-up recovery location that can process high volume when needed. Presently this location manages file retrieval fulfillment and short & long-term storage for our clients. .



Scantek's main & back-up recovery locations all have sprinkler fire suppression systems & are routinely inspected by 3rd party vendors and Hatboro Township for compliance. Attached is one of the many tags for routine inspections

CONVERSION PROJECT WORKFLOW

- Pick-Up Documents
- Log in Tracking System
- Document Prep
- High Volume Scanning
- Image QC
- Re-Scan
- Indexing
- Final QC
- Format Records
- Delivery to Customer
- Secure Shredding



Scantek Security Measures



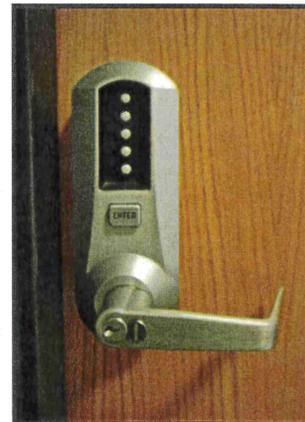
24/7 Security Monitoring



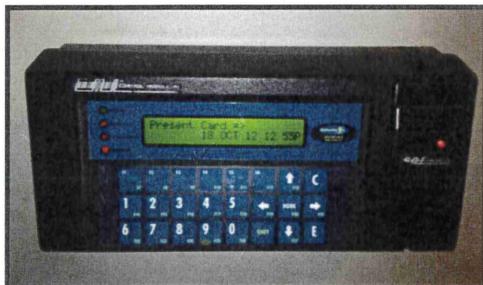
Fire/Burglar System



Employee & Visitor ID's



Secured Data Center



Restricted Access to Secured Environments

Additional Scantek Measures

- Employee Background Checks
- Supervisors in every production area
 - Coded Copy Machines

Transportation and Boxing

All Transportation and Boxing Up of Files Provided by Fully Insured and Bonded Scantek employees



Chain of Custody



AGREEMENT

This Agreement will remain in effect for a period of one (1) year and will automatically renew unless written notice is given within 60 days, prior to the end of the then current term, by either party. Pricing may change and may be re-negotiated before automatic renewal. Pricing for this Agreement effective for 60 days after receipt.

Scantek, Inc. and NEW BRITAIN TOWNSHIP agree to the terms of this Agreement:

NEW BRITAIN TOWNSHIP

Signature: _____ *Date* _____

Print Name: _____

Title: _____

Scantek, Inc.

Signature: _____ *Date* _____

Print Name: _____

Title: _____



Bucks County Municipal Clients



Borough of
Lansdowne
PENNSYLVANIA

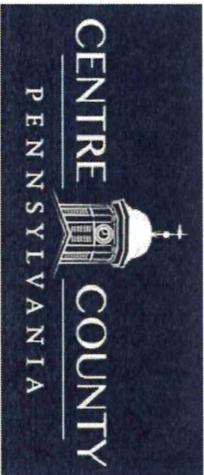


Sampling of Scantek Government Customers



COUNTY OF BERKS
PENNSYLVANIA

County of Berks



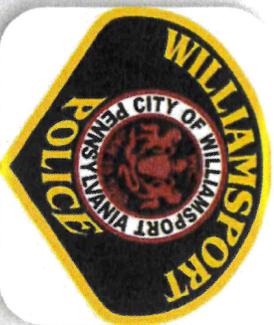
Lehigh County
Pennsylvania



NORRISTOWN
PENNSYLVANIA



LYCOMING COUNTY GOVERNMENT
Lyco.org
Committed To Our Community



Perry County
PENNSYLVANIA



Martin D. Kimmel, AIA, NCARB
Joseph Horan, RA, NCARB, LEED AP
Matthew McQuaide, RA, NCARB

482 Norristown Road, Suite 200 Blue Bell, PA 19422
945 Liberty Avenue, Unit 400 Pittsburgh, PA 15222
610.834.7805 | kimmelarch.com

February 2, 2026

Dan Fox
Township Manager
New Britain Township
207 Park Ave
Chalfont, PA 18914

RE: Municipal Complex Feasibility Study: Amendment #1

Dear Dan,

This Amendment supplements our original agreement authorized in February 2023. The initial proposal included \$32,500 in services, which has since been fully expended through two iterations of the project. The full scope was not completed due to additional revisions and updates requested to align with the new Board's goals.

