



New Britain Township

Board of Supervisors

Business Meeting

Monday, May 4, 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 before this meeting to discuss personnel and litigation matters.
4. **Presentation/Public Hearings/Land Development**
 - A. Bird Town PA, 101st Acceptance Presentation - Heidi Shiver
 - B. 5 New Galena Road Sketch Plan - Granite Creek Properties
5. **Motion to Consider Consent Agenda**
 - A. Approve Minutes of April 6th, 2026, Board of Supervisors Meeting.
 - B. Approve Regular Bill List as Follows:
 - Dated April 16, 2026
 - Dated April 30, 2026
 - For a total amount of \$188,618.63
 - C. Approve Prepaid Bill List as Follows:
 - Dated April 9, 2026
 - Dated April 16, 2026
 - Dated April 23, 2026
 - Dated April 30, 2026
 - For a total amount of \$302,095.16
6. **Action Items**
 - A. Consider a motion to adopt Resolution 2026-05 appoint the Finance Director as the Pension CAO.
 - B. Consider a motion to hire Keystone as the Building Inspector and Code Enforcement Officer.
 - C. Consider a motion to add "Movie Night" as a new Township event.
 - D. Consider a motion to approve First Amendment to Option and Lease Agreement between NBT and SBA Towers III LLC.
 - E. Consider a motion to approve Resolution 2026-06 Joint Tax Collector with the Borough of New Britain.
 - F. Consider a motion to approve Settlement Stipulation for 400 Highpoint Drive.

7. Information Items

- A. Departmental Reports
 - Finance
 - Police
 - Maple Avenue Traffic Study
- B. Engineer's Report
- C. Board of Supervisor's Comment

8. Public Comment

9. Announcements

- A. Environmental Advisory Council Native Plant Demonstration – Wednesday, May 6th at 5:30pm.
- B. Environmental Advisory Council Meeting – Wednesday, May 6th at 7pm.
- C. Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, May 13th at 10am.
- D. Community E-Recycle Event – NBT Township Building – Saturday May 16th 9am – 12pm.
- E. Cancelled – Board of Supervisors Meeting – Monday, May 18th at 7pm.
- F. Parks & Recreation Commission Meeting – Tuesday, May 19th at 7pm
- G. Veterans Committee Meeting – Wednesday, May 20th at 6pm.
- H. Cancelled - Zoning Hearing Board Meeting – Thursday, May 21st at 7pm.
- I. Township Office Closed – Monday, May 25th – Memorial Day.
- J. Planning Commission Meeting – Tuesday, May 26th at 7pm.

10. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, June 1st, 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.*

Bird Town Pennsylvania

Creating Livable
Communities
Through the Lives
of Birds



BIRD TOWN
PENNSYLVANIA[®]



Mission

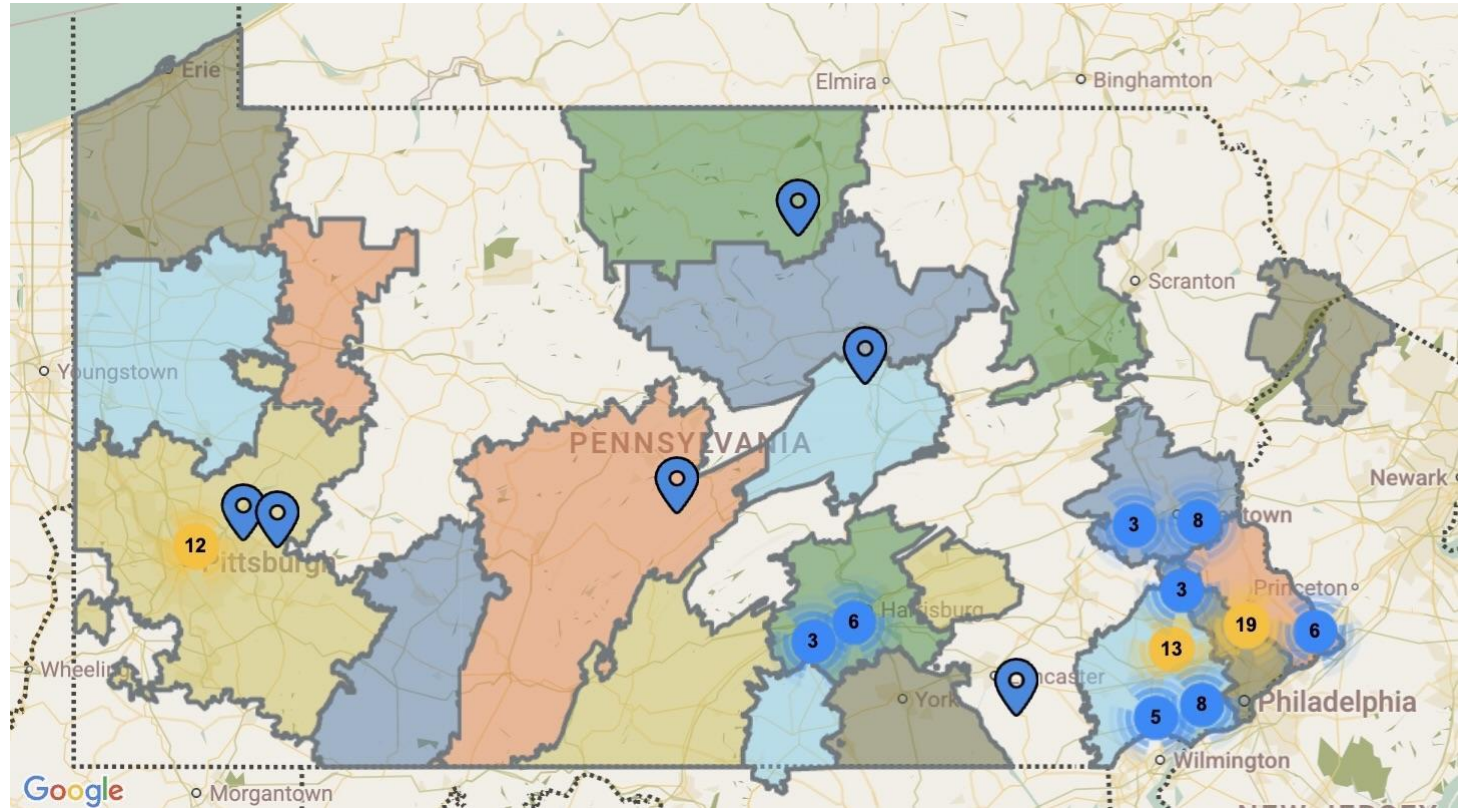
Bird Town Pennsylvania works in partnership with local municipalities and like-minded organizations to promote community-based conservation actions to create a healthier, more sustainable environment for birds, wildlife and people.



Bird Town Pennsylvania has been actively engaging municipalities in the state for 15 years and now across 17 counties.

Under the umbrella of the **Pennsylvania Audubon Council** and partnering with various conservation groups, including **WeConservePA, Audubon Chapters, and the Bird City Network.**

**Continuing
Expanding
Program –
more impact and
support for birds
and healthier
habitats**



There are a total of 104 Bird Towns across the state, including new 3 cities: Harrisburg, Easton and Williamsport! **More applying!**

Bird City Network

- Includes over 300 communities across 13 states and 4 countries
- Supported by the American Bird Conservancy and Environment for the Americas
- The Network unites and connects independent Bird City/Town programs throughout the hemisphere who work directly with local communities to envision and complete bird-friendly actions.
- Bird Town PA is one of the founding members and now the largest program in the network!



Pennsylvania Audubon Council (PAAC)

- PAAC members are the 20 Audubon chapters in Pennsylvania
- Purpose: to serve the chapters and advocate for the conservation and preservation of birds, other wildlife and the environment on which they depend; through the sharing of resources and ideas among and between the chapters and in collaboration with other conservation partners.
- Bird Town Pennsylvania, LLC is under corporate umbrella of PAAC
- PAAC is an IRS 501 (c) 3, a state registered charitable organization, and exempt from paying state sales tax
- PAAC with the Audubon chapter network is helping establish Bird Towns across Pennsylvania



Bucks County Birders

- Established in 2003
- Hold monthly meeting with speakers and field trips
- Provide possible support for your events and bird walks
- Provide advertising for events
- Provide support for the Bird Habitat Recognition Program



**BUCKS COUNTY
BIRDERS**

<https://www.buckscountybirders.com/>

Why focus on Birds?

- **Birds keep our ecosystems running smoothly**
 - Birds eat 400-500 million tons of insects per year
 - Birds like crows and vultures scavenge carcasses reducing diseases such as rabies, distemper and plague
 - Birds disperse seeds and provide pollination services
 - Birds like hawks and owls help keep mice and rat populations in check
- **Birds are astounding and bring us joy and beauty!**
- **Birds are everywhere**
 - 100 million birdwatchers in US, spending \$108 Billion dollars
- **Birds help us know if the environment is healthy**
 - Birds are sensitive to toxins and pollutants and can serve as an early warning system that something is wrong in the environment.
- **Birds need our help!**
 - Breeding bird surveys show population declines ranging from 30 to 77 percent since 1970 — and the numbers are still falling!



2025 U.S. *State of The Birds* Report



Saltmarsh Sparrow by Sam Miller, Cornell Lab of Ornithology | Macaulay Library.

2025 U.S. State of the Birds Report Addresses Conservation Needs Across Habitats & Species

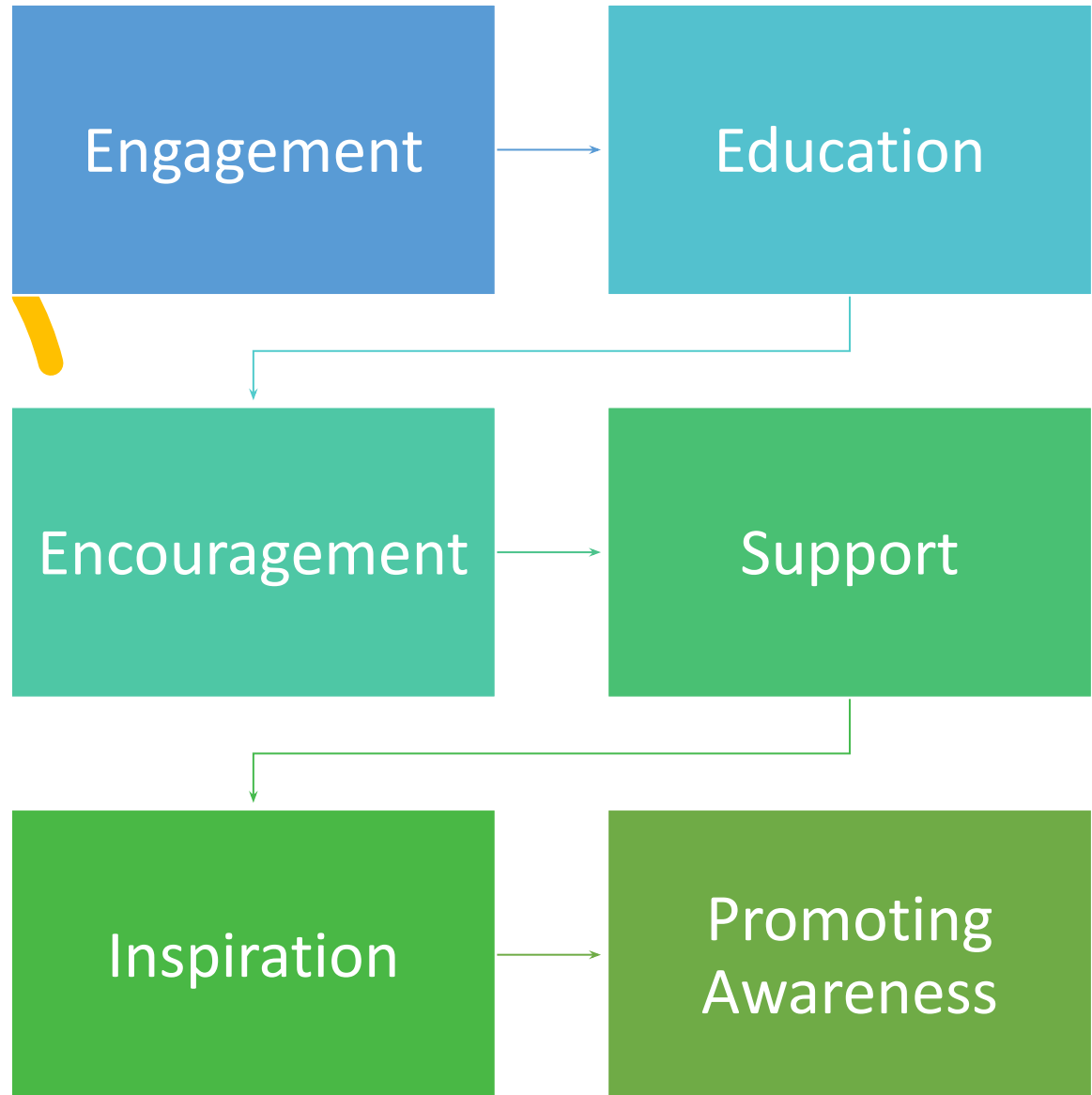
Key findings from the new report show that more than one-third of U.S. bird species are of high or moderate conservation concern, including 112 Tipping Point species that have lost more than 50 percent of their populations in the last 50 years.

Major Threats to Bird Populations

- **Loss and Fragmentation of Habitat**
 - > 40 million acres of lawns in US with 2 million in PA
- **Cats** (feral and outdoor)
 - > 2.4 billion birds killed per year
- **Window Collisions**
 - > 1 billion birds die per year
- **Pesticides**
 - >1 billion pounds applied in US
- **Climate Change**
 - > Migration out of sync with food sources
- **Invasive Species**
 - > replace native plantings needed for food, shelter and nesting
- **Plastics**
 - > 4,900 million metric tons in our environment worldwide;
400 years to degrade; 91% not recycled



Bird Town Pennsylvania Addresses these Issues





- holding native plant pop-up gardens, sales and swaps
- installing demonstration native plant, pollinator and rain gardens
- developing proclamations, resolutions and ordinances to address invasives, native plants, pesticides, clean water, etc. to support healthier ecosystems
- supporting and running citizen science programs
- educating about invasive plants and running workshops for their removal
- reducing bird window strikes and pesticide use
- planting trees and shrubs to create green corridors and reduce runoff and build up riparian buffer zones
- working with schools to engage and educate about these issues
- educating about storm water management with rain barrel workshops and native planting giveaways

Bird Town Pennsylvania provides for your municipality:

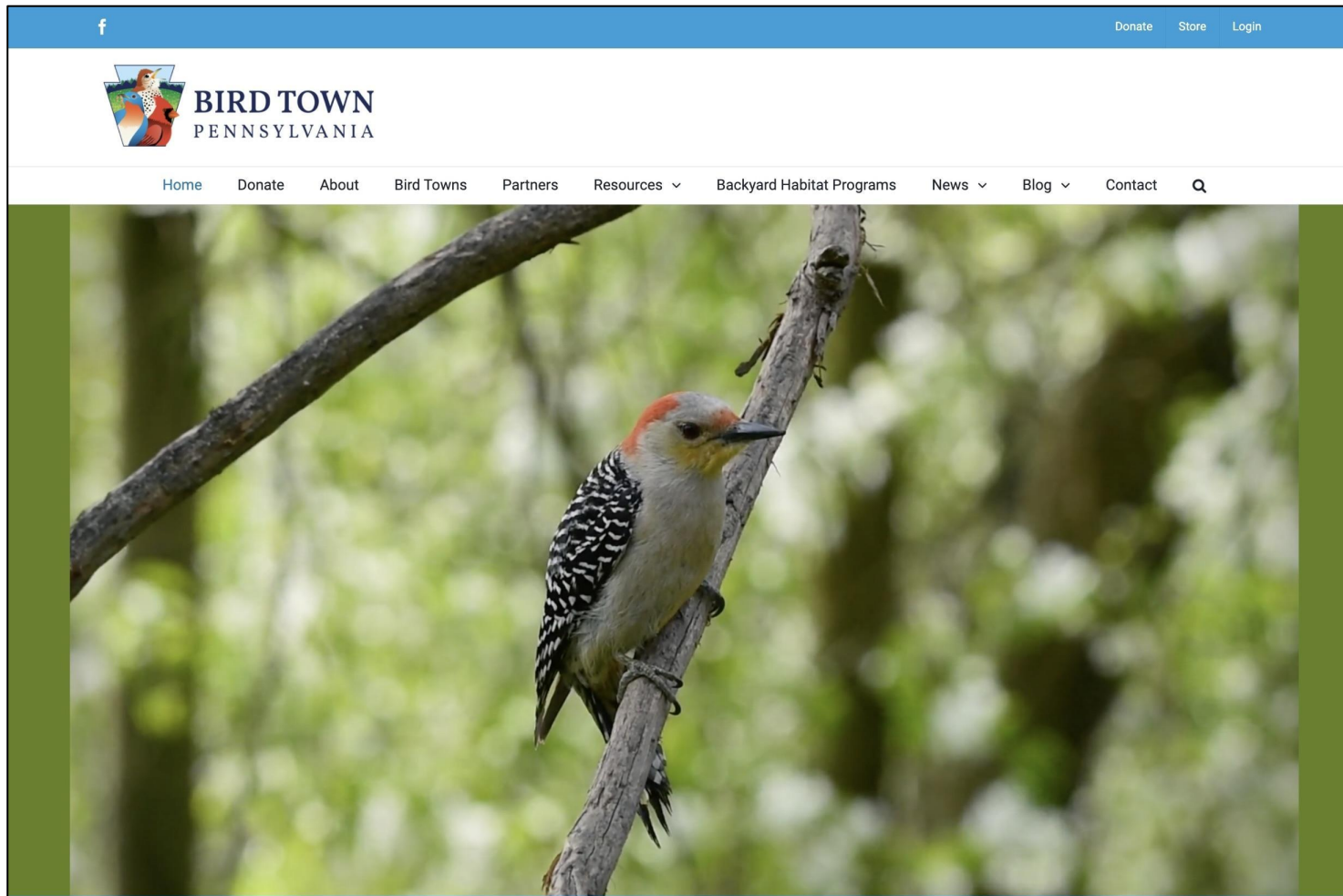
- a state-wide structured program with congruous goals
- concrete resources and achievable actions
- a framework for community networking with other Bird Towns and Conservation Partners that includes avenues of communication, events, volunteer opportunities, citizen science projects and more
- free training and workshops for your Bird Town leaders and
- more opportunities and success in obtaining funding.



Awarded DCNR C2P2 Grant 2025

- Awarded a Community Conservation Partnerships Program (C2P2) Grant
- Funds will be used to:
 - provide (30) \$1000 mini-grants for Bird Towns to conduct community- based projects,
 - support in-person regional Bird Town Clutch meetings





- Includes a rich array of resources
- List of Conservation Partners and Bird Town Programs
- A special Backpage for Bird Town PA Leaders Only which includes:
 - Contact Lists for the program and other programs
 - Workshop and Meeting Recordings and Supplementary documents
 - Sample PROs and other

Please visit and use our website: birdtownpa.org

Communication and Networking Opportunities

- ***The Bird Town Flyer:*** a bimonthly eNewsletter for Bird Town Leaders
- ***Bird Beat:*** a quarterly Community eNewsletter to inspire and inform residents about actions they can take and provides seasonal tips.
- ***The Bird Town Forum:*** a private Facebook page group with over 300 members and growing where Bird Town Leaders share upcoming events and inspiration material



BIRD TOWN FLYER

*A Publication of the Bird Town
Pennsylvania Working Group*



January 17, 2022

CONNECT WITH BIRD TOWN PENNSYLVANIA

There are several ways for Bird Town leaders to stay connected with each other and Bird Town Pennsylvania through social media and on-line resources.

Bird Town Flyer:

The Bird Town Flyer is the bimonthly digital newsletter of Bird Town Pennsylvania. The “publication” schedule is the 15th of January, March, May, July, September, and November. It is distributed to the Bird Town leaders in our database and intended to provide Bird Town updates, promote upcoming workshops, and spotlight or profile an outstanding Bird Town event or project that has taken place. We encourage the submission of contact information of the leaders in their respective Bird Towns. This could include members of their



2026 Bird Town Leader Virtual Workshop Series

Feb. 12 @ 7 PM: Michael McGraw

A Review of How Our Towns Can Support Bird Species of Greatest Conservation Need in Pennsylvania Through Conscious Land Stewardship

March 26 @ 7 PM: Jean Hedrich

Learn How to Properly Rescue Birds and About the Rehabilitation Process by Tri-State Bird Rescue and Research

September 17 @ 7 PM: Rob Christopher

Creating Self-sustainable Ecosystems Through Micro-forests

October 2 @ 7 PM: Karen Campbell

Rethinking your Fall Garden Clean-up

Bird Town's Four Categories

Creating and
Protecting Habitat

Addressing Threats
to Birds

Educating and
Engaging People

Promoting
Sustainability

Categories

Creating and Protecting
HABITAT

Addressing
THREATS to Birds

Educating & Engaging
PEOPLE

Promoting
SUSTAINABILITY

Best Practices

1.1 Promote best management of community habitat

1.2 Create & protect habitat

1.3 Promote native plants

1.4 Control invasive plants

1.5 Provide nesting habitat

1.6 Support focal species

1.7 Ensure clean water in natural waterways

2.1 Address disturbance by harmful species

2.2 Address collisions with glass

2.3 Address light pollution

2.4 Address direct human-related threats

2.5 Address the threat of pesticides and other toxins

3.1 Celebrate World Migratory Bird Day

3.2 Increase awareness of birds & their habitats

3.3 Educate & engage all ages

3.4 Ensure access to nature

3.5 Involve the community in conservation & stewardship

3.6 Promote scientific research & monitoring

4.1 Educate residents about climate impacts & renewable energy

4.2 Reduce energy use & carbon emissions

4.3 Promote sustainable infrastructure & practices

Four-Tiered Program

Certification Level Requirements

Green (no changes)	Bronze	Silver	Gold
Form a Bird Town Committee of at least 3	Complete actions in at least 2 of the 4 categories	Complete actions in at least 3 of the 4 categories	Complete actions in all 4 categories
Pay one-time application fee of \$100	5 actions completed	10 actions completed	15 actions completed
Complete application and send draft	register at least 3 new households in the Bird Habitat Recognition Program*	register at least 5 new households in the Bird Habitat Recognition Program*	register at least 7 new households in the Bird Habitat Recognition Program*
Submit final application for review by Outreach Committee			
Pass Resolution			

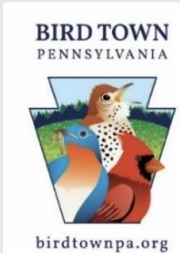
Annual Reports are due January 31 to provide accountability and transparency.

Categories, Goals and Actions Worksheet

- Provides inspiration and guidance in planning for the Bird Town Committee
- Numbered and color coded for easy tracking

**Bird Town Pennsylvania Annual Report
Categories, Goals and Actions Worksheet**

The goals for each of the four strategies are listed on the tables below. Use this worksheet to record your achievements before transferring that information to the Annual Report at the end of year. Two columns are included, one for tracking volunteer hours (VH) and if the activity is completed (C).



CATEGORY 1: CREATING AND PROTECTING HABITAT

Goal 1: Promote best management of community habitat

Suggested Actions

		VH	C
1.1.1	Review all community parks and natural areas within the community, both public and private, to develop a greenbelt/corridor master plan using creation of more natural areas and trails to connect all green space throughout the community. Include land acquisition plans and detailed timeline for implementation.		
1.1.2	Educate, support, and/or implement a Return on Environment (ROE) Study and Plan for your community that estimates the financial value of natural open spaces and the ecosystem services they provide.		
1.1.3	Create (or adopt) and implement a local or regional land use or habitat master plan focused on creating, protecting and, managing natural areas and connecting corridors (e.g. Smart Growth plans or similar) or can otherwise document that current community planning seeks to provide additional bird habitat.		
1.1.4	Form and/or maintain a diverse Bird Town Committee that supports and manages participation in the Bird Town PA program including working with the community and managing the annual report process. Committee members should also attend workshops and presentations for continued education and awareness and attend state wide virtual		

Bird Town Pennsylvania Welcome Packet

We are delighted to have you join the program and have included these items for you to use to share the news in your community and to support your Bird Town Committee and Program:

- Bird Town Pennsylvania Framed **Certificate and Presentation**
- Two Free Bird Town Pennsylvania **Reflective Street Signs** (18 x 24")
- Bird Town **Window Clings** (2+)
- Access to the ***Bird Town Flyer*** bi-monthly eNewsletter for Bird Town and Municipal Leaders
- Information to join and share the quarterly ***Bird Beat Community eNewsletter***
- Invitation to participate in all Bird Town **Leader Workshops**
- **Listing of your municipality** on our Bird Town Pennsylvania website
- Access information to the Bird Town Pennsylvania website ***Leader Only Backpage***
- Access to the Bird Town Pennsylvania **Network Contact Lists**
- Guidance for **adding Bird Town Pennsylvania information to your municipal website**
- Media Announcement/**Press Release** Template

BIRD TOWN
PENNSYLVANIA®



birdtownpa.org

Congratulations New Britain Township!

We're here to help
and support your
Bird Town Committee!

