

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

The Board of Supervisors Meeting of New Britain Township was held on Monday, March 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, 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. Sketch Plan – 1400 Manor Drive – Foxlane Homes
    - The sketch plan was presented by Joe Morsey of Foxlane Homes. The plan proposes a small community of townhome-style twin homes designed to offer a low-maintenance lifestyle. The development includes sidewalks, walking trails, and preserved open space, with an HOA providing exterior maintenance. The site was noted for its desirable location and easy access to nearby amenities.

The Board of Supervisors stated that they had no interest in this type of community at this time.
5. **Motion to Consider Consent Agenda**

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

  - A. Approve Minutes of February 2<sup>nd</sup>, 2026, Board of Supervisors Meeting.
  - B. Approve Regular Bill List as Follows:
    - a. Dated February 19, 2026
    - b. For a total amount of \$73,208.15
  - C. Approve Prepaid Bill List as Follows:
    - a. Dated February 5, 2026
    - b. Dated February 12, 2026
    - c. Dated February 19, 2026
    - d. 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.

There were no public comments.

All voted aye, motion carried 5-0.

## 6. Action Items

### A. North Branch Playground Improvements

Bill Jones motioned to authorize the improvement plans. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

### B. Consider a motion to approve and adopt Ordinance 2026-01 Vacate Portion of Chapman Road.

Cynthia Jones motioned to adopt Ordinance 2026-01. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

### C. Consider a motion to approve and adopt Ordinance 2026-02 4-Way Stop at New Galena and Sellersville Road.

Stephanie Shortall motioned to adopt Ordinance 2026-02. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

### D. Consider a motion to approve a vendor for the Township file digitization project.

Bill Jones motioned to approve Scantek as the File Digitization Project Vendor. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

### E. Consider a motion to approve Kimmel Architecture Amendment #1.

Stephanie Shortall motioned to approve the Architect Amendment. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

### F. Consider a motion to adopt Resolution 2026-04 Memorandum of Agreement for a Neshaminy Consortium.

Cynthia Jones motioned to adopt Resolution 2026-04. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 5-0.

- G.** Consider a motion to approve the First Amendment to Lease Agreement between Chalfont Fire Company and New Britain Township.

Stephanie Shortall motioned to approve the First Amendment to the Lease Agreement. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

- H.** Consider a motion to approve Settlement Stipulation for 52 Chapman Road.

Bill Jones motioned to approve the settlement stipulation. Seconded by Cynthia Jones.

No public comment.

All voted aye, motion carried 5-0.

- I.** Consider a motion to approve the General Code/Map Link Interactive Zoning Map proposal.

Bridget Kunakorn motioned to table the discussion. Seconded by Cynthia Jones.

No public comment.

All voted aye, motion carried 5-0.

## **7. Information Items**

### **A. Departmental Reports**

- Dan Fox discussed that the finance documents included within the monthly report and the cash receipts list. He also explained the Township's financial status regarding revenues, and expenditures to-date.
- Dan Fox explained that both the Public Works Department and the Park & Recreation Department have been hard at work with the latest storms and road work.
- Chief Clowser discussed the recent projects going on within the Police Department and the upcoming events planned. Chief Clowser was happy to announce that the department raised funds and participated in the Polar Plunge at Citizens Bank Park.

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

- Craig Kennard gave an update on the February 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

8. Public Comment

A. Anna Edling expressed gratitude towards the Public Works department for their hard work during the recent storms.

9. Announcements

Environmental Advisory Council Meeting – Wednesday, March 4<sup>th</sup> at 7pm.  
American Red Cross Blood Drive – Monday, March 9<sup>th</sup> at 10am – 3pm.  
Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, March 11<sup>th</sup> at 10am.  
Veterans Committee Lucky Bingo – Shrine of Czestochowa – Friday, March 13<sup>th</sup> at 7pm.  
Cancelled – Board of Supervisors Meeting – Monday, March 16<sup>th</sup> at 7pm.


The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, April 6th, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.


10. Adjournment

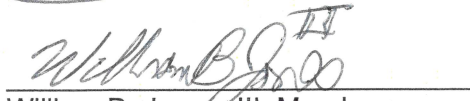
Cynthia Jones moved, seconded by Stephanie Shortall, to adjourn the meeting.

The Board unanimously adjourned the meeting at 8:06 pm.

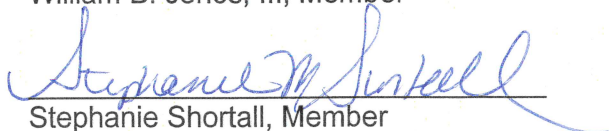
NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

  
\_\_\_\_\_  
MaryBeth McCabe, Esq., Chair

  
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Cynthia Jones, Vice-Chair

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

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

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

  
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Bridget Kupakorn, Member

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