Our most recent meeting was in July 2025, during which we finalized updated concept plans focused on the renovation and expansion of the existing Municipal Building. Cost estimates were revised accordingly. These plans will serve as the baseline for the next project phase.

PROJECT DESCRIPTION: FULFILL THE DELIVERABLES

The scope of work included in this amendment includes the following:

- (1) in-person meeting to review the July 2025 plan concepts with the building committee.
- Minor updates to those plans to align the program with current conditions
- Creation of exterior renderings to show the extent and nature of the proposed renovations and additions to the building. These will be set full all sides of the building impacted by the proposed construction
- Update of the Cost Estimate to align with the current project schedule and scope
- (1) in-person meeting to present the renderings and cost estimate
- (1) set of revisions to address committee comments
- (1) In-person presentation to the public and Board of Supervisors

EXCLUSIONS	This Amendment is limited to the scope described above. No additional services are included.
FEES	\$11,500.00
RETAINER / PAYMENT TERMS	KA will bill against the fee as work is completed.
SCHEDULE	Upon receipt of an executed proposal, the kick-off meeting will be scheduled within two weeks.

Respectfully submitted,

Approved and agreed to by:



Matthew McQuaide, RA, NCARB, Principal
Kimmel Architecture
mmcquaide@kimmelarch.com
215-284-2199

Name, Title:
Contact:

Exclusions & Assumptions:

The proposed fees do not include: property surveys, civil engineering, building surveys, geotechnical studies, utility location, FF&E selection, additional meetings, or any services not specifically identified in this proposal. We assume that existing building and site drawings are available and reasonably accurate. If not, we can prepare CAD-format As-Built base plans for an additional fee. Up to three in-person meetings are included across all phases of the MasterConcept Plan™. Virtual meetings are unlimited. Hard copies of documents will be billed as reimbursable expenses.

Billing and Reimbursable Expenses:

Reimbursable expenses such as printing, copying, digital file conversion, photography, travel, meals, lodging, presentation materials, and courier services will be billed at cost plus 10%. We will bill monthly based on the percentage of work completed, including reimbursables. A 1% technology fee will be added to the total fee.

EXHIBIT A: 2025.07.17 – Concept Updates

RESOLUTION NO. 2026-04

A RESOLUTION NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, APPROVING AND AUTHORIZING EXECUTION OF THE “MEMORANDUM OF AGREEMENT FOR A NESHAMINY CONSORTIUM” AND PARTICIPATION THEREIN

WHEREAS, the governing body of New Britain Township recognizes that municipalities situated within the Neshaminy Creek Watershed share common responsibilities for improving watershed health and meeting Municipal Separate Storm Sewer System (MS4) public education and outreach requirements; and

WHEREAS, the proposed **Memorandum of Agreement for a Neshaminy Consortium** (the “Agreement”) establishes a **voluntary, non-regulatory partnership** among municipalities within the watershed and supporting organizations for collaborative watershed management, public education, and grant coordination efforts, and expressly **does not create a new legal entity or binding financial obligation beyond the commitments described** in the Agreement; and

WHEREAS, the scope of activities to be undertaken through the Agreement includes **facilitated collaboration, grant support, public education and outreach, and public involvement and participation**, which directly support MS4 compliance obligations; and

WHEREAS, the Agreement establishes that the **term of participation** shall be four years beginning April 1, 2026, and ending March 31, 2030, unless terminated earlier or renewed by mutual written consent; and

WHEREAS, Member municipalities agree to **appoint a representative**, participate in meetings, share project materials, and contribute the **annual dues** identified in the Agreement to support shared operations and outreach activities; and

WHEREAS, participation in the Consortium advances local and regional watershed stewardship goals, enhances access to grant opportunities, and promotes efficiency through shared resources; and

WHEREAS, the governing body finds that membership in the Neshaminy Consortium is in the best interest of the Township and its residents.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors/Council of New Britain Township, Bucks County, Pennsylvania, as follows:

1. **Approval of Agreement**

The Township hereby approves and adopts the **Memorandum of Agreement for a Neshaminy Consortium** substantially in the form presented to this body.