Contact us anytime at
pabirdtown@gmail.com



Nate Fox, Esquire
Direct Dial: 215.606.0178
nate.fox@obermayer.com
www.obermayer.com

Obermayer Rebmann Maxwell & Hippel LLP
Doylestown Commerce Center
2003 S. Easton Road; Suite 108
Doylestown, PA 18901

March 19, 2026

VIA EMAIL & HAND DELIVERY

New Britain Township
ATTN: Dan Fox, Township Manager (dfox@nbtpa.com)
& Doreen Curtin, Zoning Officer (dcurtin@nbtpa.us)
207 Park Avenue
Chalfont, PA 18914

**RE: *Granite Creek Properties, LLC—5 New Galena Road Sketch Plan Submission
Pantaloons Adaptive Reuse of Existing Building***

Dear Dan and Doreen:

On behalf of Granite Creek Properties, LLC (“GCP”), enclosed please find the following materials and a narrative explaining the proposed adaptive reuse conversion of 5 New Galena Road, New Britain Township (“Property”), into six (6) residential apartment units as a B6 Multifamily Building:

- Sketch Plan Application;
- Application Fee in the amount of \$100.00 (professional escrow already established under Professional Services Agreement);
- Survey Plan of Property in existing condition;
- Sketch Plan of proposed residential conversion (B6 Multifamily Building) with associated parking and improvements to the Property;
- Exterior & Interior Conceptual Renderings of proposed B6 Multifamily Building;
- Architectural plans of proposed units.

GCP is the owner of the Property, and its principal has done similar conversions of existing buildings into apartments in Hilltown Township (former Hilltown High School and Hilltown Township Building at 819 Blooming Glen Road) and Perkasié Borough (a former cigar factory known as the Draper Building at 820 W. Market Street). The Property contains an existing two (2) story rectangular masonry building of approximately Seven-Thousand-Five-Hundred-Sixty (+/- 7,560) square feet. The building was a former pants factory and is impractical to repurpose for any other use other than a B6 Multifamily Building given the size of the building and the existing size of the Property. This Property is similar in size, scope, and character to other projects which have resulted in fully leased high quality residential units, and the same is anticipated on this Property.

While the existing building requires significant improvements, GCP proposes that the existing structural shell of the building remain with aesthetic improvements as shown in the renderings, with three (3) one (1) bedroom units (total of six (6) units) proposed on each floor as depicted in the architectural plans and conceptual renderings. Twelve (12) parking spaces are proposed at the Property, which is the maximum given the size of the Property. Consistent with other adaptive reuse

OBERMAYER

New Britain Township
ATTN: Dan Fox, Township Manager (dfox@nbtpa.com)
& Doreen Curtin, Zoning Officer (dcurtin@nbtpa.us)
March 19, 2026
Page 2

developments, use of the existing building provides a unique opportunity to develop a B6 Multifamily Building with architecture that blends the existing building with modern internal details and finishes. The dwelling units will be of similar character and finishes to the above referenced projects in Hilltown Township and Perkasio Borough. GCP intends to connect to public water and sewer, and is in the process of discussing connection options by way of easements with adjacent property owners.

GCP requests a sketch plan review from Gilmore & Associates, Inc. as it is anticipated that several variances and/or zoning interpretations as to existing non-conformities will be required given that the Property is currently a small parcel and a reasonable reuse of the existing building will require zoning relief. In order for this adaptive reuse to be feasible, six (6) units is required as a significant investment is necessary to remove existing accessory structures on the property, fit out the building, bring public water to the Property, provide public safety measures, and ensure code compliance in the building for residential use.

Upon receipt of a zoning review letter, GCP intends to present the proposal to the New Britain Township Board of Supervisors, Planning Commission, and applicable boards to obtain feedback prior to submission of a zoning hearing board application.

Should you have any questions or need anything further, please do not hesitate to contact me, and we look forward to presenting this project to New Britain Township.

Very truly yours,
OBERMAYER REBMANN MAXWELL & HIPPEL, LLP

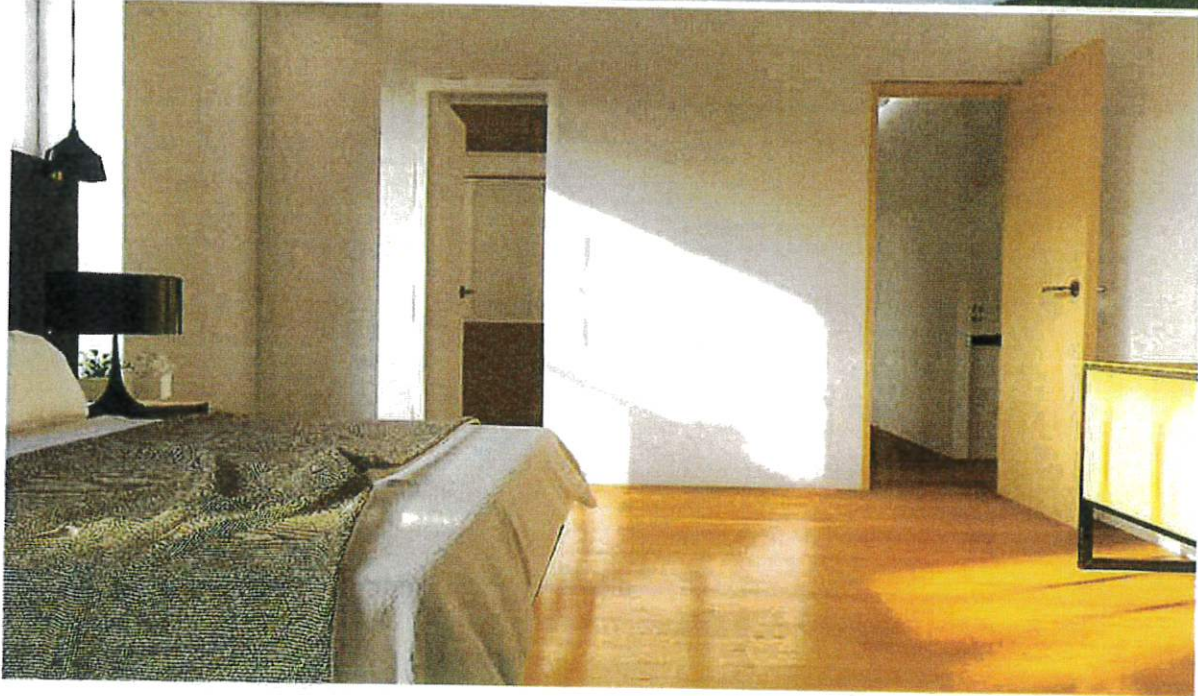


By: _____
Nate Fox

Enclosures

cc: Phil Chant (*via email only*)
Craig Kennard, P.E. (*via email only* - ckennard@gilmore-assoc.com)
Scott Holbert, Esq (*via email only* - scott@flagerlaw.com)









CONTACTS:

BUILDING OWNER:
 Mr. Phil Chant
 Century Creek Properties, LLC
 39 Industrial Way
 New Britain, PA 18901
 Phone:
CONTRACTOR:
 Mr. Don Keenan
 Keenan Construction Co.
 Phone:

PROJECT DESCRIPTION:

Proposed conversion of an existing two-story brick factory building into six (6) apartments, three (3) over three (3), each with its own individual entrance.

BUILDING CODE:

The Pennsylvania Uniform Construction Code (PA UCC) currently requires compliance with the 2018 edition of the International Code Council (ICC) model codes, including, but not limited to, the International Existing Building Code (IEBC) and the International Building Code (IBC), and any additional provisions and amendments adopted by the Commonwealth.

Note: the PA Department of Labor & Industry (PA L & I) is in the process of their re-annual updating of the PA UCC, which includes a change to the 2021 editions of the ICC codes, with amendments and corrections. It is expected that this will occur this fall.

Verify with the local Municipality if any local amendments to the PA UCC have been adopted by the local Municipality, comply with all applicable provisions.

In addition, comply with applicable provisions of the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA).

2018 IEBC

Chapter 10 - Change of Occupancy

2018 IBC

Chapter 3 - Occupancy Classification and Use

Section 310 Residential Group R

310.3 Residential Group R-2, Apartment House

Chapter 4 - Special Detailed Requirements Based on Occupancy and Use

Section 402 Groups R-1, R-2, R-3, & R-4

402.2 Separation Walls, 1-hour fire-rated partitions required between dwelling units, except ½-hour allowed in fully fire-sprinklered buildings.

402.3 Horizontal Separation, 1-hour fire-rated floor/ceiling assembly required between dwelling units, except ½-hour allowed in fully fire-sprinklered buildings.

[F] 402.4 Automatic Sprinkler System, required for all Group R occupancies, per 903.2.8.

[F] 903.2.3 Automatic sprinkler system required throughout building with an R occupancy.

[F] 402.5 Fire Alarm Systems & Smoke Alarms, required for all Group R occupancies, per 907.2.4.

[F] 907.2.10 Single- and multiple-station smoke alarms are required, in each bedroom, in the immediate vicinity outside each bedroom, and in each story.

Chapter 5 - General Building Heights & Areas

First Floor: 1A - +1,166 SF, 1B - +1,029 SF, 1C - +1,034 SF, inside face to inside face of exterior framed walls and center line of tenant separation walls.

Second Floor: 2A - +1,068 SF, 2B - +1,132 SF, 2C - +1,135 SF, inside face to inside face of exterior brick walls and center line of tenant separation walls, and including area open to first floor for first floor entries.

Chapter 6 - Types of Construction

602.3 Type III - Exterior walls are non-combustible masonry, interior building components of any material.

Chapter 8 - Interior Finishes

Per Table 803.12, interior wall and ceiling finishes for R-2 occupancy.

Sprinklered buildings - Class C throughout.

Non-sprinklered buildings - Class B for egress components, Class C for the rest.

Chapter 10 - Means of Egress

Per Table 1006.5 Max. Floor Area, 1 occupant per 200 SF.

First Floor: 1A - +1,166 SF / 200 = 5, 1B - +1,029 SF / 200 = 5, 1C - +1,034 SF / 200 = 5

Second Floor: 2A - +1,068 SF / 200 = 5, 2B - +1,132 SF / 200 = 5, 2C - +1,135 SF / 200 = 5

Per Table 1006.2.1 Spaces With One Exit:

For R-2 occupancies, spaces with less than 20 occupants and a maximum travel distance of 137' only one exit is required, therefore each apartment unit only needs one exit. This does NOT eliminate the requirements for an emergency escape and rescue opening (also known as windows) in each bedroom.

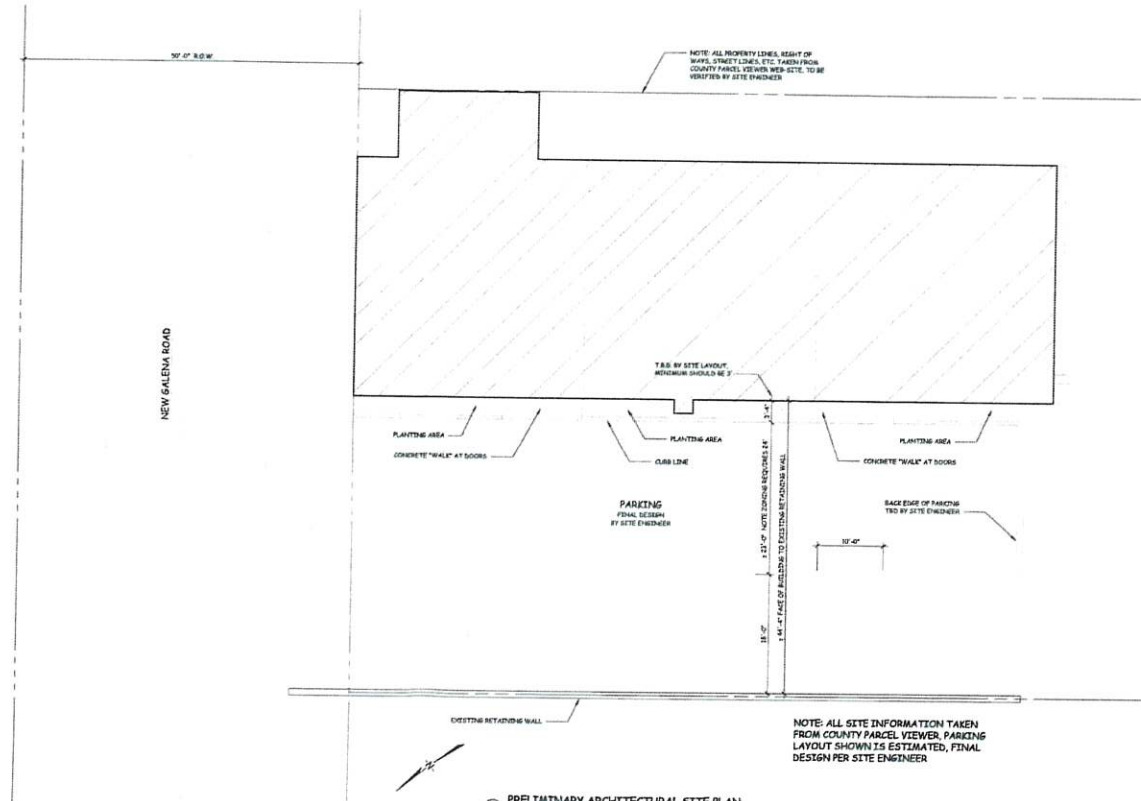
DRAWING INDEX:

- A0 Title Sheet
- A1 First Floor Plan
- A2 Second Floor Plan
- A3 Elevation
- A4 Elevations
- A - To Be Added
- EX1 Existing First Floor Plan
- EX2 Existing Second Floor Plan
- EX3 Existing Elevations
- EX4 Existing Elevations

THE PANTALOOM LOFTS

5 NEW GALENA ROAD
 LINE LEXINGTON, PA 18932

PRELIMINARY - NOT FOR CONSTRUCTION



① PRELIMINARY ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"

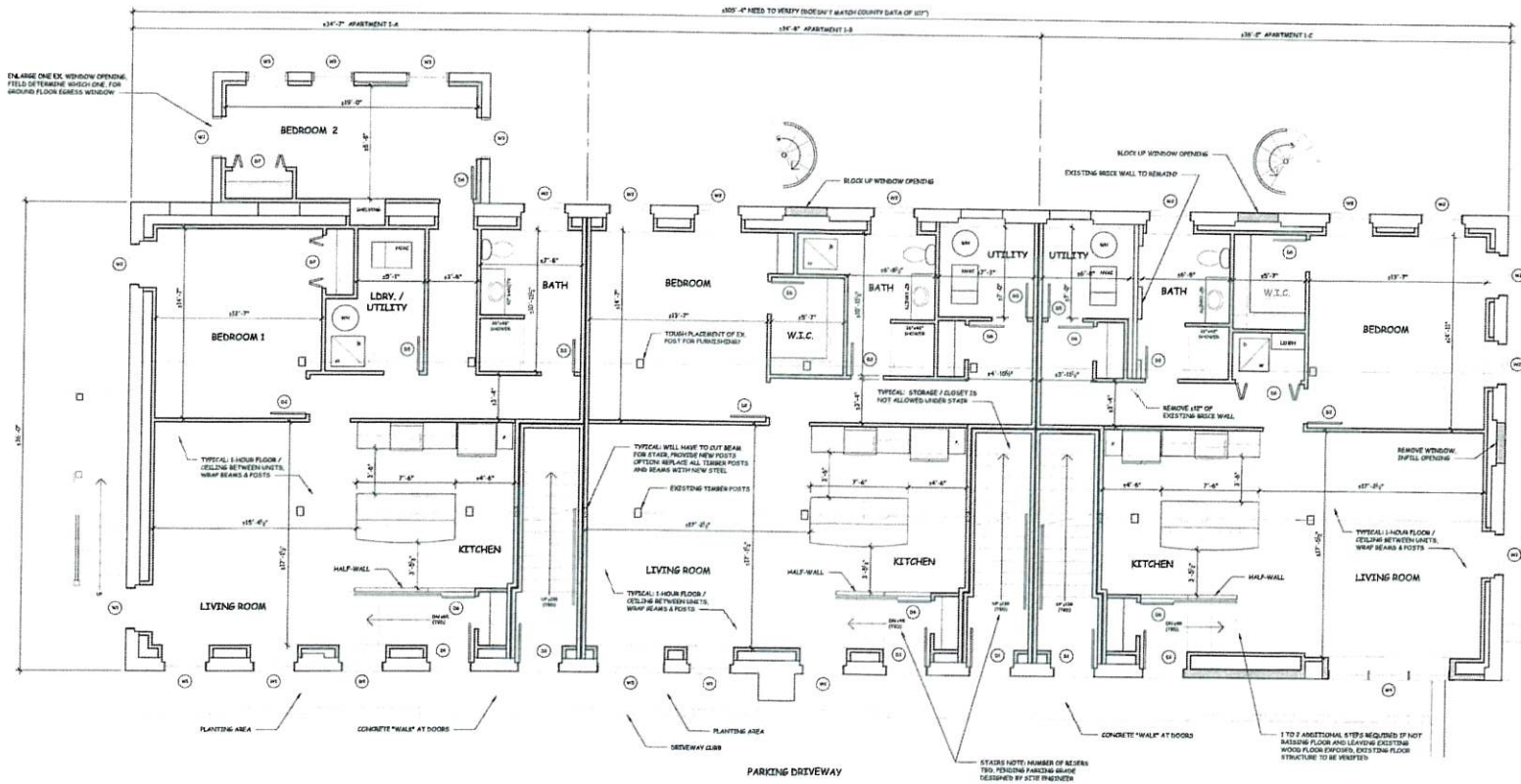
Mark A. Warriner, R.A.
 310 S. 3rd Street
 Harrisburg, PA 17101
 (717) 677-8888
 mwarriner@harrinet.com

DATE	REVISIONS

TITLE SHEET
 FACTORY BUILDING TO APARTMENTS CONVERSION
 5 NEW GALENA ROAD
 LINE LEXINGTON, PA 18932
 NEW BRITAIN TOWNSHIP, BERKS COUNTY
 PENN STATE UNIVERSITY, LLC

DWG NO:
AO

08 / 08 / 2025



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/4" = 1'-0"

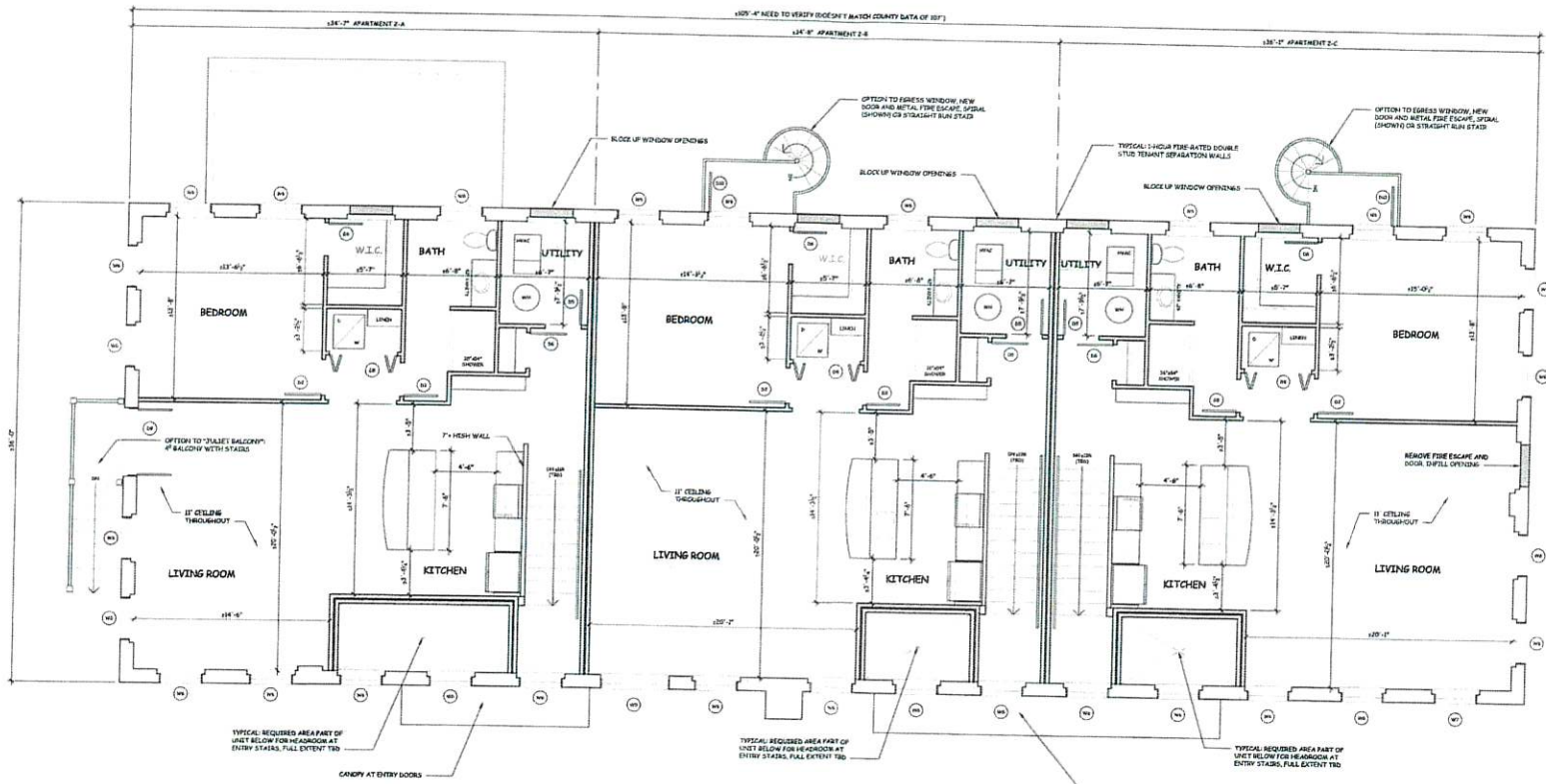
PRELIMINARY - NOT FOR CONSTRUCTION

Mark A. Warriner, R.A.
316 S. 3rd Street
Lancaster, PA 17303
(717) 872-4240 Cell
mwarriner@aol.com

REVISIONS	DATE
1. INDICATED IN ENTRY, ADD UNITS/LAYOUT	07/27/22

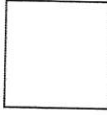
PROPOSED FIRST FLOOR PLAN
FACTORY BUILDING TO 4 APARTMENTS CONVERSION
5 NEW GALENA ROAD
LANCASTER, PA 17303
NEW ACTION TOWNSHIPS, BUCKS COUNTY
PRIVATE GREEN INDUSTRIES, LLC

DWG NO:
AI
08 / 08 / 2025



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



Mark A. Warriner, R.A.
316 S. 3rd Street
Perkasie, PA 19384
(215) 916-4280 Cell
mwarriner@earthlink.net

DATE	07/27/21
REVISIONS	
1	RELOCATED ENTRY, ADDED UNIT LAYOUTS

PROPOSED SECOND FLOOR PLAN
FACTORY BUILDING TO APARTMENTS CONVERSION
5 NEW GALENA ROAD
NEW EDDYSTON, PA 19932
NEW JERSEY DEPARTMENT OF COMMUNITY DEVELOPMENT
GRANITE GREEN INDUSTRIES, LLC

DWG NO: A2
08 / 08 / 2025



1 PROPOSED RIGHT (PARKING) SIDE ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
MARK	FINISH SIZE H x L	DESCRIPTION	MANUFACTURER'S DESIGNATION	NOTE	QTY. 1
(M)	3'-0" x 4'-0"	AWNING	SELECT ABERGLEN / PELLA / BARNETT / OTHER		
(N)	3'-0" x 4'-0"	DOUBLE HUNG			2
(O)	3'-0" x 2'-6"	AWNING			
(P)	9'-0" x 5'-4"	TRIPLE DOUBLE HUNG			
(R)	5'-0" x 4'-0"	PICTURE			
(S)	3'-0" x 6'-4"	DOUBLE HUNG			2
	RESERVED				

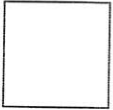
NOTES:

- CONTRACTOR RESPONSIBLE FOR MEASURING EACH OPENING AND SELECTING APPROPRIATE WINDOW SIZES TO FIT AND QUANTITIES TO CHECK. QTY. COLUMN PROVIDED FOR CONTRACTOR CORRECTIONS.
- ONE (1) WINDOW IN EACH FIRST FLOOR BEDROOM TO MEET GROUND FLOOR EMERGENCY ESCAPE & RESCUE OPENING.
- ONE (1) WINDOW IN EACH SECOND FLOOR BEDROOM TO MEET EMERGENCY ESCAPE AND RESCUE OPENING.

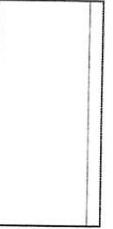


2 PROPOSED FRONT (STREET) ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION



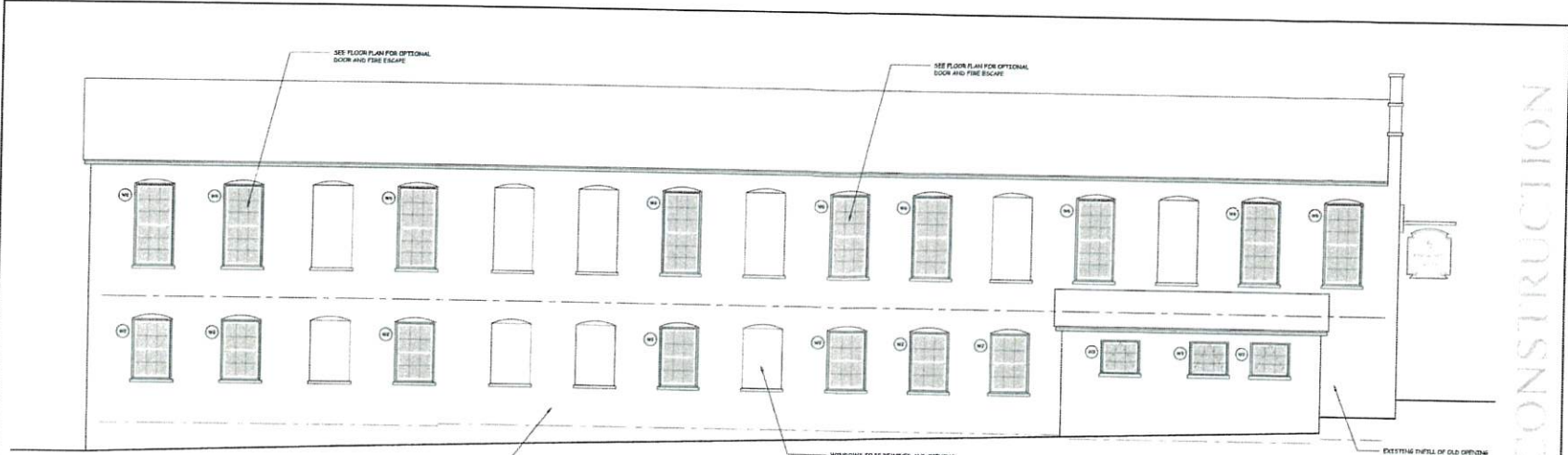
Mark A. Warriner, R.A.
316 S. 3rd Street
Pottsville, PA 19364
(610) 838-1111
mark@warriner.com



ISSUES	DATE
1. REVISED 14 ENTRY DOOR DETAIL LAYOUTS	07/31/23

PROPOSED ELEVATIONS
FACTORY BUILDING TO APARTMENTS CONVERSION
5 NEW GALENA ROAD
POTTSTVILLE, PA 19362
BERKSHIRE COUNTY, PA 19362
MARK A. WARRINER ARCHITECT, LLC

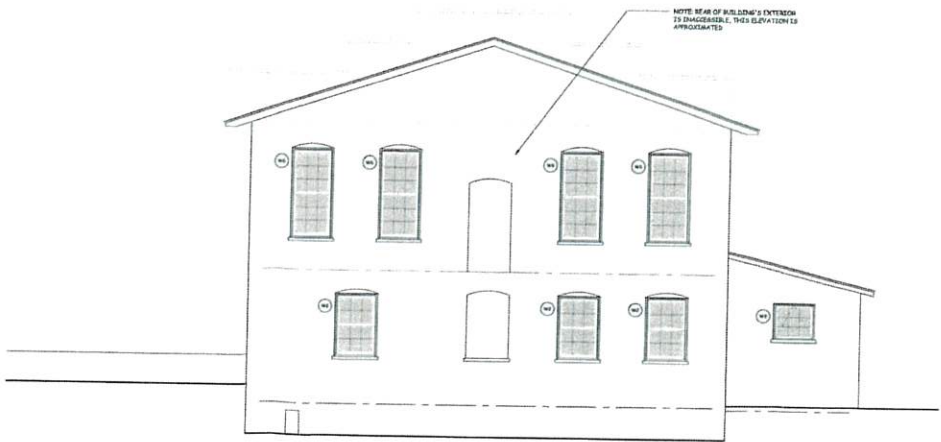
DWG. NO.:
A5
08 / 08 / 2025



1 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE							
MARK	NOMINAL SIZE	DESCRIPTION	HARDWARE	NOTE	QTY.	LEFT	RIGHT
(N)	3'-0" x 6'-0"	EXTENSION ENTRY GLASS & DOUBLE METAL	3 HINGES, ENTRY LOCK SET, DEAD BOLT, WEATHER STRIPPING, WALL BUMPER				
(M)	2'-4" x 6'-0"	BEDROOM WOOD PANELLED	3 HINGES, PRIVACY LOCK SET, WALL BUMPER				
(N)	2'-4" x 6'-0"	BATHROOM WOOD PANELLED	3 HINGES, PRIVACY LOCK SET, WALL BUMPER				
(M)	2'-4" x 6'-0"	BEDROOM WOOD PANELLED	3 HINGES, PRIVACY LOCK SET, WALL BUMPER				
(M)	2'-8" x 6'-0"	UTILITY ROOM WOOD PANELLED	3 HINGES, PASSAGE LATCH SET, WALL BUMPER				
(M)	2'-4" x 6'-0"	CLOSET, WOOD PANELLED	3 HINGES, PASSAGE LATCH SET, WALL BUMPER				
(C)	4'-0" x 6'-0"	CLOSET, WOOD BY FOLD	85 FOLD, TRACK & ROLLERS, FLOOR PIVOT & GUIDE, DOOR PULLS				
(M)	5'-0" x 6'-0"	LUXURY CLOSET, WOOD BY FOLD	85 FOLD, TRACK & ROLLERS, FLOOR PIVOT & GUIDE, DOOR PULLS				
(M)	5'-0" x 6'-0"	EXTENSION BALCONY GLASS & DOUBLE METAL	6 HINGES, ENTRY LOCK SET, DEAD BOLT, WEATHER STRIPPING, WALL BUMPER				
(M)	3'-0" x 6'-0"	EXTENSION ENTRY GLASS & DOUBLE METAL	3 HINGES, ENTRY LOCK SET, DEAD BOLT, WEATHER STRIPPING				
		REMOVED					

NOTES:
1. CONTRACTOR RESPONSIBLE FOR NUMBER AND HARDWARE OF DOORS. QTY. COLUMN PROVIDED FOR CONTRACTOR CORRECTION.



2 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Mark A. Wornier, R.A.
316 S. 3rd Street
Perkasie, PA 19344
(215) 872-4260 Cell
mark@artforum.com

PLATE NO. AND SIZE: 1 1/2" x 11" (VERTICAL)

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

PROPOSED ELEVATIONS
FACTORY BUILDING TO APARTMENTS CONVERSION
5 NEW GALENA ROAD
LEWISBORO, PA 19328
NEW BETHAN TOWNSHIP, BRUCE COUNTY
QUANTATE GREEN PROPERTIES, LLC

DWG. NO.: **A4**

08 / 08 / 2025



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

April 23, 2026

File No. 2501172

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

Reference: Granite Creek Properties, LLC , Sketch Plan Review 1
5 New Galena Road, T.M.P. #26-002-027

Dear Doreen:

Pursuant to your request, Gilmore & Associates, Inc. has completed a formal Sketch Plan review of the referenced plan for compliance with the Township's Zoning Ordinance as requested by the Applicant. We offer the following comments for consideration by New Britain Township:

I. Submission

- A. Sketch Plan for 5 New Galena Road consisting of one (1) sheet.
- B. Boundary & Topographic Survey for 5 New Galena Road, prepared for Granite Creek Development, LLC, as prepared by Horizon Engineering, consisting of one (1) sheet dated September 2, 2025.

II. General Information

The subject property is a 0.24-acre parcel located along the southwestern side of New Galena Road (S.R. 1006), between Hilltown Pike and Maple Avenue within the VR Village Residential Zoning (VR) District. The site currently consists of a vacant manufacturing building with an accessory garage and paved area.

The Applicant is proposing a change in use to convert a 2-story, 7,560 SF Manufacturing building (Use K1) which is an existing, non-conforming use within the VR District, to a B6 Multifamily Use with six (6) residential apartments which is permitted by-right. The ownership and maintenance responsibilities are not noted. The existing accessory garage is proposed to be demolished, and a total of 12 parking spaces are proposed with access from New Galena Road. The site is mainly impervious, and the proposed use does not appear to increase the impervious coverage. Public records indicate the existing building is served by an onsite well and public sewer, however, the Applicant intends to provide public water and sewer to the proposed multifamily building.

III. Review Comments

A. Zoning Ordinance

In addition to any comments that may be made by the Township Zoning Officer, we have identified the following comments regarding the requirements and provisions of the current New Britain Township Zoning Ordinance:

1. §27-305.B.B6.b.1 – We offer the following comments regarding the lot area:
 - a. For B6 multifamily buildings, a minimum tract area of 5,000 SF per dwelling unit or 30,000 SF for 6 units is required. A variance from the tract area requirement would be necessary. We note that the existing lot area of 10,122 square feet is to the existing legal right-of-way.

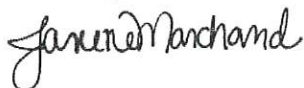
65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

- b. By definition, the lot area is required to exclude the proposed ultimate right-of-way and shall be revised accordingly. Though the ultimate right-of-way is required to be offered for dedication to the Township, because the existing building and proposed parking area is shown within the ultimate right-of-way, we do not recommend the Township take dedication of this area. All zoning dimensions and area calculations shall be based on the lot area to the ultimate right-of-way unless a variance is obtained to calculate the lot area to the legal right-of-way.
2. §27-305.B.B6.b.2 – Based on the plans, there appears to be no increase in impervious area. For B6 multifamily buildings, the maximum impervious surface ratio is 30%. Based on a 40-foot half-width ultimate right-of-way, there is an impervious coverage of approximately 88%. However, based on a Proposed First Floor Plan there may be egresses added that may increase the impervious area. The total impervious area proposed shall be verified and noted. Any increase would require a variance.
3. §27-305.B.B6.b.3 – For B6 multifamily buildings, a minimum building setback of 50 feet is required from the ultimate right-of-way of a street and 30 feet from any off-street parking spaces. The existing building encroaches approximately 16.5 feet into the ultimate right-of-way. While no existing parking spaces are currently delineated, a proposed parallel parking space is proposed directly adjacent to the building for a setback of 0 feet and the remaining parking spaces are setback 23 feet from the building. Therefore, a variance from the building and parking setback requirements would be required.
4. §27-305.B.B6.b.5 – All B6 multifamily buildings shall be separated by 50 feet from any other principal building. The existing building is approximately 30 feet from the existing residential dwelling on the adjacent property to the south. Because of the location of the existing building, this requirement can't be complied with. Because of the change in use, a variance from the separation requirement would be necessary. We recommend the Applicant meet with the Fire Marshall to review the plan for emergency access prior to attending the Zoning Hearing Board.
5. §27-305.B.B6.b.6 – A minimum tract width of 100 feet at the ultimate street right-of-way is required. The existing lot has a width of 90.37 feet, which would require a variance.
6. §27-305.B.B6.b.7 – A 20-foot-wide buffer yard with screening shall be required between any multifamily and any abutting single-family detached dwelling. The site appears to be bordered by single family dwellings to the south and west. However, the property and existing building does not provide sufficient space for the required buffer yard. Because of the change in use, a variance from the buffer requirement would be necessary. We note that there is approximately 9 feet of side yard between the existing building and the Leidy property that has existing vegetation. We recommend the vegetation be removed and the area replanted with evergreen plantings in accordance with the buffer yard requirements and which are suitable for the area.
7. §27-1002.b & 1003.a – We offer the following comments related to the performance standards of the B6 Use in the VR District:
 - a. Based on a 40-foot half width ultimate right-of-way, a lot depth of 83 feet exists where 150 feet is required for a B6 Use, and therefore a variance is required.
 - b. A front yard setback of 50 feet is required for a B6 Use. The building extends approximately 16.5 feet into the ultimate right-of-way and therefore a variance is required.
 - c. A side yard setback of 25 feet is required for a B6 Use. The existing building is 0.5 feet from the southern side property line and therefore a variance is required.

8. §27-2116 – All new proposed condominium plans shall file a land development plan with New Britain Township and shall meet all stormwater, parking, and other requirements of this chapter and Subdivision and Land Development Ordinance, except that front, side and rear yard requirements, and other lot line requirements, shall not be required for the interior individual condominium units or lots created by a proposed new condominium plan. A condominium is defined as “An ownership arrangement, portions of which are designated for separate ownership and the remainder of which is designated for restricted ownership solely by the owners of those portions”. The Applicant should clarify the ownership of the individual units.
9. §27-2901 & 2904.b.2. – No parking area or paved area shall be located within 10 feet of the ultimate right-of-way line or property line. The proposed parking spaces are directly on the northern property line and four (4) spaces are located within the ultimate right-of-way of New Galena Road. In addition, one space is partially within the legal right-of-way. A variance would be required for the proposed parking layout. PennDOT approval will also be required for parking or any work within the legal right-of-way, as well as, for the change in use. If a variance is not granted to allow parking within the ultimate right-of-way, it does not appear that the design can be revised to comply with the Township’s requirements for off-street parking.
10. §27-2902.g. – Common guest parking areas shall be required at the rate of 0.3 space per dwelling unit for B6 Uses. Based on 6 dwelling units, two guest parking spaces shall be provided for a total of 14 required parking spaces. The plan proposes 12 parking spaces. Two additional parking spaces are required, or else a variance would be necessary.
11. §27-2904.d.1. – Any paved area of 1,000 square feet or more designed for use shall be adequately illuminated in accordance with the lighting standards for parking areas of the Subdivision and Land Development Ordinance. Parking lot lighting shall be provided.
12. §27-2906.c. – Fire lanes shall be provided where required by state or federal regulations or other local ordinance and are subject to review by the Township Fire Officials. We recommend the Fire Marshal review the plans to confirm that emergency vehicles can access the site.
13. General Comment – The Applicant has indicated they are reviewing the feasibility of public water main extension to the site. The plans shall clarify where the existing well is and note it to be abandoned in accordance with applicable regulations. Based on Township mapping, there is public water at the intersection of New Galena Road and Township Line Road. A will serve letter and approvals from the North Penn Water Authority will be required as well as PennDOT HOP. The plans show the existing building has public sewer.

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: Terry Fedorchak, Interim Township Manager
Alexandria Mullin, Assistant to the Manager
Randy Teschner, Building Code/Fire Marshal
Scott Holbert, Esquire, Flager & Associates
Nate Fox, Esq., Obermayer, Rebmann Maxwell & Hippel LLP
Phil Chant, Granite Creek Properties, LLC
Horizon Engineering
Craig D. Kennard, P.E., E.V.P., Gilmore & Associates, Inc.

**BOARD OF SUPERVISORS
MEETING MINUTES
April 6, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, April 6, 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 Scott Holbert - Township Solicitor, Craig Kennard – Township Engineer, Chief Richard Clowser, Alex Nagy – Finance Director 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 on March 25th, April 2nd and prior to this meeting, to discuss personnel matters and litigation items.
- 4. Motion to Consider Consent Agenda**
Bill Jones moved, seconded by Bridget Kunakorn, to approve the Consent Agenda:
 - A.** Approve Minutes of March 2nd, 2026, Board of Supervisors Meeting.
 - B.** Approve Regular Bill List as Follows:
 - Dated February 26, 2026
 - Dated March 12, 2026
 - Dated April 1, 2026
 - For a total amount of \$186,939.37
 - C.** Approve Prepaid Bill List as Follows:
 - Dated February 26, 2026
 - Dated March 5, 2026
 - Dated March 12, 2026
 - Dated March 19, 2026
 - Dated March 26, 2026
 - Dated April 1, 2026
 - For a total amount of \$578,249.70
 - D.** Approve Escrow Release #1 to Birch Run, Toll Mid-Atlantic LP Company, LC, in the amount of \$654,092.00.

There were no public comments.

All voted aye, motion carried 5-0.

5. Action Items

- A.** Consider a motion to separate with Township Manager, Dan Fox.

Cynthia Jones motioned to separate. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 5-0.

B. Consider a motion to hire Terry Fedorchak as Interim Township Manager

Stephanie Shortall motioned to hire Terry Fedorchak. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 5-0.

C. Consider a motion to approve the 2026 Road Program.

Bridget Kunakorn motioned to approve the 2026 Road Program. Seconded by Bill Jones.

No public comment.

All voted aye, motion carried 5-0.

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

Stephanie Shortall motioned to approve the Material Bid Award recommendation. Seconded by Cynthia Jones.

No public comment.

All voted aye, motion carried 5-0.

E. Discussion of EAC Recommendation – Grading, Erosion, and Sedimentation Control.

Margaret Briggs – Forest Park Drive – asked for clarification on who would be responsible for common areas within developments.

No action was taken by the Board of Supervisors at this time.

F. Discussion of EAC Recommendation – Naturalized Landscape Ordinance.

Cynthia Jones motioned to have Township Solicitor, Scott Holbert, draft a Resolution that will include language which will allow for residents to naturalize lawns. This Resolution will then be up for review by the Board of Supervisors. Seconded by MaryBeth McCabe.

Kathleen Davis explained why this ordinance change would be important for the Township.

Motion carried 4-1.

G. Discussion on the following Zoning Hearing Board Applications:

- 112 Ruth Lane
- 130 Bates Drive

The Board agreed to take no action on either application.

No public comment.

H. Consider a motion to hire Indian Valley Appraisers to appraise parcels for Open Space Preservation.

Bill Jones motioned to hire Indian Valley Appraisers. Seconded by Cynthia Jones.

No public comment.

All voted aye, motion carried 5-0.

6. Information Items

A. Departmental Reports

- Alex Mullin gave an update on the Townships website now that it has been active for over one year. She presented the analytics on usage and views currently compared to when the website was initially launched.
- Alex Nagy 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.
- Alex Mullin explained that both the Public Works Department and the Park & Recreation Department have been hard at work with the road work maintenance, park maintenance, and removing the playground at North Branch Park in preparation for the replacement as well as participation in the Easter Egg Hunt Event.
- Chief Clowser discussed the recent projects going on within the Police Department and the upcoming events planned such as the upcoming Drug Take Back program slated for April 25th.

B. Engineer's Report

- Craig Kennard gave an update on the March 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

- Bridget Kunakorn gave thanks to staff and volunteers for their participation and help with the Veterans Bingo Event and the Easter Egg Hunt.
- Cynthia Jones echoed the same and added thanks to the Police Department, Public Works, and the EAC for their continued efforts to bring forward topics for discussion.
- Bill Jones gave thanks to the Police Department and Public Works Departments for their hard work.
- Stephanie Shortall gave a thank you to all who helped with the Bingo event and all Township staff.
- MaryBeth McCabe thanked the Police and Public Works for their hard work.

7. Public Comment

A. May Rose Kenedy – Blossom Road – commented that her granddaughter won the Easter Egg Hunt prize and was so happy with how the event went that they are looking forward to coming back next year.

8. Announcements

Spring Yard Waste Collection – Tuesday, April 7th – Saturday, April 11th.
Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, April 8th at 10am.
Veterans Committee Meeting – Wednesday, April 15th at 6pm.
Zoning Hearing Board Meeting – Thursday, April 16th at 7pm.
Cancelled – Board of Supervisors Meeting – Monday, April 20th at 7pm.
Cancelled - Parks & Recreation Commission Meeting – Tuesday, April 21st at 7pm.
Planning Commission Meeting – Tuesday, April 28th at 7pm.
Titan Mobile Shredding - New Britain Township Building – May 2nd, 9am – 11am.
EAC Rain Barrel Workshop – Highlands Park – May 2nd 1pm- 3pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, May 4th, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

9. Adjournment

Cynthia Jones moved, seconded by Bill Jones, to adjourn the meeting.

The Board unanimously adjourned the meeting at 7:58 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: April 30, 2026
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated April 16, 2026, in the amount of \$168,812.75.

Attest: _____

Date: _____

L-2
4/16/26

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Rcvd Batch Id Range: KG0406RG to KG0406RG

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

Include Non-Budgeted: Y

Vendor # Name	PO # PO Date Description	Contract Charge Account	PO Type Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
AUTOZ005 AutoZone, Inc.									
	26000523 04/08/26 PARTS								
	1 PARTS	66.89 01-437-300	E Vehicle Repairs	R	04/08/26	04/08/26		06203809616	N
	26000524 04/08/26 PARTS								
	1 PARTS	19.39 01-437-300	E Vehicle Repairs	R	04/08/26	04/08/26		06203809675	N
	Vendor Total:	86.28							
BARRY010 BARRY ISETT & ASSOCIATES INC									
	26000541 03/31/26 EMERGENCY MGMT SERVICES								
	1 EMERGENCY MGMT SERVICES	500.00 01-415-100	E Professional Services	R	03/31/26	03/31/26		0210433	N
	Vendor Total:	500.00							
BKSCT040 BKS CTY FIRE MARSHALS' ASSOCIA									
	26000480 04/06/26 ANNUAL MEMBERSHIP/TESCHNER								
	1 ANNUAL MEMBERSHIP/TESCHNER	25.00 01-400-300	E General Administrative Expenses	R	04/06/26	04/06/26		040626	N
	Vendor Total:	25.00							
BOBSH005 BOB SHAW'S SIGNS INC.									
	26000525 04/02/26 PUBLIC WORKS STREET SIGNS								
	1 PUBLIC WORKS STREET SIGNS	767.00 01-438-460	E General Expenses	R	04/02/26	04/02/26		35447	N
	Vendor Total:	767.00							
CENTR020 CENTRAL BUCKS AMBULANCE									
	26000501 04/03/26 2026 Q1 REAL ESTATE TAX DIST								
	1 2026 Q1 REAL ESTATE TAX DIST	856.91 03-412-500	E RE Contributions - EMS	R	04/03/26	04/03/26		040326	N

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
DSIME010 DSI MEDICAL SERVICES INC.														
		26000542	03/31/26	TESTING - DOT MRO BUNDLED										
		1		TESTING - DOT MRO BUNDLED	57.71	01-438-460		E General Expenses	R	03/31/26	03/31/26		DSINV022244	N
		Vendor Total:			57.71									
DUBLI010 DUBLIN FIRE COMPANY														
		26000495	04/03/26	2026 Q1 REAL ESTATE TAX DIST										
		1		2026 Q1 REAL ESTATE TAX DIST	1,428.25	03-411-500		E RE Contributions - Fire	R	04/03/26	04/03/26		040326	N
		26000496	04/03/26	2026 Q1 LST TAX DISTRIBUTION										
		1		2026 Q1 LST TAX DISTRIBUTION	629.06	03-411-501		E LST Contributions - Fire	R	04/03/26	04/03/26		040326	N
		Vendor Total:			2,057.31									
DUNLA010 dunlapSLK														
		26000503	04/08/26	2025 AUDIT										
		1		2025 AUDIT	6,000.00	01-402-310		E Auditing Services	R	04/08/26	04/08/26		126411	N
		Vendor Total:			6,000.00									
EASTE010 EASTERN AUTOPARTS WAREHOU														
		26000462	04/01/26	AUTO PARTS										
		1		AUTO PARTS	104.82	01-437-300		E Vehicle Repairs	R	04/01/26	04/01/26		51V1055642	N
		Vendor Total:			104.82									
ESTAB005 ESTABLISHED TRAFFIC CONTROL														
		26000461	03/27/26	STREET SIGN HARDWARE										
		1		STREET SIGN HARDWARE	392.00	01-433-200		E Street Signs	R	03/27/26	03/27/26		27167	N
		26000526	04/09/26	STREET SIGNS										
		1		STREET SIGNS	392.00	01-433-200		E Street Signs	R	04/09/26	04/09/26		27303	N
		Vendor Total:			784.00									

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
GALLS010 GALLS, LLC													
		26000505	03/28/26	UNIFORM									
		1		UNIFORM	7.99	01-410-241	E Uniforms/Vests	R	03/28/26	03/28/26		034568198	N
		Vendor Total:			7.99								
GENER010 GENERAL CODE													
		26000478	03/31/26	CODE ANALYSIS									
		1		CODE ANALYSIS	8,145.00	01-400-741	E IT Hardware/Software/Licenses	R	03/31/26	03/31/26		PG000045725	N
		Vendor Total:			8,145.00								
GILMO010 GILMORE & ASSOCIATES INC.													
		26000490	03/10/26										
		1		ENGINEERING SERVICES	144.00	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603704	N
				Tracking Id: 15-0200-00 9 SELLERSVILLE RD - TECCE SUBDIVISION									
		2		ENGINEERING SERVICES	352.34	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603705	N
				Tracking Id: 16-1300-00 TOWNSHIP LN/WALTERS RD - MAR MAR BLDRS - 7 HOMES									
		3		ENGINEERING SERVICES	1,492.00	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603706	N
				Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK									
		4		ENGINEERING SERVICES	272.50	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603707	N
				Tracking Id: 19-1600-00 98 RAILROAD AVE - RAILROAD 3 LLC/RONDEAU BROS LLC									
		5		ENGINEERING SERVICES	1,490.00	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603708	N
				Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METRPN SERV GRP/FOX HOMES									
		6		ENGINEERING SERVICES	1,526.60	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603709	N
				Tracking Id: 2025-ZP-01 315 OLD LIMEKILN 2 LOTS NO ADDRESS TRIUMPH									
		7		ENGINEERING SERVICES	1,136.25	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603710	N
				Tracking Id: 2023-13521 654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY									
		8		ENGINEERING SERVICES	8,246.27	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603712	N
				Tracking Id: 2024-13470 CNTY LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00									
		9		ENGINEERING SERVICES	4,228.68	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603713	N
				Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS									
		10		ENGINEERING SERVICES	116.25	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603714	N
				Tracking Id: 2023-12917 140 UPPER CHURCH RD - CASADONTI - SKETCH									
		11		ENGINEERING SERVICES	231.25	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603715	N
				Tracking Id: 2023-12977 4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN									
		12		ENGINEERING SERVICES	6,473.50	90-414-311	E ENGINEERING BILLED	R	03/10/26	03/10/26		PS-INV2603717	N
				Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ									

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description				Enc Date	Date	Date		Exc1
HKMAT010 H & K MATERIALS									
	26000483 03/31/26 MATERIALS								
	1 MATERIALS	511.46	01-436-300	E Repair Materials	R	03/31/26	03/31/26	50923	N
	Vendor Total:	511.46							
HABER010 H.A. BERKHEIMER INC.									
	26000481 03/31/26 COMMISSION FEE MARCH 2026								
	1 COMMISSION FEE MARCH 2026	22.20	01-403-370	E EIT/LST Tax Collection Services	R	03/31/26	03/31/26	EIT 033126	N
	26000482 03/31/26 COMMISSION FEE MARCH 2026								
	1 COMMISSION FEE MARCH 2026	5.55	04-403-370	E EIT Tax Collection Services	R	03/31/26	03/31/26	OST 033126	N
	Vendor Total:	27.75							
HILLT020 HILLTOWN FIRE COMPANY									
	26000493 04/03/26 2026 Q1 REAL ESTATE TAX DIST								
	1 2026 Q1 REAL ESTATE TAX DIST	2,142.38	03-411-500	E RE Contributions - Fire	R	04/03/26	04/03/26	040326	N
	26000494 04/03/26 2026 Q 1 LST TAX DISTRIBUTION								
	1 2026 Q 1 LST TAX DISTRIBUTION	943.59	03-411-501	E LST Contributions - Fire	R	04/03/26	04/03/26	040326	N
	Vendor Total:	3,085.97							
HOMED010 HOME DEPOT CREDIT SERVICES									
	26000487 03/27/26 SUPPLIES								
	1 SUPPLIES	155.88	18-454-710	E PARK INFRASTRUCTURE IMPROVEMENTS	R	03/27/26	03/27/26	2010276	N
	2 SUPPLIES	48.11	07-454-317	E VETERAN'S PARK	R	03/27/26	03/27/26	6030060	N
	3 SUPPLIES	102.64	01-438-460	E General Expenses	R	03/27/26	03/27/26	1513100	N
	4 SUPPLIES	242.70	01-409-370	E Building Maintenance	R	03/27/26	03/27/26	8900372	N
	5 SUPPLIES	88.17	01-438-460	E General Expenses	R	03/27/26	03/27/26	8900372	N
	6 SUPPLIES	88.78	07-454-319	E GENERAL EXPENSES/SUPPLIES	R	03/27/26	03/27/26	3012762	N
		726.28							
	Vendor Total:	726.28							