2. **Authorization to Execute**

The Township Chairperson/President and Township Manager/Secretary are authorized to **execute the Agreement** and any documents necessary to effectuate participation.

3. **Designation of Representative**

The Township designates _____ to serve as its primary representative to the Consortium Steering Committee.

4. **Payment of Annual Dues**

The Township authorizes the payment of the annual contribution specified in the Agreement to support Consortium activities.

5. **Cooperative Intent**

Nothing in this Resolution shall be construed as limiting municipal sovereignty, creating joint liability, or transferring regulatory responsibility, consistent with the Agreement’s stated conditions.

6. **Effective Date**

This Resolution shall take effect immediately upon adoption.

RESOLVED AND ADOPTED this _____ day of _____, 2026, by the Board of Supervisors/Council of the New Britain Township, Bucks County, Pennsylvania.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Attest: _____
Dan Fox, Township Manager

By: _____
MaryBeth McCabe, Esq., Chair

By: _____
Cynthia M. Jones, Vice-Chair

By: _____
William B. Jones, III, Member

By: _____
Stephanie Shortall, Member

By: _____
Bridget Kunakorn, Member

**FIRST AMENDMENT TO LEASE AGREEMENT
BY AND BETWEEN THE TOWNSHIP OF NEW BRITAIN
AND THE CHALFONT FIRE COMPANY**

This First Amendment to the Lease Agreement (this “**First Amendment**”) is made this the ____ day of February, 2026 by and between the Township of New Britain, with a business address of 207 Park Avenue, Chalfont, PA 18914 (the “**Township**”), and Chalfont Fire Company, with a business address of 301 N. Main Street, Chalfont, PA 18914 (the “**Fire Company**”).

WHEREAS, the Township and the Fire Company entered into a lease agreement on October 24, 1983, for the Township property located at 1034 Schoolhouse Road and identified as Tax Map Parcel No. 26-007-393 (the “**Original Lease Agreement**”, and together with this First Amendment, the “**Lease Agreement**”);

WHEREAS, the purpose of the Original Lease Agreement was to enable the Fire Company to construct a fire station on the property; and

WHEREAS, the Fire Company has informed the Township that it needs to update the fire station on the property to properly serve the residents of the Township and the surrounding communities; and

WHEREAS, the parties desire to facilitate this new fire station on the property and desire to extend the term of the Original Lease Agreement; and

WHEREAS, any terms used but not defined herein shall have the respective meanings given to them in the Original Lease Agreement.

NOW, THEREFORE, the Original Lease Agreement is amended as follows:

1. Term. The Lease Agreement shall continue in full force and effect through December 31, 2125.

2. Renewal Periods. The Lease Agreement shall be automatically renewed for ten (10) year additional terms unless either party provides written notice of termination at least ninety (90) days prior to the expiration of the then current term.

3. Cessation of Volunteer Fire Company Activity. In the event the property is no longer being used by an active volunteer fire company for the purposes of providing fire rescue and emergency services, this Lease Agreement shall terminate automatically without any action required by the Township, its officials, governing body or staff.

4. Assignability. The Fire Company shall not assign this Lease Agreement without the prior written consent of the Township. In the event the Fire Company is merged into or consolidated with another fire/emergency services company (the “**Surviving Company**”), the Fire Company must obtain the prior written consent of the Township for the Surviving Company to occupy the Premises.

5. Continuation of Prior Provisions. All provisions contained in the Original Lease Agreement not modified herein shall remain in full force and effect. In the event of a conflict between any term or provision contained in this First Amendment and a term or provision of the Original Lease Agreement, the applicable terms and provisions of this First Amendment will govern and prevail.