April 16, 2026
12:08 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl	
JOHNE010	JOHN E. REID & ASSOCIATES INC.	26000511	04/07/26	TRAINING													
		1		TRAINING	875.00	01-410-181			E	Training & Meetings	R	04/07/26	04/07/26		9YY9YJXI-0001	N	
	Vendor Total:				875.00												
KEYST050	KEYSTONE MUNICIPAL SERVICES IN	26000508	04/02/26	OUTSIDE INSPECTIONS													
		1		OUTSIDE INSPECTIONS	2,100.00	01-413-122			E	Outside Inspections	R	04/02/26	04/02/26		40443	N	
	Vendor Total:				2,100.00												
MCDON010	MCDONALD UNIFORM COMPANY	26000484	01/02/26	UNIFORM													
		1		UNIFORM	28.48	01-410-241			E	Uniforms/Vests	R	01/02/26	01/02/26		254796-90	N	
		26000485	04/02/26	UNIFORM													
		1		UNIFORM	336.57	01-410-390			E	CERT Expenses	R	04/02/26	04/02/26		259372	N	
		26000506	04/08/26	UNIFORM													
		1		UNIFORM	24.02	01-410-241			E	Uniforms/Vests	R	04/08/26	04/08/26		258896	N	
		26000507	04/07/26	UNIFORM													
		1		UNIFORM	100.57	01-410-241			E	Uniforms/Vests	R	04/07/26	04/07/26		260509	N	
		26000549	04/09/26	UNIFORM													
		1		UNIFORM	202.00	01-410-241			E	Uniforms/Vests	R	04/09/26	04/09/26		260159	N	
	Vendor Total:				691.64												
NAPAA005	NAPA AUTO PARTS - LANSDALE	26000527	03/31/26	PARTS/REPAIRS													
		1		PARTS/REPAIRS	13.99	01-437-300			E	Vehicle Repairs	R	03/31/26	03/31/26		610413	N	
		26000528	03/31/26	PARTS 48-02													
		1		PARTS 48-02	196.96	01-410-370			E	Vehicle Maintenance	R	03/31/26	03/31/26		610863	N	

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
NICOL005 NICOLE PERCETTI, TAX COLLECTOR													
26000509	04/13/26	26-011-015											
1	26-011-015	629.89	01-481-319	E RE Property Taxes	R	04/13/26	04/13/26	3046					N
26000510	04/13/26	26-005-009											
1	26-005-009	825.40	01-481-319	E RE Property Taxes	R	04/13/26	04/13/26	3045					N
Vendor Total:		1,455.29											
PAULB010 PAUL B. MOYER & SONS INC													
26000479	04/06/26	EXMARK MOWERS PARTS/REPAIRS -2											
1	EXMARK MOWERS PARTS/REPAIRS -2	845.86	01-437-300	E Vehicle Repairs	R	04/06/26	04/06/26	36209					N
Vendor Total:		845.86											
RICHT010 RICHTER DRAFTING & OFFICE SUPP													
26000459	03/31/26	OFFICE SUPPLIES											
1	OFFICE SUPPLIES	153.40	01-410-200	E Office Supplies	R	03/31/26	03/31/26	WO-23040-1					N
26000460	03/31/26	MOBILE SHRED											
1	MOBILE SHRED	130.00	01-410-250	E General Police Expenses	R	03/31/26	03/31/26	IN-13610					N
Vendor Total:		283.40											
ROBER305 ROBERT GARBACCIO													
26000543	04/15/26	REIMB FOR DAMAGED MAILBOX											
1	REIMB FOR DAMAGED MAILBOX	70.00	01-438-460	E General Expenses	R	04/15/26	04/15/26	041526					N
Vendor Total:		70.00											
ROSES005 ROSE SCHWALM													
26000464	04/02/26	03/19/26 ZONING HEARING											
1	03/19/26 ZONING HEARING	1,005.50	01-414-141	E Zoning Hearing Board Expenses	R	04/02/26	04/02/26	051					N
Vendor Total:		1,005.50											

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SERVI010 SERVICE TIRE TRUCK CENTERS													
		26000457	03/26/26	TIRES PW 48-42									
				1 TIRES PW 48-42	153.68	01-437-300	E Vehicle Repairs	R	03/26/26	03/26/26		26-1137047-011	N
				Vendor Total:	153.68								
UNITE060 UNITED AUTOMATION SOLUTIONS													
		26000486	04/02/26	WEBINAR - R TESCHNER									
				1 WEBINAR - R TESCHNER	50.00	01-400-319	E Training & Meetings	R	04/02/26	04/02/26		977	N
				Vendor Total:	50.00								
UNITE010 UNITED INSPECTION AGENCY INC.													
		26000458	03/25/26	OUTSIDE INSPECTIONS									
				1 OUTSIDE INSPECTIONS	940.00	01-413-122	E Outside Inspections	R	03/25/26	03/25/26		172132	N
		26000504	04/01/26	OUTSIDE INSPECTIONS									
				1 OUTSIDE INSPECTIONS	615.00	01-413-122	E Outside Inspections	R	04/01/26	04/01/26		172320	N
		26000548	04/08/26	OUTSIDE INSPECTIONS									
				1 OUTSIDE INSPECTIONS	500.00	01-413-122	E Outside Inspections	R	04/08/26	04/08/26		172515	N
				Vendor Total:	2,055.00								
GANNE005 USA TODAY MEDIA CORP.													
		26000463	03/31/26	ADVERTISING									
				1 ADVERTISING	503.68	01-400-340	E Advertising & Printing	R	03/31/26	03/31/26		0007613171	N
				Vendor Total:	503.68								
WEHRU010 WEHRUNG'S													
		26000488	03/31/26	MATERIALS									
				1 MATERIALS	40.95	01-437-300	E Vehicle Repairs	R	03/31/26	03/31/26		29596	N
				2 MATERIALS	20.88	01-438-460	E General Expenses	R	03/31/26	03/31/26		29609	N
				3 MATERIALS	28.03	01-438-460	E General Expenses	R	03/31/26	03/31/26		29665	N

April 16, 2026
12:08 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
WEHRU010 WEHRUNG'S		Continued								
	26000488 03/31/26 MATERIALS	Continued	20.96	01-438-460	E General Expenses	R	03/31/26	03/31/26	29667	N
	4 MATERIALS		<u>110.82</u>							
	Vendor Total:		110.82							

Total Purchase Orders: 62 Total P.O. Line Items: 103 Total List Amount: 168,812.75 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	6-01	44,968.59	0.00	44,968.59	0.00	0.00	44,968.59
Fire/EMS	6-03	81,441.06	0.00	81,441.06	0.00	0.00	81,441.06
Open Space	6-04	5.55	0.00	5.55	0.00	0.00	5.55
Parks & Recreation	6-07	2,244.39	0.00	2,244.39	0.00	0.00	2,244.39
Capital Equipment & Infrastructure	6-18	8,919.51	0.00	8,919.51	0.00	0.00	8,919.51
Escrow	6-90	31,233.65	0.00	31,233.65	0.00	0.00	31,233.65
Total of All Funds:		<u>168,812.75</u>	<u>0.00</u>	<u>168,812.75</u>	<u>0.00</u>	<u>0.00</u>	<u>168,812.75</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	44,968.59	0.00	44,968.59	0.00	0.00	44,968.59
Fire/EMS	03	81,441.06	0.00	81,441.06	0.00	0.00	81,441.06
Open Space	04	5.55	0.00	5.55	0.00	0.00	5.55
Parks & Recreation	07	2,244.39	0.00	2,244.39	0.00	0.00	2,244.39
Capital Equipment & Infrastructure	18	8,919.51	0.00	8,919.51	0.00	0.00	8,919.51
Escrow	90	31,233.65	0.00	31,233.65	0.00	0.00	31,233.65
Total of All Funds:		<u>168,812.75</u>	<u>0.00</u>	<u>168,812.75</u>	<u>0.00</u>	<u>0.00</u>	<u>168,812.75</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	6-01	44,968.59	0.00	0.00	0.00	44,968.59
Fire/EMS	6-03	81,441.06	0.00	0.00	0.00	81,441.06
Open Space	6-04	5.55	0.00	0.00	0.00	5.55
Parks & Recreation	6-07	2,244.39	0.00	0.00	0.00	2,244.39
Capital Equipment & Infrastructure	6-18	8,919.51	0.00	0.00	0.00	8,919.51
Escrow	6-90	31,233.65	0.00	0.00	0.00	31,233.65
Total of All Funds:		<u>168,812.75</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>168,812.75</u>

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Alex Nagy
DATE: April 30, 2026
SUBJECT: Schedule of Bills - Regular

Approve regular bills list dated April 30, 2026, in the amount of \$19,805.88.

Attest: _____

Date: _____

an
4/30/26

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Rcvd Batch Id Range: KG0420RG to KG0420RG
 Include Non-Budgeted: Y
 Prior Year Only: N
 Open: N Paid: N Void: N
 Rcvd: Y Held: Y Aprv: N
 Bid: Y State: Y Other: Y Exempt: Y
 * Means Prior Year Line

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Exc1
AUTOZ005 AutoZone, Inc.	26000600 04/28/26 PARTS							
	1 PARTS		113.35 01-437-300	E Vehicle Repairs	R	04/28/26 04/28/26	06203818631	N
	Vendor Total:		113.35					
BILLM010 BILL MITCHELL'S AUTO SERVICE I	26000583 04/17/26 EMISSION INSPECTION UNMARKED							
	1 EMISSION INSPECTION UNMARKED		39.85 01-410-370	E Vehicle Maintenance	R	04/17/26 04/17/26	A053373	N
	Vendor Total:		39.85					
BLOCK005 BLOCK COMMUNICATIONS	26000602 04/24/26 WARNING LIGHTS - PW 48-32							
	1 WARNING LIGHTS - PW 48-32		281.10 01-437-300	E Vehicle Repairs	R	04/24/26 04/24/26	10002973	N
	Vendor Total:		281.10					
CURTI040 CURTIN & HEEFNER, LLP	26000555 04/13/26 EMPLOYMENT MATTERS							
	1 EMPLOYMENT MATTERS		1,656.00 01-404-101	E Special Legal Services - Labor	R	04/13/26 04/13/26	10172525	N
	Vendor Total:		1,656.00					
CYNCO010 CYNCON EQUIPMENT, LLC	26000566 04/16/26 SWEEPER BROOMS							
	1 SWEEPER BROOMS		283.53 01-437-300	E Vehicle Repairs	R	04/16/26 04/16/26	20651	N
	Vendor Total:		283.53					

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/void Date Invoice	1099 Excl
FLAGE005 FLAGER LAW, PC								
	26000589 04/22/26 LEGAL EXPENSES							
	1 LEGAL EXPENSES	5,350.00 01-404-310	E General Legal Services	R	04/22/26	04/22/26	7541	N
	2 LEGAL EXPENSES	1,500.00 01-414-310	E Professional Services - Legal	R	04/22/26	04/22/26	7541	N
	3 LEGAL EXPENSES	<u>475.00</u> 01-414-317	E Codification Updates	R	04/22/26	04/22/26	7541	N
		7,325.00						
26000590 04/22/26 LEGAL EXPENSES								
	1 LEGAL EXPENSES	170.00 90-414-451	E LEGAL BILLED	R	04/22/26	04/22/26	7542	N
	Tracking Id: 2022-12511 137(141) S LIMEKILN DEFELICE PRESTIGE PRTNR/M GOLD							
	2 LEGAL EXPENSES	637.50 90-414-451	E LEGAL BILLED	R	04/22/26	04/22/26	7543	N
	Tracking Id: 2026-LD-03 454 New Galena Rd Calvitti							
	3 LEGAL EXPENSES	212.50 90-414-451	E LEGAL BILLED	R	04/22/26	04/22/26	7544	N
	Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ							
	4 LEGAL EXPENSES	1,062.50 90-414-451	E LEGAL BILLED	R	04/22/26	04/22/26	7545	N
	Tracking Id: 2024-13470 CNTY <u>LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00</u>							
		2,082.50						
	Vendor Total:	9,407.50						
GINOS005 GINOS NURSERY LLC								
	26000571 04/11/26 REIMB POLINATOR GARDEN EXPAN							
	1 REIMB POLINATOR GARDEN EXPAN	360.50 07-454-312	E NORTH BRANCH PARK EXP	R	04/11/26	04/11/26	001209	N
	Vendor Total:	360.50						
GLOCK005 GLOCK PROFESSIONAL, INC.								
	26000586 04/21/26 ARMORER COURSE/S. MAGUIRE							
	1 ARMORER COURSE/S. MAGUIRE	300.00 01-410-181	E Training & Meetings	R	04/21/26	04/21/26	TRP/100227685	N
	Vendor Total:	300.00						
LEVAN005 LEVAN MACHINE & TRUCK EQUIP								
	26000584 04/21/26 VEHICLE REPAIR - PW 48-32							
	1 VEHICLE REPAIR - PW 48-32	208.12 01-437-300	E Vehicle Repairs	R	04/21/26	04/21/26	206322	N
	Vendor Total:	208.12						

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
UNITE010 UNITED INSPECTION AGENCY INC.													
26000587		04/15/26	OUTSIDE INSPECTIONS										
	1	OUTSIDE INSPECTIONS		1,015.00	01-413-122		E Outside Inspections	R	04/15/26	04/15/26		172698	N
26000603		04/22/26	OUTSIDE INSPECTIONS										
	1	OUTSIDE INSPECTIONS		440.00	01-413-122		E Outside Inspections	R	04/22/26	04/22/26		172847	N
	Vendor Total:			1,455.00									
WITME010 WITMER PUBLIC SAFETY GROUP, INC													
26000568		04/09/26	UNIFORM										
	1	UNIFORM		13.95	01-410-241		E Uniforms/Vests	R	04/09/26	04/09/26		INV871777	N
26000585		04/13/26	UNIFORM										
	1	UNIFORM		4,110.20	01-410-240		E Munitions Supplies	R	04/13/26	04/13/26		INV872817	N
26000591		04/14/26	UNIFORM										
	1	UNIFORM		51.39	01-410-241		E Uniforms/Vests	R	04/14/26	04/14/26		INV873487	N
	Vendor Total:			4,175.54									
<hr/>													
Total Purchase Orders:		21	Total P.O. Line Items:		26	Total List Amount:		19,805.88	Total Void Amount:		0.00		

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	6-01	17,362.88	0.00	17,362.88	0.00	0.00	17,362.88
Parks & Recreation	6-07	360.50	0.00	360.50	0.00	0.00	360.50
Escrow	6-90	2,082.50	0.00	2,082.50	0.00	0.00	2,082.50
Total of All Funds:		<u>19,805.88</u>	<u>0.00</u>	<u>19,805.88</u>	<u>0.00</u>	<u>0.00</u>	<u>19,805.88</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	17,362.88	0.00	17,362.88	0.00	0.00	17,362.88
Parks & Recreation	07	360.50	0.00	360.50	0.00	0.00	360.50
Escrow	90	2,082.50	0.00	2,082.50	0.00	0.00	2,082.50
Total of All Funds:		<u>19,805.88</u>	<u>0.00</u>	<u>19,805.88</u>	<u>0.00</u>	<u>0.00</u>	<u>19,805.88</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	6-01	17,362.88	0.00	0.00	0.00	17,362.88
Parks & Recreation	6-07	360.50	0.00	0.00	0.00	360.50
Escrow	6-90	2,082.50	0.00	0.00	0.00	2,082.50
Total of All Funds:		<u>19,805.88</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>19,805.88</u>



MEMO

TO: Board of Supervisors
FROM: Alex Nagy
DATE: April 30, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated April 9, 2026, in the amount of \$198,278.58.

Attest: _____

Date: _____

April 9, 2026
09:58 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

AN
4/10/26

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

Rcvd Batch Id Range: KG0406PD to KG0406PD

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
ALEXA015 ALEXANDRIA MULLIN														
26000465	04/06/26	DVHT/PELRAS MILEAGE REIMB												
1	DVHT/PELRAS MILEAGE REIMB ✓	204.61	01-400-330	E Transportation	R	04/06/26	04/06/26	040626						N
26000466	04/06/26	2026 MEDICAL REIMBURSEMENT												
1	2026 MEDICAL REIMBURSEMENT ✓	260.51	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/06/26	04/06/26	040626						N
Vendor Total:		465.12												
AQUAP010 AQUA PENNSYLVANIA														
26000454	04/01/26	FIRE HYDRANT RENTAL												
1	FIRE HYDRANT RENTAL	62.13	01-411-380	E Fire Hydrant Rentals	R	04/01/26	04/01/26	0416695	040126					N
2	FIRE HYDRANT RENTAL	1,149.43	01-411-380	E Fire Hydrant Rentals	R	04/01/26	04/01/26	0408962	040126					N
3	FIRE HYDRANT RENTAL	186.39	01-411-380	E Fire Hydrant Rentals	R	04/01/26	04/01/26	1065967	040126					N
		1,397.95												
Vendor Total:		1,397.95												
AXONE005 AXON ENTERPRISE, INC.														
26000449	04/01/26	BASIC LICENSE												
1	BASIC LICENSE	190.95	01-410-741	E IT Hardware/Software/Licenses	R	04/01/26	04/01/26	INUS435778						N
26000450	04/01/26	BODY CAM EQUIP												
1	BODY CAM EQUIP	8,823.92	01-410-741	E IT Hardware/Software/Licenses	R	04/01/26	04/01/26	INUS434751						N
26000451	04/01/26	BASIC & PRO LICENSE BUNDLE												
1	BASIC & PRO LICENSE BUNDLE	710.53	01-410-741	E IT Hardware/Software/Licenses	R	04/01/26	04/01/26	INUS435374						N
Vendor Total:		9,725.40												

Vendor # Name	PO # PO Date Description	Contract PO Type	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description	Amount Charge Account Acct Type Description		Enc Date Date	Date Invoice	Excl
CATAP005 CATAPULT WEB DEVELOPMENT INC						
26000456	04/01/26 ANNUAL WEBSITE SYSTEM					
	1 ANNUAL WEBSITE SYSTEM	3,600.00 01-400-302 E IT Services	R	04/01/26 04/01/26	7840	N
	Vendor Total:	3,600.00				
CONSE005 CONSERVATION RESOURCES LLC						
26000470	03/31/26 NB PLAYGROUND/PAVILION STAKES					
	1 NB PLAYGROUND/PAVILION STAKES	240.50 18-454-710 E PARK INFRASTRUCTURE IMPROVEMENTS	R	03/31/26 03/31/26	45798	N
	Vendor Total:	240.50				
DELLM010 DELL MARKETING LP						
26000467	03/26/26 COMPUTER EQUIPMENT					
	1 COMPUTER EQUIPMENT	1,991.54 01-400-741 E IT Hardware/Software/Licenses	R	03/26/26 03/26/26	10868145521	N
26000468	03/19/26 COMPUTER EQUIPMENT					
	1 COMPUTER EQUIPMENT	425.13 01-400-741 E IT Hardware/Software/Licenses	R	03/19/26 03/19/26	10866879722	N
	Vendor Total:	2,416.67				
FLOCK005 FLOCK SAFETY						
26000444	03/18/26 LPR CAMERAS					
	1 LPR CAMERAS	14,000.00 01-410-741 E IT Hardware/Software/Licenses	R	03/18/26 03/18/26	INV-89528	N
	Vendor Total:	14,000.00				
GEORG040 GEORGE ALLEN PORTABLE TOILETS						
26000474	03/31/26 PORTABLE TOILETS/PARKS					
	1 PORTABLE TOILETS/PARKS	456.00 07-454-360 E UTILITIES	R	03/31/26 03/31/26	I249455	N
	2 PORTABLE TOILETS/PARKS	228.00 07-454-360 E UTILITIES	R	03/31/26 03/31/26	I249456	N
	3 PORTABLE TOILETS/PARKS	80.00 07-454-360 E UTILITIES	R	03/31/26 03/31/26	I249458	N
	4 PORTABLE TOILETS/PARKS	80.00 07-454-360 E UTILITIES	R	03/31/26 03/31/26	I249459	N
		<u>844.00</u>				
	Vendor Total:	844.00				

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Item	Description	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099				
MASTE010 MASTERS TELECOM LLC															
26000469	04/04/26	SPECIALTY VOICE MAIL/FAX LINE													
1	SPECIALTY VOICE MAIL/FAX LINE	87.88	01-400-320	E Communications		R	04/04/26	04/04/26		79132	N				
Vendor Total:		87.88													
MCCAL005 MCCALLION TEMPS, INC															
26000455	02/06/26	STAFFING SERVICES													
1	STAFFING SERVICES	456.00	01-402-131	E Salaries & Wages - General Admin		R	02/06/26	02/06/26		13149	N				
Vendor Total:		456.00													
RECRE005 RECREATION RESOURCE USA															
26000446	04/01/26	NB PARK PLAYGROUND - DEPOSIT													
1	NB PARK PLAYGROUND - DEPOSIT	~ 105,444.00	18-454-710	E PARK INFRASTRUCTURE IMPROVEMENTS		R	04/01/26	04/01/26		26-042	N				
26000447	04/01/26	NB PARK PAVILION - DEPOSIT													
1	NB PARK PAVILION - DEPOSIT	~ 51,706.00	18-454-710	E PARK INFRASTRUCTURE IMPROVEMENTS		R	04/01/26	04/01/26		26-042-1	N				
Vendor Total:		157,150.00													
RIGGI010 RIGGINS INC.															
26000472	04/06/26	PW FUEL													
1	PW FUEL	825.09	01-437-330	E FUEL & OIL EQUIP		R	04/06/26	04/06/26		IN-034037	N				
26000473	04/06/26	POLICE FUEL													
1	POLICE FUEL	2,126.13	01-410-224	E Fuel		R	04/06/26	04/06/26		IN-034036	N				
Vendor Total:		2,951.22													
ROBER270 ROBERT E. LITTLE, INC.															
26000453	03/30/26	PW/P&R INFIELD MACHINE													
1	PW/P&R INFIELD MACHINE	227.89	01-437-300	E VEHICLE REPAIRS		R	03/30/26	03/30/26		05-1248762	N				
Vendor Total:		227.89													

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge	PO Type Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SHAWN020 SHAWN P. KNIGHT														
26000489	04/09/26	2026 MEDICAL REIMBURSEMENT												
1	2026 MEDICAL REIMBURSEMENT	✓1,217.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/09/26	04/09/26	040926	N					
Vendor Total:		1,217.00												
STAND020 STANDARD DIGITAL IMAGING														
26000476	03/31/26	WASTE TONER CARTRIDGE - ADMIN												
1	WASTE TONER CARTRIDGE - ADMIN	46.50	01-400-740	E Major Equipment Purchase/Lease	R	03/31/26	03/31/26	103685	N					
26000477	03/31/26	WASTER TONER CARTRIDGE - SPARE												
1	WASTER TONER CARTRIDGE - SPARE	46.50	01-400-740	E Major Equipment Purchase/Lease	R	03/31/26	03/31/26	103689	N					
Vendor Total:		93.00												
STAPL015 STAPLES														
26000471	03/31/26	OFFICE SUPPLIES												
1	OFFICE SUPPLIES	104.94	01-400-210	E Office Supplies	R	03/31/26	03/31/26	6059744346	N					
Vendor Total:		104.94												
TUSTI005 TUSTIN MECHANICAL SERVICES														
26000452	03/31/26	UNIT 5 MAINTENANCE												
1	UNIT 5 MAINTENANCE	2,865.00	01-409-370	E Building Maintenance	R	03/31/26	03/31/26	910068241	N					
Vendor Total:		2,865.00												
VERIZ010 VERIZON														
26000475	03/27/26	INTERNET												
1	INTERNET	110.99	01-430-320	E COMMUNICATIONS/MAINT	R	03/27/26	03/27/26	0001-98 032726	N					
Vendor Total:		110.99												
VERIZ050 VERIZON WIRELESS														
26000448	03/23/26	POLICE WIRELESS SERVICE												
1	POLICE WIRELESS SERVICE	25.02	01-410-320	E Communications	R	03/23/26	03/23/26	00001 032326	N					
Vendor Total:		25.02												

April 9, 2026
09:58 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name											
PO #	PO Date	Description	Contract	PO Type			First	Rcvd	Chk/Void		1099	
Item Description			Amount	Charge Account	Acct Type Description	Stat/Chk	Enc Date	Date	Date	Invoice	Excl	
<hr/>												
WILLI010	WILLIAM A. MAY											
26000445	04/02/26	2026 MEDICAL REIMBURSEMENT										
1	2026 MEDICAL REIMBURSEMENT		300.00	01-486-157	E HEALTH & VISION REIMBURSEMENTS	R	04/02/26	04/02/26		040226	N	
	Vendor Total:		300.00									
<hr/>												
Total Purchase Orders:	27	Total P.O. Line Items:	32	Total List Amount:	198,278.58	Total Void Amount:	0.00					
<hr/>												

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	6-01	40,044.08	0.00	40,044.08	0.00	0.00	40,044.08
Parks & Recreation	6-07	844.00	0.00	844.00	0.00	0.00	844.00
Capital Equipment & Infrastructure	6-18	157,390.50	0.00	157,390.50	0.00	0.00	157,390.50
Total of All Funds:		<u>198,278.58</u>	<u>0.00</u>	<u>198,278.58</u>	<u>0.00</u>	<u>0.00</u>	<u>198,278.58</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	40,044.08	0.00	40,044.08	0.00	0.00	40,044.08
Parks & Recreation	07	844.00	0.00	844.00	0.00	0.00	844.00
Capital Equipment & Infrastructure	18	157,390.50	0.00	157,390.50	0.00	0.00	157,390.50
Total Of All Funds:		<u>198,278.58</u>	<u>0.00</u>	<u>198,278.58</u>	<u>0.00</u>	<u>0.00</u>	<u>198,278.58</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	6-01	40,044.08	0.00	0.00	0.00	40,044.08
Parks & Recreation	6-07	844.00	0.00	0.00	0.00	844.00
Capital Equipment & Infrastructure	6-18	157,390.50	0.00	0.00	0.00	157,390.50
Total of All Funds:		<u>198,278.58</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>198,278.58</u>

MEMO



TO: Board of Supervisors
FROM: Alex Nagy
DATE: April 1, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated April 16, 2026, in the amount of \$32,107.12.

Attest: _____

Date: _____

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
EDMUN030 EDMUNDS GOVTECH													
26000544		03/13/26		CLOUD HOSTING									
	1			CLOUD HOSTING	3,960.00	01-402-300	E Finance Software & Payroll Services	R	03/13/26	03/13/26		26-IN4443	N
Vendor Total:					3,960.00								
ADTC0005 EVERON FKA ADT COMMERCIAL													
26000554		04/08/26		SECURITY SYSTEM									
	1			SECURITY SYSTEM	286.23	01-410-360	E Utilities	R	04/08/26	04/08/26		160813046	N
	2			SECURITY SYSTEM	22.45	01-410-360	E Utilities	R	04/08/26	04/08/26		160813047	N
	3			SECURITY SYSTEM	67.33	01-410-360	E Utilities	R	04/08/26	04/08/26		160813048	N
	4			SECURITY SYSTEM	207.71	01-410-360	E Utilities	R	04/08/26	04/08/26		160813049	N
					583.72								
Vendor Total:					583.72								
HPT HPT SYSTEMS, INC.													
26000515		03/31/26		MONTHLY CLOUD BAKCUP (3)									
	1			MONTHLY CLOUD BAKCUP (3)	941.20	01-400-741	E IT Hardware/Software/Licenses	R	03/31/26	03/31/26		14703	N
26000516		03/31/26		DUO SECURITY - MFA LICENSES									
	1			DUO SECURITY - MFA LICENSES	521.40	01-400-302	E IT Services	R	03/31/26	03/31/26		14703	N
26000547		04/04/26		VEEAM ANNUAL SUBSCRIPTION									
	1			VEEAM ANNUAL SUBSCRIPTION	1,500.00	01-400-741	E IT Hardware/Software/Licenses	R	04/04/26	04/04/26		14771	N
Vendor Total:					2,962.60								
KATHL015 KATHLEEN DAVIS													
26000520		04/10/26		BIRD HOUSE MATERIALS REIMB									
	1			BIRD HOUSE MATERIALS REIMB	62.07	07-454-300	E ACTIVITIES/PROGRAMS	R	04/10/26	04/10/26		041026	N
Vendor Total:					62.07								

April 16, 2026
12:04 PM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
SUSET005 SUSETTE DUBIN													
26000517	04/07/26	FACILITY CLEANING - ADMIN											
1	FACILITY CLEANING - ADMIN	400.00	01-409-370		E Building Maintenance	R	04/07/26	04/13/26		040726			N
26000521	04/07/26	FACILITY CLEANING - POLICE											
1	FACILITY CLEANING - POLICE	740.00	01-409-370		E Building Maintenance	R	04/07/26	04/07/26		040726			N
Vendor Total:		1,140.00											
TUSTI005 TUSTIN MECHANICAL SERVICES													
26000540	04/13/26	FIRE INSP 4/1/26 - 9/30/26											
1	FIRE INSP 4/1/26 - 9/30/26	462.50	01-430-370		E Building Maintenance	R	04/13/26	04/13/26		990047197			N
Vendor Total:		462.50											
VERIZ010 VERIZON													
26000538	04/05/26	POLICE INTERNET											
1	POLICE INTERNET	289.59	01-410-320		E Communications	R	04/05/26	04/05/26		0001-17	040526		N
Vendor Total:		289.59											
Total Purchase Orders:		21	Total P.O. Line Items:	28	Total List Amount:	32,107.12	Total Void Amount:	0.00					

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	6-01	19,654.94	0.00	19,654.94	0.00	0.00	19,654.94
Parks & Recreation	6-07	62.07	0.00	62.07	0.00	0.00	62.07
Capital Equipment & Infrastructure	6-18	12,390.11	0.00	12,390.11	0.00	0.00	12,390.11
Total of All Funds:		<u>32,107.12</u>	<u>0.00</u>	<u>32,107.12</u>	<u>0.00</u>	<u>0.00</u>	<u>32,107.12</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	19,654.94	0.00	19,654.94	0.00	0.00	19,654.94
Parks & Recreation	07	62.07	0.00	62.07	0.00	0.00	62.07
Capital Equipment & Infrastructure	18	12,390.11	0.00	12,390.11	0.00	0.00	12,390.11
Total of All Funds:		<u>32,107.12</u>	<u>0.00</u>	<u>32,107.12</u>	<u>0.00</u>	<u>0.00</u>	<u>32,107.12</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	6-01	19,654.94	0.00	0.00	0.00	19,654.94
Parks & Recreation	6-07	62.07	0.00	0.00	0.00	62.07
Capital Equipment & Infrastructure	6-18	12,390.11	0.00	0.00	0.00	12,390.11
Total of All Funds:		<u>32,107.12</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>32,107.12</u>

MEMO



TO: Board of Supervisors
FROM: Alex Nagy
DATE: April 30, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated April 23, 2026, in the amount of \$65,455.93.

Attest: _____

Date: _____

LR
4/24/26

P.O. Type: All
 Range: First to Last
 Format: Detail without Line Item Notes
 Vendors: All
 Rcvd Batch Id Range: KG0420PD to KG0420PD

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

Include Non-Budgeted: Y

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Enc Date Date	Chk/Void	Invoice	1099
	Item Description							Date		Exc
ALEXA015 ALEXANDRIA MULLIN										
26000558	04/16/26 FOOD REIMB FOR EMPLOYEE EVENT									
	1 FOOD REIMB FOR EMPLOYEE EVENT		29.99	01-400-300	✓ E General Administrative Expenses	R	04/16/26	04/16/26	041626	N
	Vendor Total:		29.99							
ATTM0010 AT&T MOBILITY										
26000578	04/13/26 MOBILITY PHONE SERVICE									
	1 MOBILITY PHONE SERVICE		90.60	01-400-320	E Communications	R	04/13/26	04/13/26	041326	N
	2 MOBILITY PHONE SERVICE		176.47	01-430-320	E Communications	R	04/13/26	04/13/26	041326	N
			267.07							
	Vendor Total:		267.07							
DANIE055 DANIEL SACKS										
26000561	04/20/26 2026 MEDICAL REIMBURSEMENT									
	1 2026 MEDICAL REIMBURSEMENT		130.00	01-486-157	✓ E Health & Vision Reimbursements	R	04/20/26	04/20/26	042026	N
	Vendor Total:		130.00							
EARTH010 EARTHBORNE TRUCKS & EQUIPMENT										
26000570	04/03/26 TX525 DINGO WIDE TRACK MACHINE									
	1 TX525 DINGO WIDE TRACK MACHINE		42,475.62	18-454-700	E CAPITAL EQUIPMENT PURCHASES	R	04/03/26	04/03/26	2026-04	N
	Vendor Total:		42,475.62							
JUNCT005 JUNCTION PC, INC.										
26000580	04/13/26 COMPUTERS/POLICE DEPT									
	1 COMPUTERS/POLICE DEPT		3,191.57	18-410-751	E POLICE VEHICLE REPLACEMENT	R	04/13/26	04/13/26	90637	N
	Vendor Total:		3,191.57							

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
MARCW005 MARC WEILANDICS													
26000557		04/15/26	2026	MEDICAL REIMBURSEMENT									
1	2026	MEDICAL REIMBURSEMENT	195.00	01-486-157		E Health & Vision Reimbursements	R	04/15/26	04/15/26		041526		N
Vendor Total:			195.00										
MARKS010 MARK S. DUNCAN JR.													
26000581		04/20/26	FIREARMS	REIMBURSEMENT									
1	FIREARMS	REIMBURSEMENT	500.00	01-410-241		E Uniforms/Vests	R	04/20/26	04/20/26		042026		N
Vendor Total:			500.00										
MISSION005 Missionwise LLC													
26000556		04/01/26	AI-NATIVE	PERFORM MGMT SYSTEM									
1	AI-NATIVE	PERFORM MGMT SYSTEM	1,200.00	01-410-741		E IT Hardware/Software/Licenses	R	04/01/26	04/01/26		INV-000013		N
Vendor Total:			1,200.00										
NICOL010 NICOLE PERCETTI													
26000564		04/20/26	REIMB	REQUEST									
1	REIMB	REQUEST	1,845.21	01-403-319		E Reimbursable Expenses	R	04/20/26	04/20/26		042026		N
Vendor Total:			1,845.21										
REPUBLIC005 REPUBLIC SERVICES #320													
26000563		04/15/26	TRASH	SERVICES									
1	TRASH	SERVICES	1,288.85	18-454-710		E PARK INFRASTRUCTURE IMPROVEMENTS	R	04/15/26	04/15/26		0320-004674373		N
2	TRASH	SERVICES	1,225.00	07-454-312		E NORTH BRANCH PARK EXP	R	04/15/26	04/15/26		0320-004674373		N
3	TRASH	SERVICES	265.78	01-437-360		E Utilities	R	04/15/26	04/15/26		0320-004674373		N
4	TRASH	SERVICES	242.88	01-409-360		E Utilities	R	04/15/26	04/15/26		0320-004674373		N
5	TRASH	SERVICES	242.88	01-410-360		E Utilities	R	04/15/26	04/15/26		0320-004674373		N
6	TRASH	SERVICES	265.78	07-454-360		E UTILITIES	R	04/15/26	04/15/26		0320-004674373		N
			3,531.17										
Vendor Total:			3,531.17										

Vendor # Name	PO # PO Date Description	Contract PO Type	Amount Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
	Item Description					Enc Date Date	Date Invoice	Excl
RIGGI010 RIGGINS INC.								
26000572	04/21/26 PW DIESEL							
	1 PW DIESEL		1,116.33 01-437-330	E Fuel & Oil Equipment	R	04/21/26 04/21/26	IN-035700	N
26000573	04/16/26 PW FUEL							
	1 PW FUEL		1,913.73 01-437-330	E Fuel & Oil Equipment	R	04/16/26 04/16/26	IN-035256	N
26000574	04/16/26 POLICE FUEL							
	1 POLICE FUEL		1,275.82 01-410-224	E Fuel	R	04/16/26 04/16/26	IN-035255	N
	Vendor Total:		4,305.88					
RYANC010 RYAN CRESSMAN								
26000569	04/22/26 2026 PSATS MILEAGE REIMB							
	1 2026 PSATS MILEAGE REIMB		159.50 01-400-330	E Transportation	R	04/22/26 04/22/26	042226	N
	Vendor Total:		159.50					
STAND015 STANDARD DIGITAL LEASING								
26000576	04/20/26 ADMIN COPIER							
	1 ADMIN COPIER		280.99 01-400-740	E Major Equipment Purchase/Lease	R	04/20/26 04/20/26	596689327	N
26000577	04/20/26 POLICE COPIER							
	1 POLICE COPIER		256.14 01-410-226	E Copier Lease	R	04/20/26 04/20/26	596689327	N
	Vendor Total:		537.13					
STAND010 STANDARD INSURANCE COMPANY								
26000582	04/14/26 LIFE/DISABILITY INSURANCE							
	1 LIFE/DISABILITY INSURANCE		129.15 01-400-150	E Health & Life Insurance	R	04/14/26 04/14/26	041426	N
	2 LIFE/DISABILITY INSURANCE		209.17 01-402-150	E Health & Life Insurance	R	04/14/26 04/14/26	041426	N
	3 LIFE/DISABILITY INSURANCE		2,358.86 01-410-151	E Health & Life Insurance	R	04/14/26 04/14/26	041426	N
	4 LIFE/DISABILITY INSURANCE		197.79 01-413-151	E Health & Life Insurance	R	04/14/26 04/14/26	041426	N
	5 LIFE/DISABILITY INSURANCE		102.57 01-414-151	E Health & Life Insurance	R	04/14/26 04/14/26	041426	N
	6 LIFE/DISABILITY INSURANCE		693.43 01-430-151	E Health & Life Insurance	R	04/14/26 04/14/26	041426	N

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
STAND010	STANDARD INSURANCE COMPANY				Continued										
26000582	04/14/26	LIFE/DISABILITY INSURANCE		Continued											
	7	LIFE/DISABILITY INSURANCE	294.57	07-454-151		E MEDICAL/DENTAL INSURANCE				R	04/14/26	04/14/26		041426	N
			3,985.54												
	Vendor Total:		3,985.54												
TUSTI005	TUSTIN MECHANICAL SERVICES														
26000575	04/14/26	FIRE EXTINGUISHER REPLACEMENT													
	1	FIRE EXTINGUISHER REPLACEMENT	51.87	01-430-370		E Building Maintenance				R	04/14/26	04/14/26		990047393	N
	Vendor Total:		51.87												
VERIZ010	VERIZON														
26000562	04/12/26	FIOS SERVICES/EQUIP													
	1	FIOS SERVICES/EQUIP	22.30	01-430-320		E Communications				R	04/12/26	04/12/26		0001-65 041226	N
26000579	04/14/26	FIOS SERVICES/EQUIP													
	1	FIOS SERVICES/EQUIP	178.08	01-430-320		E Communications				R	04/14/26	04/14/26		0001-97 041426	N
	Vendor Total:		200.38												
WILLI010	WILLIAM A. MAY														
26000560	04/20/26	2026 MEDICAL REIMBURSEMENT													
	1	2026 MEDICAL REIMBURSEMENT	350.00	01-486-157		E Health & Vision Reimbursements				R	04/20/26	04/20/26		042026	N
	Vendor Total:		350.00												
WILLI080	WILLIAM JONES														
26000559	04/17/26	2026 MEDICAL REIMBURSEMENT													
	1	2026 MEDICAL REIMBURSEMENT	2,500.00	01-486-157		E Health & Vision Reimbursements				R	04/17/26	04/17/26		041726	N
	Vendor Total:		2,500.00												
<hr/> Total Purchase Orders: 22 Total P.O. Line Items: 34 Total List Amount: 65,455.93 Total Void Amount: 0.00															

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	6-01	16,714.54	0.00	16,714.54	0.00	0.00	16,714.54
Parks & Recreation	6-07	1,785.35	0.00	1,785.35	0.00	0.00	1,785.35
Capital Equipment & Infrastructure	6-18	46,956.04	0.00	46,956.04	0.00	0.00	46,956.04
Total of All Funds:		<u>65,455.93</u>	<u>0.00</u>	<u>65,455.93</u>	<u>0.00</u>	<u>0.00</u>	<u>65,455.93</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	16,714.54	0.00	16,714.54	0.00	0.00	16,714.54
Parks & Recreation	07	1,785.35	0.00	1,785.35	0.00	0.00	1,785.35
Capital Equipment & Infrastructure	18	46,956.04	0.00	46,956.04	0.00	0.00	46,956.04
Total of All Funds:		<u>65,455.93</u>	<u>0.00</u>	<u>65,455.93</u>	<u>0.00</u>	<u>0.00</u>	<u>65,455.93</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	6-01	16,714.54	0.00	0.00	0.00	16,714.54
Parks & Recreation	6-07	1,785.35	0.00	0.00	0.00	1,785.35
Capital Equipment & Infrastructure	6-18	46,956.04	0.00	0.00	0.00	46,956.04
Total of All Funds:		<u>65,455.93</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>65,455.93</u>

MEMO



TO: Board of Supervisors
FROM: Alex Nagy
DATE: April 30, 2026
SUBJECT: Schedule of Bills - Prepaid

Approve prepaid bills list dated April 30, 2026, in the amount of \$6,253.53

Attest: _____

Date: _____

Vendor #	Name	PO #	PO Date	Description	Contract Amount	PO Type Charge Account	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
MARKS010	MARK S. DUNCAN JR.	26000595	04/20/26	FIREARMS REIMBURSEMENT									
		1		FIREARMS REIMBURSEMENT	63.25	01-410-241	E Uniforms/Vests	R	04/20/26	04/20/26		042026	N
		Vendor Total:			63.25								
MCCAL005	MCCALLION TEMPS, INC	26000594	04/24/26	STAFFING SERVICES									
		1		STAFFING SERVICES	741.00	01-402-131	E Salaries & Wages - General Admin	R	04/24/26	04/24/26		13354	N
		Vendor Total:			741.00								
NORTH050	NORTH PENN WATER AUTHORIT	26000606	04/21/26	WATER									
		1		WATER	13.18	07-454-360	E UTILITIES	R	04/21/26	04/21/26		130623 042126	N
		2		WATER	26.57	07-454-360	E UTILITIES	R	04/21/26	04/21/26		107642 042126	N
		3		WATER	15.18	01-437-360	E Utilities	R	04/21/26	04/21/26		107642 042126	N
		4		WATER	83.87	01-437-360	E Utilities	R	04/21/26	04/21/26		107642 042126	N
		5		WATER	44.24	01-409-360	E Utilities	R	04/21/26	04/21/26		130623 042126	N
		6		WATER	44.23	01-410-360	E Utilities	R	04/21/26	04/21/26		130623 042126	N
					<u>227.27</u>								
		Vendor Total:			227.27								
RANDA010	RANDAL TESCHNER	26000596	04/28/26	2026 MEDICAL REIMBURSEMENT									
		1		2026 MEDICAL REIMBURSEMENT	1,231.42	01-486-157	E Health & Vision Reimbursements	R	04/28/26	04/28/26		042826	N
		Vendor Total:			1,231.42								
RIGGI010	RIGGINS INC.	26000605	04/24/26	PW PARK/REC DIESEL									
		1		PW PARK/REC DIESEL	1,031.69	01-437-330	E Fuel & Oil Equipment	R	04/24/26	04/24/26		IN-036147	N
		Vendor Total:			1,031.69								

April 30, 2026
09:29 AM

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Amount	Contract Charge Account	PO Type	Acct Type Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
VERIZ050 VERIZON WIRELESS														
26000607	04/19/26	POLICE WIRELESS SERVICE												
1		POLICE WIRELESS SERVICE			318.46	01-400-320		E Communications	R	04/19/26	04/19/26		00001 041926	N
2		POLICE WIRELESS SERVICE			687.03	01-410-320		E Communications	R	04/19/26	04/19/26		00001 041926	N
3		POLICE WIRELESS SERVICE			261.95	01-430-320		E Communications	R	04/19/26	04/19/26		00001 041926	N
					<u>1,267.44</u>									
		Vendor Total:			1,267.44									
WEXBA005 WEX BANK														
26000609	04/15/26	WAWA FLEET CARD ACCT SETUP FEE												
1		WAWA FLEET CARD ACCT SETUP FEE			40.00	01-400-300		E General Administrative Expenses	R	04/15/26	04/15/26		111912727	N
		Vendor Total:			40.00									
Total Purchase Orders: 12 Total P.O. Line Items: 19 Total List Amount: 6,253.53 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	6-01	6,213.78	0.00	6,213.78	0.00	0.00	6,213.78
Parks & Recreation	6-07	39.75	0.00	39.75	0.00	0.00	39.75
Total of All Funds:		<u>6,253.53</u>	<u>0.00</u>	<u>6,253.53</u>	<u>0.00</u>	<u>0.00</u>	<u>6,253.53</u>

Totals by Fund							
Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	6,213.78	0.00	6,213.78	0.00	0.00	6,213.78
Parks & Recreation	07	39.75	0.00	39.75	0.00	0.00	39.75
Total of All Funds:		<u>6,253.53</u>	<u>0.00</u>	<u>6,253.53</u>	<u>0.00</u>	<u>0.00</u>	<u>6,253.53</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	6-01	6,213.78	0.00	0.00	0.00	6,213.78
Parks & Recreation	6-07	39.75	0.00	0.00	0.00	39.75
Total of All Funds:		<u>6,253.53</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,253.53</u>



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

Resolution No. 2026-05

A RESOLUTION OF THE NEW BRITAIN TOWNSHIP TO RECOGNIZE THE NEED TO ASSIGN NEW PENSION ADMINISTRATORS TO ACT IN TRUST OF THE NEW BRITAIN TOWNSHIP PENSION PLANS

Whereas, New Britain Township recognizes timely financial administration of pension plan is important to their success and

Whereas, New Britain Township wishes to establish new trustees for the pension plans in accordance to roll changes at New Britain Township

BE IT RESOLVED by the Council of New Britain Township that CBIZ should please remove Kristin Carpenter as authorized signer for the New Britain Township Police Pension Plan and New Britain Township Non-Uniform Pension Plan. Alex M Nagy, William Jones, and Cynthia Jones shall be the new authorized signers for the New Britain Township Police Pension Plan and New Britain Township Non-Uniform Pension Plan.

DULY ADOPTED as Resolution by the Council of New Britain Township, in lawful session duly assembled this ___ day of _____ 2026 and executed within 20 business days

Attest:

New Britain Township

Terry Fedorchak, Interim Township Manager

MaryBeth McCabe, Esq. Chair

KEYSTONE

Municipal Services, Inc.

801 Yale Avenue, Suite 622, Swarthmore, PA 19081
Phone: (610) 328-4830 | Fax: (610) 328-4836 | Email: kestonems@comcast.net

April 15, 2026

Mr. Terry Fedorchak
c/o New Britain Township
207 Park Avenue
Chalfont, PA 18914

Re: Request for Proposal
UCC Administration and Enforcement

Mr. Fedorchak:

Thank you for your interest in Keystone Municipal Services, Inc. (KMS) and pursuant to your request for PA UCC Administration and Enforcement attached please find information relating to services currently being offered by Keystone Municipal Services, Inc.

Keystone Municipal Services, Inc. was established in 2002 with a mission to become the best and most complete Building Inspection and Zoning Administration firm in the Southeastern Pennsylvania region and since our inception we have become the leader in the industry providing services to over 50 communities within Southeastern PA. KMS is, by decision, a consulting firm serving municipalities and other public entities and does not provide services to any builder, developer or private applicant; we exist solely to serve as an advocate for our municipal clients. Communities that retain KMS never have to worry about our firm having a conflict of interest with any applicant or builder. KMS is licensed by the Commonwealth of Pennsylvania Department of Labor and Industry as a Third-Party Agency, (No. A00027), to serve as a Building Code Official and Construction Code Official in accordance with the Uniform Construction Code.

At present, KMS serves as the appointed Building Code Official/Construction Code Official and/or Zoning Officer in over 60 municipalities within Southeastern Pennsylvania. The staff of KMS has countless years of experience in Plan Review, Building Inspection, Zoning Administration and Code Enforcement. All staff placed in the field performing plan reviews and construction inspections are employees of KMS, as required by the Pennsylvania Uniform Construction Code, and are certified by the Commonwealth of Pennsylvania Department of Labor and Industry. Staff currently numbers 45 employees and includes 41 inspection/plan review staff (building/accessibility/fire inspectors/plan reviewers, zoning officers, a LEED AP+BC&D, a Fire Protection Engineer and a Civil Engineer) and 4 office personnel. All plan review/inspection staff are certified, trained, experienced construction professionals that are proficient at performing a wide array of specialized plan reviews and construction inspections. This allows KMS to meet your needs with a complete team of

highly trained, skilled and motivated professionals working together to provide the most complete service available.

It is our belief that our level of dedication to and experience working with municipalities and the expertise of our employees is what sets our firm apart from other Third-Party Agencies. It would be extremely difficult for a community to find any other Third-Party Agency that matches our level of expertise. We have worked with numerous communities of similar size with similar requirements over the past 25 years and we feel extremely confident that we can meet the needs of your community.

Please note that, included within the attached information is the following:

1. Company Profile.
2. Narrative of UCC Enforcement Services.
3. Cost of Services.
4. References.

Billing for services associated with this Proposal will occur monthly and there are no reimbursable expenses or vehicle expenses that will be invoiced to the community.

Thank you for allowing Keystone Municipal Services, Inc. an opportunity to provide this information to you and if, after reviewing this information, you have any questions or require any additional information please contact our office at (610) 328-4830 or you may contact me directly at 267-718-3465.

R.T. O'Brien

Richard T. O'Brien, CBI, BCO
President
Keystone Municipal Services, Inc.

cc: File

Company Profile

Keystone Municipal Services, Inc. was established with a mission to become the best and most complete Building Inspection/Zoning Administration firm in the Southeastern Pennsylvania region. To this end, we have retained the best-qualified personnel available and provided them with the knowledge and tools to meet any challenge. Additionally, Keystone Municipal Services, Inc. is, by choice, a municipal service provider, serving municipalities and other public entities we do not provide services to any builder, developer or private applicant; we exist solely to serve as an advocate for our municipal clients. There is no other third party provider in the area that can make that statement. Municipalities that retain Keystone Municipal Services, Inc. will never have to worry about our firm having a conflict of interest with any applicant or builder.