Signature Page Follows.

IN WITNESS WHEREOF, the parties have caused this First Amendment to be duly executed and delivered by their proper and duly authorized officers of the day and year first written above.

NEW BRITAIN TOWNSHIP

Attest: _____

By: _____
MaryBeth McCabe, Esq., Chair

CHALFONT FIRE COMPANY

Attest: _____

By: _____
Daniel Faga, President

Clarke Gallagher Barbiero Amuso & Glassman Law

BY: Alexander M. Glassman, Esquire
Attorney I.D. No. 314530
1301 Virginia Drive, Suite 405
Fort Washington, PA 19034
215.633.1890
aglassman@cgbaglaw.com

Attorney for Intervenors,
Central Bucks School District

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PA
CIVIL ACTION - LAW

SHARPAN, ALEXANDER	:	NO. 2024-07782
	:	
VS.	:	
	:	
BUCKS COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 26-012-046

STIPULATION TO SETTLE

WHEREAS, this matter involves a parcel of land located at 52 Chapman Road, Doylestown, New Britain Township, Bucks County, Pennsylvania and further identified as Parcel No. 26-012-046 (the "Property");

WHEREAS, Alexander Sharpan and Tatyana Sharpan (collectively, "Taxpayer") own the Property and owned the Property at the time of the Appeal (as defined below) and during the tax years at issue; and

WHEREAS, following a 2024 annual assessment appeal filed by the Taxpayer to the Bucks County Board of Assessment Appeals (the "Board"), the Board entered its decision wherein the Property's assessment was not changed; and

WHEREAS, the Taxpayer filed an appeal (the "Appeal") to the Bucks County Court of Common Pleas (the "Court") at docket number 2024-07782 seeking a decrease in assessment; and

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

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

1. Effective January 1, 2025, for the 2025 municipal/county tax year and effective July 1, 2025, for the 2025 school tax year, the taxable assessment on the Property shall be **decreased** from \$645,950.00 to \$346,500.00.
2. Effective January 1, 2026, for the 2026 municipal/county tax year and effective July 1, 2026, for the 2026 school tax year, the taxable assessment on the Property shall be **decreased** from \$645,950.00 to \$322,300.00.
3. The Property's assessment shall remain at \$322,300.00 for each subsequent tax year until there is another subsequent successful assessment appeal or a change by the Board as permitted by applicable law.
4. Bucks County, New Britain Township, and the Central Bucks School District are collectively known as and referred to herein as the "Taxing Authorities", and each a "Taxing Authority".
5. As a result of the decrease in assessment, there has been an overpayment in taxes to Bucks County, New Britain Township, and the Central Bucks School District for tax year 2025. Upon approval of the Stipulation to Settle by the Court, the tax collectors and/or business managers for the Taxing Authorities shall review to confirm previous payments and, if applicable, shall refund to the Taxpayers, without interest, the above-referenced overpayments, if any.
6. If the Taxpayer paid its taxes during the discount period, then two percent, as applicable, shall be deducted from the amount of overpayment of taxes during the discount period.
7. Taxpayer authorizes that all refund checks, as applicable, shall be made payable to and sent by first class U.S. mail to the following:

Alexander Sharpan
52 Chapman Road
Doylestown, PA 18901

8. Any tax bills will be verified by the tax collector and/or treasurers of each Taxing Authority and their determinations are final.
9. This Stipulation contains the statement of each and every term and provision agreed to by all parties. No other promises, representations or other inducements, oral or written, have been made to any of the other parties in exchange for this Stipulation.
10. The attorneys entering into this Stipulation represent that they and their clients have full authority to enter into this Stipulation and they have been authorized by their clients to enter into this Stipulation.

11. This Stipulation may be executed in one or more counterparts and by facsimile or electronic mail, each of which shall be deemed an original and all of which when taken together shall constitute a single agreement.
12. Each party shall bear its own costs as incurred.
13. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.
14. The parties hereto request that this Court enter the foregoing Order attached hereto proving and confirming this Stipulation to Settle.