The professional code enforcement staff of Keystone Municipal Services, Inc. has countless years of municipal experience in Building Inspection, Zoning Administration, and Code Enforcement. Staff members are certified in numerous aspects of construction and site inspection. Zoning administration personnel are well versed in zoning concepts, ordinance preparation and the Municipalities Planning Code for the Commonwealth of Pennsylvania.

Keystone Municipal Services, Inc. has worked with numerous municipalities to establish a program that meets the criteria of Act 45 – The Uniform Construction Code (UCC) for the Commonwealth of Pennsylvania. Act 45 identifies specific ordinance adoption criteria and provides for time limitations for plan reviews as well as other criteria regarding building inspection and code enforcement. Act 45 has changed code enforcement across the state and Keystone Municipal Services, Inc. is currently out in front with a staff of professionals educated in the intent, purpose and enforcement of the UCC. Keystone Municipal Services, Inc. is registered with the Commonwealth of Pennsylvania as a stakeholder for the UCC and as a Certified Third-Party Agency, (No. A00027).

All services provided to a municipality are tailored to meet the needs of the individual community. We understand that communities have different needs and concerns and prior to initiating any work activities these will be identified, and with direction from the municipality, a plan of action will be mapped out. The Building Inspection and Zoning Administration services provided are coordinated with the municipality and are seamless to residents and applicants. The personnel serving the municipality function as though they were direct employees of the municipality; they will keep the regular office hours established by the community while performing all work activities and will maintain daily inspection logs and report directly to the municipal manager or other appointed municipal officials.

All building inspection and plan review personnel assigned to a community are certified by the Department of Labor and Industry for the Commonwealth of Pennsylvania. Staff members are proficient at performing a wide array of specialized inspections including all aspects of residential and commercial construction. In addition, the plan review services that will be provided are among the best and most complete in the industry. These high standards are maintained through a detailed training regimen, mandatory certification and employee participation in seminars and continuing education.

Electrical plan review and inspection services will be performed by United Inspection Agency, Inc. (UIA) of Ambler, PA. We have specifically recruited UIA as our project partner in municipalities due to the detailed professional approach they bring to both plan reviews and field inspections. UIA is also certified by the Department of Labor and Industry for the Commonwealth of Pennsylvania as a Certified Third Party Agency, (No. A00010).

Most importantly, when you appoint Keystone Municipal Services, Inc. you are not appointing a single person; you are appointing a team of highly trained, skilled and motivated professionals that work together to serve as your advocate while providing the most complete professional code enforcement service available.

Building Application Plan Review

As the appointed Building Inspector for the community the staff of Keystone Municipal Services, Inc. will provide plan reviews for all applications submitted to the municipality. These Plan Review Services, we believe, are the best in the industry at the current time. Applicants for building permits will be requested to submit two (2) copies of all plans and specifications with each Building Permit Application in order for the Plan Reviewer to determine if the proposed construction complies with the building codes adopted by the municipality. The plan reviewer shall determine if, due to the scope and complexity of the project, the plans submitted shall be stamped by a design professional, licensed within the Commonwealth of Pennsylvania.

The depth of plans for various projects will vary greatly; however, the general plans submitted for a typical proposed single family detached dwelling should include, but may not be limited to, the following:

(It should be noted that, this brief outline does not include the required electrical, HVAC and plumbing information.)

- Foundation Plan - A foundation plan indicating the dimensions of the proposed structure and foundation shall be provided. The depth and width of the proposed footings. (Concrete footings shall be a minimum of thirty six inches (36") below finished grade, a minimum of eight inches (8") thick and shall be a minimum of 2500 psi concrete). Indicate the size and thickness of the footings and identify all materials used for foundation walls and provide information regarding the concrete flooring including all sub-grade materials and preparations.
- Floor Framing Plans - Floor plans for each proposed level indicating all interior layout and dimensions, including all bearing and non-bearing partitions. Indicate all beams and supports which are being utilized including the materials, size, spacing and span. Include the size, spacing, span and bridging for all floor joists being provided.
- Roof Framing Plans - Roof plans indicating the size, spacing and span for all ceiling joists and the size, spacing, span and slope for all roof rafters. Indicate size of the ridge, the size and spacing of collar ties, and the type, thickness and R-factor of ceiling insulation. Provide information on all materials being utilized within the roof including sheathing, flashing, felt and shingles. Indicate all roof openings, including attic ventilation, valleys and connections that are to be provided.
- Wall Sections - Wall sections indicating all wall plates, stud sizing and spacing, type and placement of all rack bracing, details on facade materials, the clear span for all cantilever sections and any and all headers being provided above openings. Indicate the type, thickness and R-factor of all wall insulation.
- Cross Sections - Cross-sections indicating foundation and all framing members, including all pre-engineered structural members (floor trusses or roof trusses) which are being utilized. Each type of pre-engineered structural member must have a truss certification, stamped by a professional engineer licensed in the Commonwealth of Pennsylvania, provided at the time of application.

The application will be reviewed by the plan reviewer for compliance with the adopted building codes. If the proposed project does not comply with the applicable building codes including any individual amendments to the standard code, the applicant will be notified by phone and/or mail regarding the specific items that need to be addressed.

Building Inspection

As the appointed Building Inspector for the community Keystone Municipal Services, Inc. will provide the field inspections associated with all building permits issued by the community, all inspections will be performed by certified and qualified professional inspectors.

All construction inspections are expected to be performed with twenty-four (24) hour notice and within the time frames arranged for service. Requests for all inspections and inquiries for information from the building inspector will be received by the municipality. There will not be any other phone numbers to call; we believe the residents should work with the community as their point of contact and not a distant office outside of the municipality. This provides personal service to the residents while allowing the community the opportunity to retain some control over the process. However, there are instances when the applicant or contractor needs to contact the inspector directly, when this occurs we will make every effort to be available to the applicant.

Applications for various projects require many different and specialized inspections however; the typical inspections performed for a new single family detached dwelling include the following:

- Footings - Performed after excavation and prior to placement of concrete for footings.
- Foundation - Performed after wall forms are in place and prior to placement of concrete for walls.
- Backfill - Performed after foundation is waterproofed and prior to backfill placement.
- Slab - Performed after sub-grade preparation and prior to placement of concrete for slab.
- Rough Electrical - Performed after all wires are pulled and prior to the insulation being placed.
- Electrical Service and Meter - Performed after the service drop has been installed and the meter is in place.
- Rough Frame/Rough Plumbing/Rough Mechanical - Performed after all structural and framing members along with all water supplies, waste lines and venting are in place and prior to placement of any insulation or fixtures. Rough electrical inspection and approval shall be obtained prior to the Rough Frame/Rough Plumbing inspection being performed.
- Insulation - Performed after insulation is in place and prior to wall finish being installed.
- Drywall – Performed after GWB is in place and prior to any finish or tape being applied.
- Final Electrical - Performed after all electrical work is complete.
- Final/Use and Occupancy - Performed after all finish work is complete and/or prior to settlement. Final electrical inspection must be obtained prior to the Final/Use and Occupancy inspection being performed.



Cost of Services

2026 Rate Schedule

<u>Zoning Administration</u>	\$90.00 per hour
<u>UCC Building Inspection/Plan Review</u>	
Commercial and Residential Building Construction Inspection	\$85.00 per hour
Commercial and Residential Plan Review Services	\$85.00 per hour
<u>Code Department Administrative Support</u>	\$60.00 per hour
<u>Code Enforcement Services (Miscellaneous Ordinance Enforcement)</u>	\$85.00 per hour
<u>Fire Marshal Services</u>	
Fire Marshal Administration	\$90.00 per hour
Fire/Life Safety Inspections	\$90.00 per hour
<u>Property Maintenance/Apartment Inspections</u>	\$85.00 per hour
<u>Code Legislation Support Services</u>	\$120.00 per hour
<u>Court Time/Expert Testimony</u>	\$200.00 per hour
(Other than Zoning Hearing Board where Keystone Municipal Services, Inc. is the appointed Zoning Officer/Administrator)	

Examples of Work and References

The staff of Keystone Municipal Services, Inc. has served communities since 1986 and been involved in residential developments containing thousands of units and commercial/industrial and non-residential projects containing millions of square feet including serving as the inspector for construction activities at the Montgomery Mall, the Willow Grove Park Mall, the Oxford Valley Mall and Valley Square in Warrington Township.

The following are communities where Keystone Municipal Services, Inc. is currently providing services.

Bucks County, Pennsylvania

Warwick Township, Kyle Seckinger, Township Manager (215) 343-6100

- Interim Zoning Administration
- Residential and Commercial Building Inspection and Plan Review Services

Tinicum Township, Judith Danko, Township Manager (610) 294-9154

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

Warrington Township, Angela Benner, Township Manager (215) 343-9350

- Residential and Commercial Building Inspection and Plan Review Services

Buckingham Township, Jim Kettler, Fire Marshal/Director of Code Department (215) 794-8834

- Residential and Commercial Building Inspection and Plan Review Services

Bristol Township, Randi Elton, Township Manager (215) 785-0500

- Residential and Commercial Building Inspection and Plan Review Services

Nockamixon Township, Teri Lewis, Township Office Manager (610) 847-5058

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

Bedminster Township, Richard Schilling, Township Manager (215) 795-2190

- Residential and Commercial Building Inspection and Plan Review Services

Bridgeton Township, Secretary (610) 982-5255

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

Chalfont Borough, Shawn Curren, Borough Manager (215) 822-7295

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services
- Member of HARB Board
- Appointed Fire Marshal
- Appointed Emergency Management Coordinator

Riegelsville Borough, Sherry Masteller, Borough Secretary (610) 749-2726

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

Richlandtown Borough, Borough Secretary (215) 538-9290

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

Langhorne Borough, Christine Schoell, Borough Manager (215) 757-3768

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services
- Member of HARB Board

Wrightstown Township, Gary Smith, Director of Code Enforcement (215) 598-3313

- Residential and Commercial Building Inspection and Plan Review Services

Ivyland Borough, Janet Pacchioli, Borough Secretary (215) 675-0110

- Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services
- Fire Safety and Emergency Equipment Inspection Program

Doylestown Township, Stephanie Mason, Township Manager (215) 348-9915

- Residential and Commercial Building Inspection and Plan Review Services

Doylestown Borough, John Davis, Borough Manager (215) 345-4140

- Commercial Plumbing, Mechanical and Energy Inspection and Plan Review Services
- Accessibility Inspections

New Hope Borough, Peter Gray, Borough Manager (215) 862-3347

- Residential and Commercial Building Inspection and Plan Review Services
- Member of HARB Board
- Zoning/Code Enforcement Administration

Plumstead Township, Stacey Mulholland, Township Manager (215) 766-8914

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services
- Fire Safety and Emergency Equipment Inspection Program

Northampton Township, Robert Pelligrino, Township Manager (215) 357-6800

- Residential and Commercial Building Inspection and Plan Review Services

Middletown Township, Eden Ratliff, Township Manager (215) 750-3800

- Residential and Commercial Building Inspection and Plan Review Services
- Interim Fire Services Administration

Montgomery County, Pennsylvania

Telford Borough, Cary Vargo, Interim Borough Manager (215) 723-5000

- Residential and Commercial Building Inspection and Plan Review Services
- Zoning/Code Enforcement Administration
- Assisted in the Zoning Ordinance Update

Worcester Township, Township Manager (610) 584-1410

- Residential and Commercial Building Inspection and Plan Review Services

Lower Moreland Township, Christopher Hoffman, Township Manager (215) 947-3100

- Residential and Commercial Building Inspection and Plan Review Services

Cheltenham Township, Henry Sekawungu, Director of Planning and Zoning (215) 887-1000

- Residential and Commercial Building Inspection and Plan Review Services

Plymouth Township, Karen Weiss, Township Manager (610) 277-4100

- Residential and Commercial Building Inspection and Plan Review Services

Lower Gwynedd Township, Mimi Gleason, Township Manager (215) 646-5302

- Residential and Commercial Building Inspection and Plan Review Services

Towamencin Township, David Kranick, Township Manager (215) 368-2857

- Residential and Commercial Building Inspection and Plan Review Services
- Appointed Fire Marshal for community

West Conshohocken Borough, Mike English, Borough Manager (610) 828-9747

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services
- Appointed Fire Marshal
- Fire Safety and Emergency Equipment Inspection Program

Lower Salford Township, Joe Czajkowski, Township Manager (215) 256-8087

- Residential and Commercial Building Inspection and Plan Review Services

Springfield Township, Mike Taylor, Township Manager (215) 836-7600

- Residential and Commercial Building Inspection and Plan Review Services

Collegeville Borough, Tamara Twardowski, Borough Manager (610) 489-9208

- Residential and Commercial Building Inspection and Plan Review Services
- Fire Safety and Emergency Equipment Inspection Program

Montgomery Township, Carolyn McCreary, Township Manager (215) 393-6900

- Residential and Commercial Building Inspection and Plan Review Services

Hatfield Township, Aaron Bibro, Township Manager (215) 855-0900

- Residential and Commercial Building Inspection and Plan Review Services

Whitemarsh Township, Craig McAnally, Township Manager (610) 825-3535

- Residential and Commercial Building Inspection and Plan Review Services

Chester County, Pennsylvania

Pocopson Township, Township Secretary (610) 793-2151

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

West Bradford Township, Justin Yaich, Township Manager (610) 269-4174

- Residential and Commercial Building Inspection and Plan Review Services
- Fire Safety and Emergency Equipment Inspection Program

East Bradford Township, Rich Hicks, Building Department Director/BCO (610) 436-5108

- Residential and Commercial Building Inspection and Plan Review Services

West Fallowfield Township (610) 593-5916

- Commercial and Non-residential Building Inspection and Plan Review Services
- Building Inspection and Plan Review for the Octorara Area School District

Kennett Township, Diane Hicks, Zoning Officer (610) 388 1300

- Residential and Commercial Building Inspection and Plan Review Services

East Fallowfield Township, Lisa Valaitis, Township Secretary (610) 384-7144

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

Charlestown Township, Christopher Helenick, Township Manager (610) 240-0326

- Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

East Caln Township, Christopher Oberchain, Fire Marshal/BCO (610) 269-1989

- Residential and Commercial Building Inspection and Plan Review Services

East Whiteland Township, Steve Brown, Township Manager (610) 648-0600

- Residential and Commercial Building Inspection and Plan Review Services

Easttown Township, Eugene Briggs, Township Manager (610) 687-3000

- Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services

East Marlborough Township, Charlie Shock, BCO (610) 444-0725

- Residential and Commercial Building Inspection and Plan Review Services

Delaware County, Pennsylvania

Chadds Ford Township, Lacey Faber, Township Manager (610) 388-9900

- Zoning/Code Enforcement Administration
- Residential and Commercial Building Inspection and Plan Review Services
- Fire Safety and Emergency Equipment Inspection Program

Swarthmore Borough, William Webb, Borough Manager (610) 543-4599

- Commercial and Residential Building Inspection and Plan Review Services
- On-site inspection of Athletic Field Resurfacing/Stormwater Management Project

Thornbury Township, Susan Daudert, Township Secretary (610) 399-8383

- Residential and Commercial Building Inspection and Plan Review Services

Middletown Township, John McMullan, Township Manager (610) 565-2700

- Residential and Commercial Building Inspection and Plan Review Services

Haverford Township, Dave Burman, Township Manager (610) 446-1000

- Residential and Commercial Building Inspection and Plan Review Services

Christopher Bergen
40 Goodrock Road
Levittown, Pa 19057

PROFESSIONAL OBJECTIVE

A position that provides the opportunity to make a strong contribution to organizational goals through continued development of professional skills and education in area of construction and local government code enforcement.

PROFESSIONAL CERTIFICATIONS

10,13,15,18,29, UCC

PROFESSIONAL EDUCATION

Mercer County Community College
Building Inspector IRC
Building Inspector IBC
Building Inspector HHS

PROFESSIONAL EXPERIENCE

July 2017 to current - Keystone Municipal Services

October 2016 to July 2017 - Penn Township, Penn Township, Pa

June 2011 to October 2016 - Lansdowne Borough, Lansdowne, Pa

September 2008 to June 2011 - Self employed

November 1999 to September 2008 - Building Inspection Underwriters, Feasterville, Pa

July 1999 to November 1999 - Bensalem Township, Bensalem, Pa

References on request

MEMO

TOWNSHIP OF NEW BRITAIN



TO: Board of Supervisors
FROM: Event Coordinator, Sue Gelb
DATE: April 30, 2026
SUBJECT: New Township Event - Outdoor Movie Night

I respectfully request the Board's consideration to establish an Outdoor Movie Night as a new recurring event.

The proposed Outdoor Movie Night is a family-friendly community event designed to bring residents together for an evening of entertainment under the stars. The event will feature a large outdoor screen with a popular, all-ages film. Attendees will be encouraged to bring blankets, lawn chairs, and picnic-style snacks. Local food vendors or a concession stand may be included, and children may utilize the existing playground facilities prior to the start of the movie.

Parking and accessibility will be planned to accommodate a wide audience, with safety measures including adequate lighting and clear signage.

This event would provide a low-cost, high-impact opportunity to expand community programming and utilize Township park space. It also presents an opportunity for New Britain Township to partner with neighboring municipalities, including New Britain Borough and Chalfont Borough, to share resources, coordinate promotion, and enhance regional participation.

If approved, staff will present the concept to the Parks and Recreation Board.

Prepared by: Tiffany Gonsalves
After recording return to: Rita Drinkwater
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, FL 33487
Ph: 800-487-7483 ext. 7872

Parcel ID: 26-005-009

FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT

THIS FIRST AMENDMENT TO OPTION AND LEASE AGREEMENT (“**First Amendment**”) is dated as of _____, 202__, and made effective as of _____, 202__ (the “**Effective Date**”) by and between **NEW BRITAIN TOWNSHIP, a commonwealth of PA municipality**, having an address at 207 Park Avenue, Chalfont, Pennsylvania 18914 (“**Landlord**”) and **SBA TOWERS III LLC, a Florida limited liability company**, having a principal office located at 8051 Congress Avenue, Boca Raton, Florida 33487 (“**Tenant**”).

WHEREAS, Landlord, and Horvath Towers, LLC, a Delaware limited liability company, entered into that certain Option and Lease Agreement dated August 11, 2008, as evidenced by that certain Memorandum dated August 11, 2008, and recorded August 18, 2009, in Book 6196, Page 1160, in the Recorder of Deeds Office of Bucks County, Pennsylvania (“**Agreement**”) and assigned to Tenant, as evidenced by that certain Assignment and Assumption of Ground Lease dated November 3, 2010, and recorded December 3, 2010 in Book 6580, Page 919, in the Recorder of Deeds Office of Bucks County, Pennsylvania for Tenant’s use of a portion of the real property (“**Premises**”), said real property being located in Bucks County, State of Pennsylvania, commonly known as Parcel Number 26-005-009 and being more particularly described in the attached **Exhibit “A”** (“**Property**”); and

WHEREAS, Landlord and Tenant desire and intend to amend and supplement the Agreement as provided herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto covenant, agree and bind themselves to the following modifications to the Agreement:

1. **Section II. TERM**, of the Agreement is hereby amended to include the following:

In addition to the Renewal Terms as referenced in the Agreement, the Agreement is hereby amended to include five (5) additional successive terms of five (5) years, each of which shall be deemed automatically extended, unless Tenant notifies Landlord of its intention not to renew the Agreement at least sixty (60) days prior to the commencement of the succeeding Renewal Term. The first additional Renewal Term shall commence on December 16, 2033, upon the expiration of the Renewal Term expiring on December 15, 2033.

2. **Section III. RENT**, of the Agreement is hereby amended to include the following:

Commencing December 16, 2026, Landlord's Rent shall be increased to the total of One Thousand Eight Hundred Fifty and No/100 Dollars (\$1,850.00) per month. Commencing on December 16, 2027 and each anniversary of such date thereafter, Landlord's Rent shall increase by three percent (3%). All escalations provided herein, shall be in lieu of and not in addition to any escalations currently provided in the Agreement.

3. **Section XII. NOTICES**, of the Agreement is hereby amended as follows:

To Tenant: SBA Towers III LLC
 Attn: Site Administration
 8051 Congress Ave.
 Boca Raton, FL 33487
 Re: PA12791-A / New Britian Township

4. Upon full execution of this First Amendment, Tenant shall pay to Landlord a one-time payment of Ten Thousand and No/100 Dollars (\$10,000.00).
5. Capitalized terms not defined in this First Amendment will have the meaning ascribed to such terms in the Agreement.
6. This First Amendment will be governed by and construed and enforced in accordance with the laws of the state in which the Premises is located without regard to principles of conflicts of law.
7. Except as specifically set forth in this First Amendment, the Agreement is otherwise unmodified and remains in full force and effect and is hereby ratified and reaffirmed. In the event of any inconsistencies between the Agreement and this First Amendment, the terms of this First Amendment shall take precedence.
8. Landlord acknowledges that the exhibits attached to the Agreement may be incomplete or contain inaccuracies and, accordingly, Tenant in its sole discretion may replace and substitute such exhibits at its cost with an accurate survey and/or legal descriptions of the

Premises and re-record this First Amendment with notice to Landlord. Following such re-recording, the descriptions contained therein shall serve as the descriptions for the same for all purposes under the Agreement.

9. Landlord represents and warrants to Tenant that Landlord is the sole owner in fee simple title to the Property and Landlord's interest under the Agreement and that consent or approval of no other person is necessary for Landlord to enter into this First Amendment.
10. This First Amendment may be executed in one or more counterparts, and by the different parties hereto in separate counterparts, each of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same First Amendment.
11. Tenant shall have the right to record this First Amendment.

[The remainder of this page is intentionally left blank. Signatures to follow.]

IN WITNESS WHEREOF, the parties have executed this First Amendment as of the day and year first above written.

AGREED TO AND ACCEPTED this _____ day of _____, 202__, but shall be effective as of the Effective Date.

WITNESSES:

LANDLORD:

New Britian Township, a commonwealth of PA municipality

By: _____

Print Name: _____

Name: _____

Title: _____

Print Name: _____

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF _____:

On this ___ day of _____, 202__, before me a notary public in and for the Commonwealth of Pennsylvania, the undersigned officer, personally appeared _____, who acknowledged him/herself to be the _____ President of _____ (corporation name), a corporation, and that he/she as such _____ President, being authorized to do so, executed the foregoing instrument, for the purposes therein contained, by signing the name of the corporation by him/herself as _____ President.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires _____

(NOTARY SEAL)

WITNESSES:

TENANT:

SBA Towers III LLC, a Florida limited liability company

By: _____

Print Name: _____

Joshua Koenig, Executive Vice
President and General Counsel

Print Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 202__, by Joshua Koenig, Executive Vice President and General Counsel of SBA Towers III LLC, a Florida limited liability company, on behalf of said company, who is personally known to me and did not take an oath.

Notary Public _____

My Commission Expires _____

(NOTARY SEAL)

EXHIBIT "A"

Legal description to be incorporated upon receipt of final survey.

The Premises are described and/or depicted as follows:

PARENT PARCEL DESCRIPTION (AS PROVIDED) TAX ID: 26-005-009

ALL THAT CERTAIN TRACT OR PIECE OF GROUND SITUATE IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH A PLAN PREPARED BY CHAMBERS ASSOCIATES, INC., TITLED FINAL SUBDIVISION AND PROPERTY DEVELOPMENT PLAN DRAWINGS 1 AND 42, DATED OCTOBER 9, 1986, AS FOLLOWS TO WIT: BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SCHOOLHOUSE ROAD 33' WIDE RIGHT-OF-WAY AND THE SOUTHERN EDGE OF LANDS NOW OR FORMERLY SEPTA RAILROAD, THENCE ALONG THE SOUTHERN EDGE OF LANDS NOW OR FORMERLY SEPTA RAILROAD, CROSSING OVER THE ULTIMATE RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD (25 FEET FROM THE CENTERLINE), NORTH 49° 48' 00" EAST, 739.13 FEET TO A POINT, THENCE ALONG THE COMMON PROPERTY LINES BETWEEN PARCEL 5 AND PARCEL 6 OF THE AFOREMENTIONED PLAN THE FOLLOWING FIVE COURSES AND DISTANCES TO WIT:

1. SOUTH 56° 41' 44" EAST, 516.76 FEET TO A POINT
2. SOUTH 12° 00' 13" EAST, 307.72 FEET TO A POINT
3. SOUTH 57° 22' 51" EAST, 207.77 FEET TO A POINT
4. SOUTH 02° 09' 11" EAST, 133.09 FEET TO A POINT
5. SOUTH 28° 16' 43" WEST, CROSSING OVER THE ULTIMATE RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD (25 FEET FROM THE CENTERLINE) 335.87 FEET TO A POINT, SAID POINT BEING THE CENTERLINE OF SCHOOLHOUSE ROAD 33' WIDE RIGHT-OF-WAY;

THENCE CONTINUING ALONG THE CENTERLINE OF SCHOOLHOUSE ROAD THE FOLLOWING TWO COURSES AND DISTANCES TO WIT:

1. NORTH 60° 41' 16" WEST, 810.78 FEET TO A POINT
2. NORTH 56° 06' 09" WEST, 450.98 FEET TO A POINT, SAID POINT BEING THE FIRST MENTIONED PLACE OF BEGINNING

CONTAINING 16.00 ACRES OF LAND, MORE OR LESS.

HORVATH COMMUNICATIONS LEASE AREA DESCRIPTION

PART OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCHOOLHOUSE ROAD AND THE SOUTHERN EDGE OF LANDS NOW OR FORMERLY SEPTA RAILROAD AND BEING THE COMMON PROPERTY CORNER WITH TMP 26-1-98, SEPTA, AND TMP 26-5-09, N/F NEW BRITAIN TOWNSHIP, THENCE NORTH 45° 46' 59" EAST ALONG SAID SOUTHERN EDGE OF RAILROAD A DISTANCE OF 29.11 FEET; THENCE NORTH 66° 45' 10" EAST A DISTANCE OF 21.60 FEET; THENCE NORTH 76° 46' 05" EAST A DISTANCE OF 75.40 FEET; THENCE NORTH 60° 30' 02" EAST A DISTANCE OF 94.09 FEET; THENCE NORTH 50° 42' 21" EAST A DISTANCE OF 45.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40° 52' 43" WEST A DISTANCE OF 5.09 FEET; THENCE NORTH 49° 7' 17" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 40° 52' 43" EAST A DISTANCE OF 70.00 FEET; THENCE SOUTH 49° 07' 17" WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 40° 52' 43" WEST A DISTANCE OF 64.91 FEET TO THE POINT OF BEGINNING. DESCRIBED LEASE AREA CONTAINS 4,900 SQUARE FEET OR 0.112 ACRES.

HORVATH COMMUNICATIONS ACCESS & UTILITY EASEMENT

A 25 FOOT WIDE EASEMENT FOR INGRESS/EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES OVER/UNDER AND ACROSS ALL THAT PART OF PART OF NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SCHOOLHOUSE ROAD AND THE SOUTHERN EDGE OF LANDS NOW OR FORMERLY SEPTA RAILROAD AND BEING THE COMMON PROPERTY CORNER WITH TMP 26-1-98, SEPTA, AND TMP 26-5-09, N/F NEW BRITAIN TOWNSHIP, THENCE NORTH 45° 46' 59" EAST ALONG SAID SOUTHERN EDGE OF RAILROAD A DISTANCE OF 29.11 FEET; THENCE NORTH 66° 45' 10" EAST A DISTANCE OF 21.60 FEET; THENCE NORTH 76° 46' 05" EAST A DISTANCE OF 75.40 FEET; THENCE NORTH 60° 30' 02" EAST A DISTANCE OF 94.09 FEET TO A POINT WHERE SAID EASEMENT BECOMES 40 FEET WIDE; THENCE NORTH 50° 42' 21" EAST A DISTANCE OF 45.10 FEET TO THE POINT OF ENDING. THE SIDELINES OF SAID EASEMENT LENGTHEN AND/OR SHORTEN TO BEGIN AT THE CENTERLINE OF SCHOOLHOUSE ROAD AND TERMINATE AT THE SOUTHWEST LINE OF THE ABOVE DESCRIBED LEASE.

**UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF SUPERVISORS OF
NEW BRITAIN TOWNSHIP**

The undersigned constitute all of the board of supervisors of **New Britain Township, a commonwealth of PA municipality** (the "**Corporation**"). The undersigned hereby consent to, and adopt, the following preamble and resolutions by this instrument in lieu of a formal meeting of the board of supervisors of the Corporation:

WHEREAS, the board of supervisors of the Corporation on the ____ day of _____, 202__, duly adopted a resolution to enter into a First Amendment ("**First Amendment**") on the property described in **Exhibit "A"** with SBA TOWERS III LLC, a Florida limited liability company ("SBA"), to amend that certain Option and Lease Agreement dated August 11, 2008, as evidenced by that certain Memorandum dated August 11, 2008, and recorded August 18, 2009, in Book 6196, Page 1160, in the Official Records of Bucks County, Pennsylvania ("**Agreement**") and assigned to Tenant, as evidenced by that certain Assignment and Assumption of Ground Lease dated November 3, 2010, and recorded December 3, 2010 in Book 6580, Page 919, in the Official Records of Bucks County, Pennsylvania, by and between the Corporation as Landlord and SBA as Tenant.

RESOLVED, that the Corporation shall be and is hereby authorized and directed to enter into the First Amendment, and in connection therewith _____, [Signing Officer] as _____ [Title] of the Corporation, is hereby authorized, empowered and directed to execute and deliver for, on behalf of, and in the name of the Corporation, the First Amendment, and any and all documents in connection with the Agreement as _____, [Title] or the signing officer in his/her sole and absolute discretion deems to be in the best interests of the Corporation; and it is

FURTHER RESOLVED, that _____ [Signing Officer] be and is hereby authorized to execute, in the name and on behalf of this Corporation, to take or cause to be taken, any and all actions necessary to enter into, execute, deliver and perform the First Amendment and any and all documents and documentation (all of which are to be in form and substance as the person executing the same may deem necessary or desirable, the execution thereof by _____, [Signing Officer] is conclusive evidence of approval of such form and substance by _____, [Signing Officer] that may be required or contemplated under the terms of the Agreement and to do any and all things which in his/her discretion he/she may deem to be necessary or appropriate in connection with or in furtherance of the foregoing resolution; and it is

FURTHER RESOLVED, that the signature of _____,
[Signing Officer] on the First Amendment, and any other documents and
instruments executed in connection therewith or pursuant thereto shall be
conclusive evidence of his/her authority to execute and deliver such instruments or
documents.

FURTHER RESOLVED, that all actions previously taken by the Corporation in
connection with the First Amendment, and the transactions contemplated by the
foregoing resolution thereby be, and they hereby are adopted, ratified, confirmed
and approved in all respects.

This document may be executed in two or more counterparts, each of which will be deemed an
original and together, but all of which together will constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned hereby affix their hands and seal effective as of this
_____ day of _____, 202__.

BOARD OF SUPERVISORS:

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

Print Name: _____

EXHIBIT "A"

Property Legal

The Premises are described and/or depicted as follows:

PARENT PARCEL DESCRIPTION (AS PROVIDED) TAX ID: 26-005-009

ALL THAT CERTAIN TRACT OR PIECE OF GROUND SITUATE IN NEW BRITAIN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, IN ACCORDANCE WITH A PLAN PREPARED BY CHAMBERS ASSOCIATES, INC., TITLED FINAL SUBDIVISION AND PROPERTY DEVELOPMENT PLAN DRAWINGS 1 AND 42, DATED OCTOBER 9, 1986, AS FOLLOWS TO WIT: BEGINNING AT A POINT, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF SCHOOLHOUSE ROAD 33' WIDE RIGHT-OF-WAY AND THE SOUTHERN EDGE OF LANDS NOW OR FORMERLY SEPTA RAILROAD, THENCE ALONG THE SOUTHERN EDGE OF LANDS NOW OR FORMERLY SEPTA RAILROAD, CROSSING OVER THE ULTIMATE RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD (25 FEET FROM THE CENTERLINE), NORTH 49° 48' 00" EAST, 739.13 FEET TO A POINT, THENCE ALONG THE COMMON PROPERTY LINES BETWEEN PARCEL 5 AND PARCEL 6 OF THE AFOREMENTIONED PLAN THE FOLLOWING FIVE COURSES AND DISTANCES TO WIT:

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Nate Fox, Esquire
Direct Dial: 215.606.0178
nate.fox@obermayer.com
www.obermayer.com

Obermayer Rebmann Maxwell & Hippel LLP
Doylestown Commerce Center
2003 S. Easton Road; Suite 108
Doylestown, PA 18901

March 19, 2026

VIA EMAIL & HAND DELIVERY

New Britain Township
ATTN: Dan Fox, Township Manager (dfox@nbtpa.com)
& Doreen Curtin, Zoning Officer (dcurtin@nbtpa.us)
207 Park Avenue
Chalfont, PA 18914

**RE: *Granite Creek Properties, LLC—5 New Galena Road Sketch Plan Submission
Pantaloons Adaptive Reuse of Existing Building***

Dear Dan and Doreen:

On behalf of Granite Creek Properties, LLC (“GCP”), enclosed please find the following materials and a narrative explaining the proposed adaptive reuse conversion of 5 New Galena Road, New Britain Township (“Property”), into six (6) residential apartment units as a B6 Multifamily Building:

- Sketch Plan Application;
- Application Fee in the amount of \$100.00 (professional escrow already established under Professional Services Agreement);
- Survey Plan of Property in existing condition;
- Sketch Plan of proposed residential conversion (B6 Multifamily Building) with associated parking and improvements to the Property;
- Exterior & Interior Conceptual Renderings of proposed B6 Multifamily Building;
- Architectural plans of proposed units.

GCP is the owner of the Property, and its principal has done similar conversions of existing buildings into apartments in Hilltown Township (former Hilltown High School and Hilltown Township Building at 819 Blooming Glen Road) and Perkasić Borough (a former cigar factory known as the Draper Building at 820 W. Market Street). The Property contains an existing two (2) story rectangular masonry building of approximately Seven-Thousand-Five-Hundred-Sixty (+/- 7,560) square feet. The building was a former pants factory and is impractical to repurpose for any other use other than a B6 Multifamily Building given the size of the building and the existing size of the Property. This Property is similar in size, scope, and character to other projects which have resulted in fully leased high quality residential units, and the same is anticipated on this Property.

While the existing building requires significant improvements, GCP proposes that the existing structural shell of the building remain with aesthetic improvements as shown in the renderings, with three (3) one (1) bedroom units (total of six (6) units) proposed on each floor as depicted in the architectural plans and conceptual renderings. Twelve (12) parking spaces are proposed at the Property, which is the maximum given the size of the Property. Consistent with other adaptive reuse

Craig Kennard

From: Fox, Nate <nate.fox@obermayer.com>
Sent: Monday, April 27, 2026 11:19 AM
To: tfedorchak@nbtpa.us; Scott C. Holbert; Craig Kennard
Subject: New Britain Township: 5 New Galena Rd (Sketch Plan Presentation)
Attachments: 2026_0423_5 New Galena Rd_Eng Sketch Rvw1.pdf

Good morning all-

For 5 New Galena Road, I was hoping we could present our sketch plan to the Board of Supervisors at the May 4th, 2026 meeting. We are looking for feedback from the Board of Supervisors before presenting to the PC and EAC, and then would anticipate filing a zoning hearing board application once we have obtained comments.

Please let me know if you need anything further from me, and thank you in advance for your consideration.

Thanks,

Nate



Nate Fox, Esq.
Partner

Obermayer Rebmann Maxwell & Hippel LLP
Doylestown Commerce Center
2003 S. Easton Road; Suite 108
Doylestown, PA 18901
215.606.0178 tel | 215.665.3165 fax | 215.208.8000 cell |
nate.fox@obermayer.com | www.obermayer.com

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[COMMERCIAL BANKRUPTCY ADVISOR](#) | [FIDUCIARY ADVISOR](#)
[LEGAL DEVELOPERS](#) | [GOVCON EXAMINER](#)

From: Janene Marchand <jmarchand@gilmore-assoc.com>
Sent: Thursday, April 23, 2026 8:00 AM
To: Doreen Curtin <dcurtin@nbtpa.us>
Cc: Terry Fedorchak <tfedorchak@nbtpa.us>; Alexandria Mullin <amullin@nbtpa.us>; Randy Teschner <rteschner@nbtpa.us>; Scott C. Holbert <scott@flagerlaw.com>; Fox, Nate <nate.fox@obermayer.com>; pchant@chantengineering.com; Matt Wayman <mwayman@horizonengineers.com>; Craig Kennard <ckennard@gilmore-assoc.com>; Timothy Wallace <twallace@gilmore-assoc.com>
Subject: 2026_0423_5 New Galena Rd_Eng Sketch Rvw1.pdf

TOWNSHIP OF NEW BRITAIN
BUCKS COUNTY, PENNSYLVANIA
RESOLUTION NO. 2026-06

A RESOLUTION OF THE TOWNSHIP OF NEW BRITAIN, BUCKS COUNTY, PENNSYLVANIA, ENTERING INTO AN AGREEMENT FOR JOINT TAX COLLECTION WITH THE BOROUGH OF NEW BRITAIN FOR COLLECTION OF TAXES IN THE BOROUGH OF NEW BRITAIN AND THE TOWNSHIP OF NEW BRITAIN BY THE ELECTED TAX COLLECTOR OF THE TOWNSHIP OF NEW BRITAIN COMMENCING MAY 2026, THERE BEING A VACANCY IN THE OFFICE OF TAX COLLECTOR FOR THE BOROUGH OF NEW BRITAIN; SETTING FORTH THE CONDITIONS, DURATION, PURPOSE AND OBJECTIVES OF THE AGREEMENT AS REQUIRED BY THE LOCAL TAX COLLECTION LAW; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the elected tax collector for the Borough of New Britain resigned from her office by letter dated April 10, 2026;

WHEREAS, the Borough Council of the Borough of New Britain accepted the elected tax collector's resignation on April 20, 2026, by Resolution No. 2026-07;

WHEREAS, by said Resolution No. 2026-07, Borough Council appointed Nicole Percetti as the tax collector for the Borough of New Britain effective immediately;

WHEREAS, Nicole Percetti is the elected Tax Collector for the Township of New Britain, reelected to a new term commencing January 2026, and has agreed to collect taxes for the Borough of New Britain as part of a Joint Tax Collection District pursuant to Section 5511.4b of the Local Tax Collection Law, 72 P.S. § 5511.4b; and

WHEREAS, the Borough of New Britain and the Township of New Britain have agreed to enter into this Joint Tax Collection District, subject to the terms set forth herein.

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

Section 1. JOINT TAX COLLECTION DISTRICT

The Township of New Britain and the Borough of New Britain enter into an agreement for joint collection of taxes by the tax collector of the Township of New Britain, subject to the terms and conditions set forth in Section 2.

Section 2. TERMS AND CONDITIONS OF AGREEMENT

- A. The purpose and objective of this agreement is for the creation of a joint tax collection district for the Township of New Britain and the Borough of New Britain.
- B. During the term of this agreement, which shall be for the remainder of the 4-year term of the elected office of tax collector commencing January 2026, the elected Tax Collector of the Township of New Britain shall assume the duties and responsibilities of Tax Collector for the Borough of New Britain.
- C. The elected Tax Collector for the Township of New Britain shall have all powers and authority established under the Local Tax Collection Law, 72 P.S. § 5511.1, *et seq.* and the Borough Code, 8 Pa.C.S. § 101, *et seq.* for the elected Tax Collector of the Borough of New Britain during the duration of this agreement.
- D. The positions for the elected office of Tax Collector for the Borough of New Britain, and for the elected office of Tax Collector for the Township of New Britain shall be placed separately on the ballots for the 2029 election (for the term commencing January 2030).
- E. This agreement shall remain effective until the next term of the elected office of tax collector commences in January 2030 or until a party withdraws from this agreement pursuant to Section 2.F of this Resolution.
- F. Any party to this agreement may withdraw from the joint tax collection district by providing notice of its intention to withdraw to the other parties to the agreement and to the County Board of Elections. To be effective, notice must be received before the end of the calendar year preceding the next election for tax collector.

Section 3. Notice to County Board of Elections.

A copy of this Resolution shall be provided to the Board of Elections of Bucks County upon adoption.

Section 3. Severability Clause.

If any portion, part or provision of this Resolution should be declared by a court of competent jurisdiction to be invalid, unconstitutional, illegal or unenforceable, the Council of the Borough of New Britain hereby declares its intent that this Resolution shall have been adopted without regard to such unconstitutional, illegal, invalid or unenforceable portion thereof.

Section 4. Effective Date.

This resolution shall become effective at the earliest time permitted by law.

RESOLVED and **ADOPTED** by the Board of Supervisors of the Township of New Britain this _____ day of _____, 2026.

**NEW BRITAIN TOWNSHIP
BOARD OF SUPERVISORS**

Attest: _____
Terry Fedorchak
Interim 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

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

F M C T 08 CHALFONT PA LP	:	NO. 2020-06767
	:	
VS.	:	
	:	
BUCKS COUNTY BOARD OF	:	
ASSESSMENT APPEALS	:	PARCEL NO. 26-005-056-007

ORDER

AND, NOW, this ____ day of _____, 2026, 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.**

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

F M C T 08 CHALFONT PA LP

:

NO. 2020-06767

:

VS.

:

:

BUCKS COUNTY BOARD OF
ASSESSMENT APPEALS

:

PARCEL NO. 26-005-056-007

:

STIPULATION TO SETTLE

WHEREAS, this matter involves a parcel of land located at 400 Highpoint Drive, Chalfont, Bucks County, Pennsylvania and further identified as Parcel No. 26-005-056-007 (the "Property");

WHEREAS, F M C T 08 Chalfont PA LP (Taxpayer") owns the Property and owned the Property at the time of the appeal and during the tax years at issue; and

WHEREAS, following a 2020 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 to the Bucks County Court of Common Pleas (the "Court") 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, 2021 for the 2021 municipal/county tax year and effective July 1, 2021 for the 2021 school tax year, the taxable assessment on the Property shall be **decreased** from \$847,600 to \$765,400.
2. Effective January 1, 2022 for the 2022 municipal/county tax year and effective July 1, 2022 for the 2022 school tax year, the taxable assessment on the Property shall be **decreased** from \$847,600 to \$713,800.
3. Effective January 1, 2023 for the 2023 municipal/county tax year and effective July 1, 2023 for the 2023 school tax year, the taxable assessment on the Property shall be **decreased** from \$847,600 to \$627,800.
4. Effective January 1, 2024 for the 2024 municipal/county tax year and effective July 1, 2024 for the 2024 school tax year, the taxable assessment on the Property shall be **decreased** from \$847,600 to \$576,200.
5. 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 \$847,600 to \$541,800.
6. 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 \$847,600 to \$503,960.
7. The Property's assessment shall remain at \$503,960 for each subsequent tax year until there is another subsequent successful assessment appeal, a change in the Property or a change by the Board as permitted by applicable law.
8. Additionally, on December 12, 2024, Taxpayer also appealed to this Court from the Board's Notice of No Change in Assessment," to Docket Number 2024-07721. After the above-captioned Stipulation becomes an Order of the Court, Taxpayer shall immediately withdraw its appeal and file a Praecipe to Settle, Discontinue and End on Docket No. 2024-07721.
9. Bucks County, New Britain Township, and the Central Bucks School District are collectively known as and referred to herein as the "Taxing Authorities."
10. As a result of the decrease in assessment, there may have been an overpayment in taxes to Bucks County, New Britain Township, and the Central Bucks School District for tax years 2021-2025. 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.
11. 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.

12. Taxpayer authorizes that all refund checks, as applicable, shall be made payable to and sent by first class U.S. mail to the following:

F M C T 08 Chalfont PA LP
 c/o Brian A. Fowler, Esquire
 Garippa, Lotz & Giannuario
 66 Park Street
 Montclair, NJ 07042

13. Any tax bills will be verified by the tax collector and/or treasurers of each taxing authority and their determinations are final.
14. 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.
15. 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.
16. 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.
17. Each party shall bear its own costs as incurred.
18. This Stipulation shall be binding upon, and inures to the benefit of the undersigned, their clients, successors, grantees, heirs and assigns.
19. 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
2021	847,600	765,400	82,200	0.12596000	\$10,353.91
2022	847,600	713,800	133,800	0.12784000	\$17,104.99
2023	847,600	627,800	219,800	0.13136000	\$28,872.93
2024	847,600	576,200	271,400	0.13832000	\$37,540.05
2025	847,600	541,800	305,800	0.14655000	\$44,814.99
				Total	\$138,686.87

BUCKS COUNTY

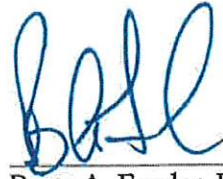
Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2021	847,600	765,400	82,200	.02545	\$2,091.99
2022	847,600	713,800	133,800	.02545	\$3,405.21
2023	847,600	627,800	219,800	.02545	\$5,593.91
2024	847,600	576,200	271,400	.02745	\$7,449.93
2025	847,600	541,800	305,800	.02745	\$8,394.21
				Total	\$26,935.25

NEW BRITAIN TOWNSHIP

Tax Year	Old Assessment	New Assessment	Decrease	Millage Rate	Refund
2021	847,600	765,400	82,200	0.0130625	\$1,073.74
2022	847,600	713,800	133,800	0.0130625	\$1,747.76
2023	847,600	627,800	219,800	0.0145	\$3,187.10
2024	847,600	576,200	271,400	0.0145	\$3,935.30
2025	847,600	541,800	305,800	0.016	\$4,892.80
				Total	\$14,836.70

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



Brian A. Fowler, Esquire
Attorney for Taxpayer

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



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: Board of Supervisors, New Britain Township
FROM: Alex Nagy, Finance Director
DATE: April 30, 2026
RE: Report for May 2026 Board of Supervisors Meeting

Financial Statement Highlights (March 2026)

The Township is approximately 25% through the fiscal year, and the finances are tracking right on target. All major tax revenues - Real Estate, Earned Income Tax (EIT), and Local Services Tax (LST) - are performing in line with expectations. Real estate revenue is also expected to see a positive spike reflected in April's financial statements. General Fund expenditures stand at 23% of budget, keeping us well within expected levels.

Ongoing Projects

- **Monthly Financial Report Improvements** - We continue to enhance the monthly financial reports with updated account names and specialized account reports, improving clarity and transparency
- **2025 Annual Audit** - The regular 2025 audit is in its final stages. All confirmation letters have been received, adjusting journal entries have been completed, and the opening township narrative has been submitted.
- **2021 - 2024 Pension Audit** - We successfully completed the 2021 - 2024 Pension audit. We anticipate receiving the state's final report in the next few weeks and will share the results upon receipt.
- **2025 Liquid Fuels Audit** - We have been engaged for the 2025 Liquid Fuels audit and are actively pulling the requested files.
- **Escrow Statements** - We have completed a redesigned escrow statement template and will be distributing updated statements to clients in the near term.

Bank Account Balances (as of March 31, 2026)

Fund Description	Account Balance	CD Balance
01 General	\$873,577.54	\$0.00
02 Street Light	\$59,564.97	\$108,149.73
03 Fire/EMS	\$181,251.39	\$0.00
04 Open Space	\$3,620,037.51	\$2,705,293.12
07 Parks & Rec	\$1,731,639.01	\$0.00
15 General Reserve	\$379,898.57	\$1,071,997.39
18 Capital Equipment & Improvement	\$613,127.23	\$1,130,968.22
20 Debt Service	\$488,004.15	\$0.00
30 Highway Equipment	\$258,320.73	\$105,844.10
35 Liquid Fuels	\$749,262.30	\$432,598.88
90 Escrow	\$1,136,267.83	\$0.00
	<u>\$10,090,951.23</u>	<u>\$5,554,851.44</u>
TOTAL MONEY IN BANK	\$15,645,802.67	

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

Revenue Account Range: First to ZZ-ZZZ-ZZZ	Include Non-Anticipated: Yes	Year To Date As Of: 03/31/26
Expend Account Range: First to ZZ-ZZZ-ZZZ	Include Non-Budget: No	Current Period: 03/01/26 to 03/31/26
Print Zero YTD Activity: No		Prior Year: Thru 03/31/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
01-301-100	RE Taxes - Current Year	141,305.38	1,497,226.00	216,651.96	222,726.69	1,274,499.31-	15
01-301-200	RE Taxes - Prior Year	0.00	4,000.00	3,808.26-	3,780.91-	7,780.91-	95-
01-301-400	RE Taxes - Delinquent	2,329.04	20,000.00	0.00	0.00	20,000.00-	0
01-301-600	RE Taxes - Interim	3,742.16-	12,000.00	1,525.06-	3,504.96	8,495.04-	29
	301 Real Estate Property Taxes	139,892.26	1,533,226.00	211,318.64	222,450.74	1,310,775.26-	14
01-310-100	RE Transfer Taxes - New Construction	78,274.37	115,000.00	0.00	58,704.93	56,295.07-	51
01-310-101	RE Transfer Taxes - Resales	49,084.88	485,000.00	76,809.00-	7,046.50-	492,046.50-	1-
01-310-210	Earned Income Taxes	800,019.26	3,634,490.00	280,048.74	814,297.24	2,820,192.76-	22
01-310-220	Local Services Taxes	31,634.99	130,000.00	28,208.56-	1,235.86	128,764.14-	1
	310 Act 511 Taxes	959,013.50	4,364,490.00	175,031.18	867,191.53	3,497,298.47-	19
01-321-800	Cable TV Franchise Fees	57,488.17	230,000.00	0.00	51,055.58	178,944.42-	22
	321 Business Licenses & Permits	57,488.17	230,000.00	0.00	51,055.58	178,944.42-	22
01-322-800	Road Opening Permits	2,395.00	7,500.00	1,130.00	1,685.00	5,815.00-	22
	322 Non-Business Licenses & Permits	2,395.00	7,500.00	1,130.00	1,685.00	5,815.00-	22
01-331-100	District Court Fines	3,303.06	15,000.00	1,158.00	2,560.48	12,439.52-	17
01-331-110	Vehicle Code Violations	984.19	8,000.00	0.00	1,511.48	6,488.52-	19
01-331-130	State Police Fines	0.00	5,000.00	0.00	0.00	5,000.00-	0
	331 Fines	4,287.25	28,000.00	1,158.00	4,071.96	23,928.04-	14
01-341-000	Interest Earnings	2,121.61	10,000.00	3,124.71	7,905.98	2,094.02-	79