CENTRAL BUCKS SCHOOL DISTRICT

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	\$645,950	\$346,500.00	\$299,450	.1383200	\$41,420.00

BUCKS COUNTY

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	\$645,950	\$346,500.00	\$299,450	.02745	\$8,219.90

NEW BRITAIN TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2025	\$645,950	\$346,500.00	\$299,450	.0145	\$4,342.00

The rest of this page is intentionally left blank and signature page follows



John C. Bobber, Esquire
Attorney for Bucks County
Board of Assessment Appeals



Daniel Lyons, Esquire
Attorney for Alexander Sharpan

Daniel D. Grieser, Esquire
Attorney for Bucks County

Scott C. Holbert, Esquire
Attorney for New Britain Township



Alexander M. Glassman, Esquire
Attorney for Central Bucks School District

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY, PA
CIVIL ACTION - LAW

SHARPAN, ALEXANDER : NO. 2024-07782
: :
VS. : :
: :
BUCKS COUNTY BOARD OF : :
ASSESSMENT APPEALS : PARCEL NO. 26-012-046

ORDER

AND, NOW, this ____ day of _____, 2025, it is hereby ORDERED and DECREED that the terms and conditions of the attached Stipulation to Settle are accepted as terms and conditions of a binding Court Order and the Prothonotary shall mark the above-captioned action “settled, discontinued and ended.”

BY THE COURT:

BY: _____
J.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2026

MONTH: January

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 checks of the undeveloped area behind New Britain Walk, along with inspections of the Greenway Trail behind the Coleman property, when accessible.

The PnR department has completed the removal of the damaged portion of the chain link fence that runs along the property line between the upper soccer field #2 at North Branch Park and the Bridgewater Ct development located in Chalfont Borough. The area was then cleared and cleaned up. Pictures are included below.



Damaged area by Lindenfield



More Damage at Same Location



Finished at Same Location

Note: Some vegetation was left in place upon resident request to maintain a barrier.



New Britain Township

Parks & Recreation

The Parks and Recreation Department repaired damage to the open area at Veterans Park that is located between the parking lot and the playground. The area was damaged by a motor vehicle during or immediately after one of the December snowstorms. PnR was able to fill in the ruts with some fill dirt and roll out the shallow wheel tracks. The repaired area will be seeded during the Spring. Pictures below will illustrate the damaged area, and repair results.



Before



Before



After



After



New Britain Township

Parks & Recreation

The parks and Recreation Department Replaced several broken posts and rotted rails on the split rail fence at West Branch Park. PnR has also been randomly cleaning up around the PnR yard and shed area.

Special Projects / Other:

The month of January had several snow events. The PnR Department was responsible in assisting the Public Works Department in all facets of snow removal, which included aiding in the removal of excessive snow from curb lines in certain developments, the cleaning up and pushing back large piles in cul de sacs, and the clearing around snowbound mailboxes. All snow removal hours ,including weekends, will be reflected in this category under the daily hours.

The Parks and Recreation Foreman / Coordinator is categorizing all administrative duties as other.

Ballfield Maintenance:

There was no ballfield maintenance performed in January.

Parks and Recreation Daily Hours:

Township Property Maintenance:	201	Hrs.
Ballfield Maintenance:	0	Hrs.
Other/ Special Projects:	331	Hrs.



New Britain Township

Public Works

Departmental Report

Month: January

Year: 2026

Snow/ Ice: 792 Hrs.

- Public Works worked 4 winter weather events this month. We used approximately 500 tons of salt. We snowplowed 2 of 4 events, however we plowed 3 different times during the same event.
- We removed snow from developments and dumped at the West Branch Park cell tower lot.

Road Maintenance: 100 Hrs.

- Continued patching potholes with the asphalt recycler hot box as needed.

Township Property Maintenance: 138 Hrs.

- General maintenance to parks, trails, and Township owned properties.
- The exterior of Administration and Police department Buildings were pressure washed.

Equipment Maintenance: 177 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 after every storm, and any necessary repairs were completed.

Street Signs: 23 Hrs.

- Installed/ repaired/ upgraded signs that were knocked down by motorists.
- Straightened leaning/ bent signposts and replaced faded signage.

Other: 114 Hrs.

- Miscellaneous tasks were completed, running vehicles to outside vendors, picking up parts/ supplies, etc.
- Chipped Christmas trees at North and West Branch Park drop-off sites.



New Britain Township Police Department



Monthly Report

January 2026

Current Goals and Objectives:

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

Objective 2: Increase interdepartmental participation at events

Objective 3: Plan for building transition

Objective 4: Improve overall camaraderie and esprit de corps

Result of Goals and Objectives:

Objective 1: Directed patrols by squad are tracked monthly

Objective 2: Develop a departmental brand

Objective 3: Work with township leadership on plan

Objective 4: Instituted Develop & Elevate Skills Time

Significant Events:

Completed:

- 305 Calls For Service/556 Directed Patrols/118 Vehicle Stops
- 2026 Goals and Objectives
-
-
-

Upcoming:

- Planning for community events
- Special Olympics of PA Law Enforcement Polar Plunge February 20th. Five officers participating.
-
-
-



New Britain Township Police Department



Monthly Report

January 2026

Performance Statistics:

Part 1 Crimes	28 Day		
	2026	2025	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	1	1	N/A
Theft	2	3	-33.33%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	3	4	-25.00%

Part 2 Crimes	28 Day		
	2026	2025	% of Change
Assault (Non-Aggravated) / Harassment	0	1	-100.00%
Fraud	0	1	-100.00%
Vandalism / Criminal Mischief	0	1	-100.00%
Disorderly Conduct	0	0	N/A
Drug Violations	0	0	N/A
Driving Under the Influence	0	1	-100.00%
Public Drunkenness	0	1	-100.00%
Weapons Offenses	1	0	#DIV/0!
All Other Offenses (Except Traffic Related)	0	0	N/A
Totals	1	5	-80.00%

Motor Vehicle Accidents	28 Day		
	2026	2025	% of Change
Non-Reportable	14	5	180.00%
Reportable	11	6	83.33%
Fatal	0	0	N/A
Totals	25	11	127.27%



New Britain Township Police Department



Monthly Report

January 2026

Performance Statistics:

Part 1 Crimes	Year to Date		
	2026	2025	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	1	1	N/A
Theft	2	4	-50.00%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	3	5	-40.00%

Part 2 Crimes	Year to Date		
	2026	2025	% of Change
Assault (Non-Aggravated) / Harassment	0	1	-100.00%
Fraud	0	1	-100.00%
Vandalism / Criminal Mischief	0	1	-100.00%
Disorderly Conduct	0	0	N/A
Drug Violations	0	0	N/A
Driving Under the Influence	0	1	-100.00%
Public Drunkenness	0	1	-100.00%
Weapons Offenses	1	0	#DIV/0!
All Other Offenses (Except Traffic Related)	0	0	N/A
Totals	1	5	-80.00%

Motor Vehicle Accidents	Year to Date		
	2026	2025	% of Change
Non-Reportable	14	7	100.00%
Reportable	11	7	57.14%
Fatal	0	0	N/A
Totals	25	14	78.57%

General Services Projects		
Project Name	Location	Status
NBT Stormwater MS4	Township Urbanized Area	2024 Annual Report review received 3/24/25. County-wide Act 167 Plan being drafted by County with Final Report and Model Ordinance anticipated for 4/2026. Final Permit Report and Annual Report submitted 9/30/2025; Coordinating Survey of Walden Way; Discussions w/EAC re: Grant opportunities
NBT Stormwater MS4 - Walden Way Basin and Stream	Between Walden Way and Brook Lane	Survey tentatively scheduled for early March
Ordinance Amendments		Streets & Sidewalk and Earth Disturbance Ordinances Amendments anticipated for Mar BOS approval;
Road Program		2025 Road Program 12-Month maintenance period ends 10/20/26; Meeting with Twp Staff to prepare for 2026 Road Program 1/15/26; No recent action
North Branch and Pine Run Park Upgrades	Forrest Park Drive to Cayuga Circle	Grant not received; NBT to proceed with North Branch Playground work/ BOS to review layout and color schemes 2/23/26; G&A to meet with Ryan regarding the concept plan for Pine Run Trail replacement and drainage
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
Casadonti Minor Subdivision	140 Upper Church Road	One new lot, two new single-family dwellings; 3/25/25 PC Mtg recommended approval and waivers; Approved by BOS 5/19/25; Agreements and Record Plans being signed
Hulton Contracting	4645 County Line Rd	12,800-SF, 16-Unit Storage Building; Sketch Plan/Amended Final Plans apprvd; Waiting on signed Agreements, fees, etc. No recent action
W.B. Homes	Barry Road	4-lot Subd. 9/24/24 PC Mtg; Presented Sketch at 11/18/24 BOS Mtg; 3/25/25 PC Mtg; PennDOT, BCPC & EAC Rvws rec'd; Approved 10/20/25
Coleman Property	66 Sellersville Road	Applicant attended 8/18/25 BOS Mtg to discuss concept and Deed of Conservation Easement; 9/22/25 Staff Mtg; Approved Permit Plan 1/19/26
Bucks County	226 Chapman Road	Rezone from Watershed to Conservation Recreation Zoning District approved 7/21/25; Updated Zoning Map sent 7/28/25; Petition to vacate portion of Chapman Road approved for advertizing 2/2/26
Tractor Supply (Celek Chalfont LLC)	241 W. Butler Avenue	PC recommended approval of Conditional Use (CU) and Waiver of LD on 6/24/25; CU Hearing held 7/7/25; Waiver of LD application approved 9/26/25; Waiting on recording of Plans and Agreements
JBT Inc., Highpoint Office Complex	400 Highpoint Dr.	Waiver of LD for a loading dock and parking lot modifications approved at 10/20/25 BOS Mtg; LDA and escrow required only; Waiting for request for Pre-Construction Meeting
HCI DP Land Acquisitions (Hanover)	Walnut Street	Concept for 3 lots/3 warehouse buildings total of 550,000-SF; Revised concept considered at 9/15/25 BOS Mtg; Flood Study issued. Sketch Plan issued 1/6/26; ZHB continued to 3/19/26; Preliminary application deemed incomplete, Township received Petition to allow Truck traffic on Walnut Street
Tossona Subdivision	115 Curley Mill Rd	2 Single-Family Residential Lots; Sketch Plan issued 1/13/26; Anticipated for 3/24/26 PC meeting

Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
Klimenko Subdivision	80 Curley Mill Road	6-Lot Subdivision; New cul-de-sac; Sketch Plan issued; Scheduled for 2/24/26 PC Meeting
Foxlane Homes	1400 Manor Drive	Concept Plan for 24 Age-Restricted Townhomes; Concept Review 1 issued 1/20/26; to be considered by the BOS on 2/23/26
Granite Creek Development LLC	5 New Galena Road	Conversion of Sign Manufacturing Building in the VR District to 6-unit Residential Apartment Building; Staff meeting held w/ Applicant 1/6/2026
Estates at Julius Farm (PRDC)	Dorothy Lane & Anna Way	Escrow Rel 5 approved 9/4/19. Development paved 11/14/22. 5/8/24 Staff Mtg; Site Mtg held 5/23/24; Dorothy Lane and Anna Way to be dedicated to NBT and maintenance period to commence. Updated Punchlist issued 10/24/25
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 Asbuilt Plans for Lots 1-5; Recommended TCO's for all five lots; Basin converted; Final paving completed; Partial Escrow Release approved 1/26/26
Highpoint Land Development	1 Highpoint Drive	137 units (twins/towns); Prelim/Final aprvl 4/14/22; Pre-Con 7/6/23; Amended Final Plans aprvd 11/20/23; Escrow Rel 2 aprvd 2/24/25; 137 of 137 Plot Plans approved; 86 Asbuilt Plans reviewed
Clauser Tree Care	324 Schoolhouse Road	Amended Final aprvd 3/4/24; PreCon held 10/23/24; Escrow Rel 3 approved 12/15/25
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 aprvd and Asbuilt Plan rvw issued; Field change competed 9/15, Dead landscaping replaced November '25; No recent action by our office regarding future Phase 2
M. Gold/Defelice Minor Subd	141 S. Limekiln Pike	One new SFD lot; 2/23/23 ZHB; Approved by BOS on 6/19/23; Pre-Con 3/13/24; Fnl asbuilt plan rvw issued; TCO issued 5/7/25; Rev punchlist issued 6/24/25; Twp received complaint regarding stormwater facility; Issued Default letter on 10/21/25 requested improvements be completed by 12/31/25; Engineer is preparing a proposal and timeline per phone conversation on 12/3/25
MarMar Major Subdivision (fka Lohin)	Township Line Road and Walter Road	7-Lot Subd and LD with new private cul-de-sac rd. Approved by BOS 9/27/21; Pre-Con for "7 Walters LLC" (MarMar Builders) held 6/27/24; Road stoned and basins installed; Lot 7 plot plan approval issued; Escrow Rel 1 approved 1/26/26
Benner Subdivision	Dolly Lane	3 new SFD lots. Pre-Construction Mtg 8/6/24; All 3 lots under construction; Escrow Rel 1 approved 10/20/25; Received request at 138 Dolly Ln to remove dead trees and trees near house
D'Alessio Subdivision (Triumph Building Group)	315 Old Limekiln Road	2 new single-family homes sold to Triumph; Final Plan Approval 9/26/22; Record Plans recorded; Lot 2 Plot Plan approved; Pre-Con held 1/15/26
Klimenko Subdivision	84 Curley Mill Road	Asbuilt Plan review issued 1/16/26
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Residents concerned with uplighting, road widening, and well impacts. BOS aprvd at 9/25/23 mtg (Res 2023-21); Plans aprvd 2/1/24; Pre-Construction Mtg held 9/26/24; Phase 1 under construction including clearing ultimate ROW, new road, and rain gardens. Esc Rel1 aprvd at 1/6/25 BOS mtg; Roadway and basin installed; Lot 3 plot plan approved 12/4/25

Subdivision and Land Development Projects - Under Construction (continued)

Project Name	Location	Status
Mortimer Minor Subdivision	55 Curley Mill Road	Litigation settled 5/16/22 for 1 new SFD lot; BOS approved Prel/Final Plan 11/21/22; Approved plans 7/24/23; Stormwater facility under construction 2/16/26
98 Railroad (Senior Construction)	98 Railroad Avenue	3 new SFD's, 1 Existing SFD to remain; Amended final approval 5/21/21; Pre-Con Mtg held 12/17/24; Plot Plan approved 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; Pre-Con 1/2/25; Site work 70% completed; Escrow Release 1 to be considered at 2/23/26 BOS meeting
Toll Brothers Land Development (Birch Run)	County Line Road	44 Townhomes; 5/1/23 Conditional Use Hearing; Adjudication approved 7/17/23; Prel BOS Approval 4/1/24; Final BOS Approval 6/17/24; Agreements/Record Plans recorded; Pre-Con Mtgs held 3/14 and 3/18/25; 6 Plot Plans approved (33 units);
Plumstead Christian School	753 New Galena Rd	Recommended TCO w/ conditions. Stormwater facility expanded to accommodate emergency access drive; Revised Asbuilt Plan approved
Spotless Carwash	545 W. Butler Avenue	Variances granted at ZHB 1/23/25; Approved by BOS 7/21/25; Plan approval issued 10/30/25; Zoning Permits issued 12/5/25; Storm sewer being constructed week of 2/9/26

Subdivision and Land Development Projects - In Maintenance Period

Project Name	Location	Status
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. G&A recommended TCO for Units C/D (Benchmark) 4/29/24; As-Blt Plan apprved; Escrow Rel 5 apprvd 12/9/24; Maintenance period to end May/June 2026