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	341 Interest Earnings	2,121.61	10,000.00	3,124.71	7,905.98	2,094.02-	79
01-342-100	Farmland Leases	1,100.00	1,500.00	0.00	0.00	1,500.00-	0
01-342-200	Building Rentals & WB Cell Tower	0.00	600.00	0.00	0.00	600.00-	0
01-342-201	NB Cell Tower	9,680.55	31,514.00	4,210.16	7,975.11	23,538.89-	25
	342 Rents & Royalties	10,780.55	33,614.00	4,210.16	7,975.11	25,638.89-	23
01-351-001	Safety Equipment Grants	0.00	0.00	4,044.37	4,044.37	4,044.37	0
	351 Federal Capital & Operating Grants	0.00	0.00	4,044.37	4,044.37	4,044.37	0
01-354-000	Recycling Grant	0.00	26,000.00	25,178.00	25,178.00	822.00-	97
	354 State Capital & Operating Grants	0.00	26,000.00	25,178.00	25,178.00	822.00-	96
01-355-010	Public Utility Realty Taxes	0.00	4,500.00	0.00	0.00	4,500.00-	0
01-355-080	Alcoholic Beverage Licenses	1,500.00	1,500.00	0.00	1,500.00	0.00	100
01-355-120	Pension System State Aid	0.00	117,470.00	0.00	0.00	117,470.00-	0
01-355-130	Foreign Fire Insurance Premiums	0.00	108,368.00	0.00	0.00	108,368.00-	0
01-355-141	Overtime Reimbursables	3,678.00	45,000.00	289.17	3,248.11	41,751.89-	7
	355 State Shared Revenue	5,178.00	276,838.00	289.17	4,748.11	272,089.89-	1
01-361-001	Over Counter Sales	370.50	0.00	112.00	507.25	507.25	0
01-361-300	Zoning/Subdivision/LD Filing Fees	800.00	10,000.00	1,700.00	2,200.00	7,800.00-	22
01-361-330	Zoning Permits	3,650.00	20,000.00	1,000.00	2,750.00	17,250.00-	14
01-361-340	Zoning Hearing Board Fees	2,800.00	10,000.00	100.00	1,700.00	8,300.00-	17
	361 Charges for Services	7,620.50	40,000.00	2,912.00	7,157.25	32,842.75-	17
01-362-100	Special Police Services	0.00	0.00	50.00	90.00	90.00	0

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
01-362-140	Police & Accident Report Fees	3,325.25	13,000.00	2,112.00	5,287.00	7,713.00-	41
01-362-410	Building Permits	56,964.75	165,000.00	28,812.35	76,539.90	88,460.10-	46
01-362-420	Electrical Permits	21,904.50	62,500.00	5,075.00	16,585.00	45,915.00-	27
01-362-430	Plumbing & Mechanical Permits	34,844.00	82,500.00	7,290.00	29,360.00	53,140.00-	36
01-362-450	Occupancy Permits - New Construction	4,158.25	10,000.00	1,500.00	2,700.00	7,300.00-	27
01-362-451	Occupancy Permits - Resales	2,740.00	20,000.00	2,925.00	7,875.00	12,125.00-	39
01-362-452	Fire Safety Inspections	7,804.50	15,000.00	725.00	5,110.00	9,890.00-	34
01-362-460	Well Permits	925.00	500.00	0.00	100.00	400.00-	20
01-362-462	State Permits (PA UCC Fees)	454.50	2,000.00	99.00	306.00	1,694.00-	15
	362 Public Safety	133,120.75	370,500.00	48,588.35	143,952.90	226,547.10-	38
01-380-000	Miscellaneous Revenue	3,325.01	0.00	0.00	0.00	0.00	0
01-380-050	Escrow Administration Fees	6,532.03	50,000.00	0.00	586.50	49,413.50-	1
	380 Miscellaneous Revenue	9,857.04	50,000.00	0.00	586.50	49,413.50-	1
01-393-990	Estimated Beginning Cash Balance	0.00	175,066.00	0.00	0.00	175,066.00-	0
	393 Fund Balance	0.00	175,066.00	0.00	0.00	175,066.00-	0
	General Revenue Totals	1,331,754.63	7,145,234.00	476,984.58	1,348,003.03	5,797,230.97-	18

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-000-000	GENERAL FUND:	0.00	0.00	0.00	0.00	0.00	0
01-400-000	GOVERNING BODY:	0.00	0.00	0.00	0.00	0.00	0
01-400-110	Salaries & Wages - Elected Officials	4,062.45	16,250.00	1,625.30	4,333.60	11,916.40	27
01-400-150	Health & Life Insurance	32,260.72	145,119.44	10,059.81	26,122.91	118,996.53	18
01-400-161	SS/Medicare	5,026.09	22,453.69	2,637.95	6,114.01	16,339.68	27

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-400-210	Office Supplies	1,003.02	8,250.00	146.52	1,527.53	6,722.47	19
01-400-300	General Administrative Expenses	5,680.08	21,214.00	558.55	6,549.75	14,664.25	31
01-400-302	IT Services	22,618.25	21,600.00	521.40	521.40	21,078.60	2
01-400-319	Training & Meetings	3,608.79	12,905.00	174.42	2,190.42	10,714.58	17
01-400-320	Communications	1,239.74	6,278.00	673.65	1,637.41	4,640.59	26
01-400-330	Transportation	0.00	1,600.00	23.06	86.72	1,513.28	5
01-400-340	Advertising & Printing	4,396.38	19,576.00	503.68	3,904.05	15,671.95	20
01-400-350	Bonding	0.00	830.00	0.00	830.00	0.00	100
01-400-352	Property & Liability Insurance	13,246.85	50,845.00	0.00	12,711.58	38,133.42	25
01-400-354	Workers' Compensation Insurance	86.24	381.00	0.00	92.06	288.94	24
01-400-740	Major Equipment Purchase/Lease	932.40	4,110.00	373.99	1,159.77	2,950.23	28
01-400-741	IT Hardware/Software/Licenses	8,452.34	81,909.00	12,965.72	33,304.81	48,604.19	41
	400 General Government	102,613.35	413,321.13	30,264.05	101,086.02	312,235.11	24
01-401-000	EXECUTIVE:	0.00	0.00	0.00	0.00	0.00	0
01-401-120	Salaries & Wages - Executive	60,909.32	277,254.00	23,373.54	66,104.02	211,149.98	24
	401 Executive	60,909.32	277,254.00	23,373.54	66,104.02	211,149.98	24
01-402-000	FINANCIAL ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0
01-402-130	Salaries & Wages - Finance	42,666.42	195,644.00	16,467.02	36,776.07	158,867.93	19
01-402-131	Salaries & Wages - General Admin	7,724.98	50,000.00	2,294.25	6,432.32	43,567.68	13
01-402-150	Health & Life Insurance	10,070.89	49,914.72	8,338.76	13,965.37	35,949.35	28
01-402-161	SS/Medicare	3,263.99	14,968.00	1,664.37	3,218.03	11,749.97	22
01-402-300	Finance Software & Payroll Services	5,038.50	12,000.00	3,960.00	4,973.75	7,026.25	41
01-402-310	Auditing Services	23,000.00	28,000.00	13,500.00	17,000.00	11,000.00	61
01-402-350	Bonding	830.00	830.00	0.00	830.00	0.00	100
	402 Financial Administration	92,594.78	351,356.72	46,224.40	83,195.54	268,161.18	24

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-403-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0
01-403-110	Salaries & Wages - Elected Tax Collector	5,625.00	22,500.00	2,250.00	6,000.00	16,500.00	27
01-403-161	SS/Medicare	430.32	1,721.00	286.88	573.76	1,147.24	33
01-403-319	Reimbursable Expenses	1,908.98	2,400.00	0.00	0.00	2,400.00	0
01-403-370	EIT/LST Tax Collection Services	13,055.32	51,600.00	22.20	5,419.69	46,180.31	10
	403 Tax Collection	21,019.62	78,221.00	2,559.08	11,993.45	66,227.55	15
01-404-000	SOLICITOR/LEGAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0
01-404-101	Special Legal Services - Labor	6,103.00	15,000.00	0.00	0.00	15,000.00	0
01-404-310	General Legal Services	9,360.00	40,000.00	5,032.00	10,457.00	29,543.00	26
	404 Solicitor/Legal Services	15,463.00	55,000.00	5,032.00	10,457.00	44,543.00	19
01-406-000	OTHER GENERAL GOVT ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0
01-407-000	IT-NETWORKING & DATA SERVICES:	0.00	0.00	0.00	0.00	0.00	0
01-408-000	ENGINEERING SERVICES:	0.00	0.00	0.00	0.00	0.00	0
01-408-100	General Engineering	16,828.30	80,000.00	550.01	1,083.76	78,916.24	1
	408 Engineering Services	16,828.30	80,000.00	550.01	1,083.76	78,916.24	1
01-409-000	BUILDINGS & GROUNDS:	0.00	0.00	0.00	0.00	0.00	0
01-409-360	Utilities	6,806.35	27,360.00	6,423.22	9,702.06	17,657.94	35
01-409-370	Building Maintenance	8,998.18	26,484.00	5,053.90	14,341.38	12,142.62	54
	409 Buildings & Grounds	15,804.53	53,844.00	11,477.12	24,043.44	29,800.56	45
01-410-000	POLICE:	0.00	0.00	0.00	0.00	0.00	0
01-410-120	Salaries & Wages - Management	32,601.60	149,750.00	14,384.20	40,537.80	109,212.20	27
01-410-130	Salaries & Wages - Bargaining Unit	381,531.06	1,720,528.00	133,658.60	388,695.58	1,331,832.42	23
01-410-131	Overtime	29,905.84	175,000.00	6,839.85	18,171.71	156,828.29	10

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-132	Accrued Time Payouts	10,022.10	215,000.00	6,216.34-	39,504.03	175,495.97	18
01-410-133	Education Incentive Pay	0.00	76,818.00	0.00	5,181.47	71,636.53	7
01-410-140	Salaries & Wages - Civilians	15,288.00	68,567.00	5,971.20	16,828.80	51,738.20	25
01-410-151	Health & Life Insurance	145,224.80	703,417.95	44,018.01	148,670.82	554,747.13	21
01-410-160	Salaries & Wages - Crossing Guards	2,030.91	21,916.00	1,313.14	2,688.02	19,227.98	12
01-410-161	SS/Medicare	36,900.55	186,361.00	18,034.74	45,242.44	141,118.56	24
01-410-181	Training & Meetings	5,887.67	19,042.00	1,864.00	3,096.18	15,945.82	16
01-410-200	Office Supplies	308.96	2,500.00	153.40	378.19	2,121.81	15
01-410-210	IT Supplies	8,150.16	0.00	0.00	0.00	0.00	0
01-410-223	Traffic Mgmt Supplies	10,078.00	13,200.00	453.00	9,166.00	4,034.00	69
01-410-224	Fuel	7,807.49	30,000.00	2,139.37	6,598.52	23,401.48	22
01-410-226	Copier Lease	737.88	3,000.00	256.14	823.85	2,176.15	27
01-410-240	Munitions Supplies	0.00	12,000.00	197.52	2,792.52	9,207.48	23
01-410-241	Uniforms/Vests	6,378.65	23,000.00	509.28	2,577.61	20,422.39	11
01-410-250	General Police Expenses	1,517.99	5,000.00	130.00	1,128.59	3,871.41	23
01-410-260	Minor Equipment	148.98	3,000.00	0.00	0.00	3,000.00	0
01-410-310	Professional Services	12,500.00	22,500.00	225.00	12,725.00	9,775.00	57
01-410-319	Equipment Supplies	1,305.00	6,000.00	577.01	2,674.02	3,325.98	45
01-410-320	Communications	5,733.53	20,440.00	1,646.21	4,861.72	15,578.28	24
01-410-340	Advertising & Printing	442.14	1,000.00	0.00	757.88	242.12	76
01-410-351	Vehicle Insurance	3,715.85	14,263.00	0.00	3,565.70	10,697.30	25
01-410-352	Law Enforcement Liability Insurance	14,412.22	55,319.00	0.00	13,829.87	41,489.13	25
01-410-354	Workers' Compensation Insurance	14,337.24	60,790.00	0.00	15,305.31	45,484.69	25
01-410-360	Utilities	11,490.37	32,932.00	6,301.00	10,648.46	22,283.54	32
01-410-370	Vehicle Maintenance	3,786.08	19,500.00	1,384.09	4,168.69	15,331.31	21
01-410-390	CERT Expenses	3,300.00	5,000.00	0.00	3,400.00	1,600.00	68
01-410-420	Dues, Subscriptions & Memberships	2,709.16	3,000.00	0.00	2,474.30	525.70	82

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-440	Uniform Cleaning Services	12,800.00	12,800.00	0.00	12,800.00	0.00	100
01-410-741	IT Hardware/Software/Licenses	0.00	64,804.00	21,501.92	23,933.52	40,870.48	37
01-410-750	Equipment Purchases	40,168.23	35,000.00	14,968.49	14,968.49	20,031.51	43
01-410-761	DNA Consortium Expenses	0.00	3,500.00	0.00	3,000.00	500.00	86
	410 Police Services	821,220.46	3,784,947.95	270,309.83	861,195.09	2,923,752.86	23
01-411-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0
01-411-100	EMS Workers' Compensation Insurance	107.80	0.00	115.07-	0.00	0.00	0
01-411-224	Fuel - Fire	1,808.38	7,500.00	0.00	0.00	7,500.00	0
01-411-225	Fuel - EMS	2,510.24	0.00	0.00	0.00	0.00	0
01-411-230	Recruitment / Retention Incentive	0.00	15,000.00	0.00	1,000.00	14,000.00	7
01-411-354	Volunteer Workers' Compensation Ins	0.00	20,224.00	0.00	0.00	20,224.00	0
01-411-380	Fire Hydrant Rentals	19,997.04	34,717.00	1,397.95	20,625.90	14,091.10	59
	411 Fire	24,423.46	77,441.00	1,282.88	21,625.90	55,815.10	28
01-412-000	EMS:	0.00	0.00	0.00	0.00	0.00	0
01-412-100	Workers' Compensation Insurance	0.00	647.00	115.07	115.07	531.93	18
01-412-225	Fuel	0.00	15,000.00	0.00	0.00	15,000.00	0
01-412-235	Capital Contribution	0.00	15,000.00	0.00	0.00	15,000.00	0
	412 EMS	0.00	30,647.00	115.07	115.07	30,531.93	0
01-413-000	UCC & CODE ENFORCEMENT:	0.00	0.00	0.00	0.00	0.00	0
01-413-121	Salaries & Wages - Code	57,389.85	176,248.00	14,583.13	41,307.99	134,940.01	23
01-413-122	Outside Inspections	9,096.00	86,000.00	3,100.00	10,530.00	75,470.00	12
01-413-151	Health & Life Insurance	21,734.30	61,133.20	4,816.06	14,587.12	46,546.08	24
01-413-161	SS/Medicare	7,148.92	13,509.00	1,523.33	3,567.75	9,941.25	26
01-413-351	Vehicle Insurance	223.26	857.00	0.00	214.24	642.76	25

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
01-481-319	RE Property Taxes	1,385.16	3,000.00	0.00	0.00	3,000.00	0
	481 Withholding Items	1,385.16	3,000.00	0.00	0.00	3,000.00	0
01-483-000	PENSION CONTRIBUTIONS:	0.00	0.00	0.00	0.00	0.00	0
01-483-510	MMO Pension Payment	0.00	117,470.00	0.00	0.00	117,470.00	0
	483 Pension Contributions	0.00	117,470.00	0.00	0.00	117,470.00	0
01-486-000	INSURANCE,CASUALTY, & SURETY:	0.00	0.00	0.00	0.00	0.00	0
01-486-157	Health & Vision Reimbursements	20,316.24	55,000.00	8,194.32	22,635.75	32,364.25	41
01-486-158	Fitness Reimbursement	847.45	2,000.00	0.00	0.00	2,000.00	0
	486 Insurance	21,163.69	57,000.00	8,194.32	22,635.75	34,364.25	40
01-487-000	HEALTH INSURANCE BENEFIT:	0.00	0.00	0.00	0.00	0.00	0
01-487-162	Accrued Time Payouts (Non-Uniform)	2,326.96	50,000.00	0.00	0.00	50,000.00	0
01-487-192	Orthodontia Reimbursement	0.00	6,000.00	0.00	0.00	6,000.00	0
01-487-502	457 Match	0.00	33,000.00	7,650.00	8,650.00	24,350.00	26
	487 Health Insurance Benefits	2,326.96	89,000.00	7,650.00	8,650.00	80,350.00	10
01-488-000	FIDUCIARY FUNDS BENEFIT & REFUND PAID:	0.00	0.00	0.00	0.00	0.00	0
01-488-540	Fireman's Relief Distribution	0.00	108,370.00	0.00	0.00	108,370.00	0
	488 Fiduciary Funds	0.00	108,370.00	0.00	0.00	108,370.00	0
	General Expenditure Totals	1,576,320.78	7,429,998.26	591,665.09	1,708,920.51	5,721,077.75	23

01 General	Prior	Current	YTD
Revenues:	1,331,754.63	476,984.58	1,348,003.03
Expenditures:	1,576,320.78	591,665.09	1,708,920.51

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

Net Income:	<u>244,566.15-</u>	<u>114,680.51-</u>	<u>360,917.48-</u>
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NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
02-341-000	Interest Earnings	1,549.31	5,000.00	545.88	1,578.74	3,421.26-	32
	341 Interest Earnings	1,549.31	5,000.00	545.88	1,578.74	3,421.26-	31
02-383-000	Street Light Assessments	4,000.00	37,665.00	4,340.00	4,695.00	32,970.00-	12
	383 Special Assessments	4,000.00	37,665.00	4,340.00	4,695.00	32,970.00-	12
02-393-990	Estimated Beginning Cash Balance	0.00	161,037.00	0.00	0.00	161,037.00-	0
	393 Fund Balance	0.00	161,037.00	0.00	0.00	161,037.00-	0
	Street Lights Revenue Totals	5,549.31	203,702.00	4,885.88	6,273.74	197,428.26-	3

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
02-403-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0
02-403-110	Salaries & Wages - Tax Collector	0.00	2,500.00	0.00	0.00	2,500.00	0
02-403-161	SS/Medicare	0.00	191.00	0.00	0.00	191.00	0
	403 Tax Collection	0.00	2,691.00	0.00	0.00	2,691.00	0
02-434-000	STREET LIGHTING:	0.00	0.00	0.00	0.00	0.00	0
02-434-360	Utilities	3,216.04	12,000.00	1,538.65	3,534.92	8,465.08	29
	434 Street Lighting	3,216.04	12,000.00	1,538.65	3,534.92	8,465.08	29
	Street Lights Expenditure Totals	3,216.04	14,691.00	1,538.65	3,534.92	11,156.08	24

02 Street Lights	Prior	Current	YTD
Revenues:	5,549.31	4,885.88	6,273.74
Expenditures:	3,216.04	1,538.65	3,534.92

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

Net Income:	<u>2,333.27</u>	<u>3,347.23</u>	<u>2,738.82</u>
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NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
03-403-370	RE/LST Tax Collection Services - Fire	287.48	1,477.00	0.00	1.08	1,475.92	0
03-403-371	RE/LST Tax Collection Services - EMS	276.90	1,277.00	0.00	1.08	1,275.92	0
	403 Tax Collection	564.38	2,754.00	0.00	2.16	2,751.84	0
03-411-000	FIRE:	0.00	0.00	0.00	0.00	0.00	0
03-411-500	RE Contributions - Fire	12,931.55	226,153.00	0.00	0.00	226,153.00	0
03-411-501	LST Contributions - Fire	15,547.66	64,923.00	0.00	0.00	64,923.00	0
	411 Fire	28,479.21	291,076.00	0.00	0.00	291,076.00	0
03-412-000	EMS:	0.00	0.00	0.00	0.00	0.00	0
03-412-500	RE Contributions - EMS	5,001.27	89,991.00	0.00	0.00	89,991.00	0
03-412-501	LST Contributions - EMS	15,547.66	64,923.00	0.00	0.00	64,923.00	0
	412 EMS	20,548.93	154,914.00	0.00	0.00	154,914.00	0
	Fire/EMS Expenditure Totals	49,592.52	448,744.00	0.00	2.16	448,741.84	0

03 Fire/EMS	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	63,791.69	18,023.90	50,703.89
Expenditures:	49,592.52	0.00	2.16
Net Income:	14,199.17	18,023.90	50,701.73

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
04-310-210	Earned Income Taxes	189,949.02	829,255.00	68,529.83	190,666.22	638,588.78-	23
	310 Act 511 Taxes	189,949.02	829,255.00	68,529.83	190,666.22	638,588.78-	22
04-341-000	Interest Earnings	58,898.26	220,000.00	20,322.52	59,107.00	160,893.00-	27
	341 Interest Earnings	58,898.26	220,000.00	20,322.52	59,107.00	160,893.00-	26
04-393-990	Estimated Beginning Cash Balance	0.00	5,213,813.00	0.00	0.00	5,213,813.00-	0
	393 Fund Balance	0.00	5,213,813.00	0.00	0.00	5,213,813.00-	0
	Open Space Revenue Totals	248,847.28	6,263,068.00	88,852.35	249,773.22	6,013,294.78-	3
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
04-403-000	TAX COLLECTION:	0.00	0.00	0.00	0.00	0.00	0
04-403-370	EIT Tax Collection Services	2,331.53	13,000.00	5.55	705.68	12,294.32	5
	403 Tax Collection	2,331.53	13,000.00	5.55	705.68	12,294.32	5
04-414-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0
04-414-150	Planning Consultant Services	2,080.00	0.00	1,220.00	1,780.00	1,780.00-	0
04-414-310	Professional Services - Engineering	0.00	30,000.00	0.00	0.00	30,000.00	0
04-414-451	Appraisals	0.00	5,000.00	0.00	0.00	5,000.00	0
	414 Planning & Zoning	2,080.00	35,000.00	1,220.00	1,780.00	33,220.00	5
04-470-000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
04-470-200	Utilities	114.27	41,000.00	64.43	197.17	40,802.83	0
	470 Maintenance	114.27	41,000.00	64.43	197.17	40,802.83	0
	Open Space Expenditure Totals	4,525.80	89,000.00	1,289.98	2,682.85	86,317.15	3

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04 Open Space	Prior	Current	YTD
Revenues:	248,847.28	88,852.35	249,773.22
Expenditures:	4,525.80	1,289.98	2,682.85
Net Income:	244,321.48	87,562.37	247,090.37

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
07-301-100	RE Taxes - Current Year	38,725.51	408,334.00	59,086.90	60,743.65	347,590.35-	15
07-301-200	RE Taxes - Prior Year	0.00	500.00	144.29	151.75	348.25-	30
07-301-400	RE Taxes - Delinquent	603.41	100.00	0.00	0.00	100.00-	0
07-301-600	RE Taxes - Interim	25.33	100.00	415.92-	955.90	855.90	956
	301 Real Estate Property Taxes	39,354.25	409,034.00	58,815.27	61,851.30	347,182.70-	15
07-341-000	Interest Earnings	3,860.63	10,000.00	478.19	1,274.24	8,725.76-	13
07-341-001	Interest Earnings - P&R Capital	7,114.82	30,000.00	4,506.00	13,169.53	16,830.47-	44
	341 Interest Earnings	10,975.45	40,000.00	4,984.19	14,443.77	25,556.23-	36
07-342-200	Building Rentals & WB Cell Tower	4,814.16	20,000.00	1,652.86	4,958.58	15,041.42-	25
	342 Rents & Royalties	4,814.16	20,000.00	1,652.86	4,958.58	15,041.42-	24
07-354-011	DCED GTRP Grant	0.00	250,000.00	0.00	0.00	250,000.00-	0
	354 State Capital & Operating Grants	0.00	250,000.00	0.00	0.00	250,000.00-	0
07-367-001	Event Revenue	850.00	0.00	10,718.00	15,178.00	15,178.00	0
07-367-003	User / Field Use Fees	1,660.00	0.00	1,900.00	2,050.00	2,050.00	0
07-367-400	Grant Revenue	0.00	7,000.00	0.00	0.00	7,000.00-	0
	367 Recreation	2,510.00	7,000.00	12,618.00	17,228.00	10,228.00	246
07-387-000	P&R Contributions	300.00	0.00	0.00	0.00	0.00	0
07-387-017	P&R Contributions	132,000.00	0.00	60.00	28,047.00	28,047.00	0
	387 Contributions & Donations	132,300.00	0.00	60.00	28,047.00	28,047.00	0
07-393-990	Estimated Beginning Cash Balance	0.00	417,261.00	0.00	0.00	417,261.00-	0
07-393-991	Estimated Beginning Cash Balance - Cap	0.00	695,624.00	0.00	0.00	695,624.00-	0

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	393 Fund Balance	0.00	1,112,885.00	0.00	0.00	1,112,885.00-	0
	Parks & Recreation Revenue Totals	189,953.86	1,838,919.00	78,130.32	126,528.65	1,712,390.35-	6

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
07-000-000	PARKS & RECREATION FUND:	0.00	0.00	0.00	0.00	0.00	0
07-402-000	AUDITING SERVICES/FINANCE ADMINISTRAT	0.00	0.00	0.00	0.00	0.00	0
07-430-000	PUBLIC WORKS-GENERAL SERVICES:	0.00	0.00	0.00	0.00	0.00	0
07-437-000	PUBLIC WORKS-REPAIRS OF TOOLS & MACH	0.00	0.00	0.00	0.00	0.00	0
07-454-000	PARKS:	0.00	0.00	0.00	0.00	0.00	0
07-454-141	SALARIES P.W. SUPPORT	57,455.22	152,966.00	29,750.93	71,763.42	81,202.58	47
07-454-151	MEDICAL/DENTAL INSURANCE	17,446.31	86,468.00	7,809.85	23,679.26	62,788.74	27
07-454-161	FICA/MEDICARE-PARKS	4,657.93	17,878.00	3,036.34	6,734.52	11,143.48	38
07-454-226	FACILITIES MAINTENANCE	464.04	0.00	0.00	0.00	0.00	0
07-454-300	ACTIVITIES/PROGRAMS	2,339.81	14,000.00	2,489.31	5,124.06	8,875.94	37
07-454-301	P & R SALES EXPENSE	0.00	14,000.00	0.00	0.00	14,000.00	0
07-454-310	ENGINEERING SERVICES	2,193.75	15,000.00	0.00	0.00	15,000.00	0
07-454-311	W.B. PARK EXPENSE	0.00	15,250.00	0.00	0.00	15,250.00	0
07-454-312	NORTH BRANCH PARK EXP	1,418.98	19,750.00	2,107.50	3,070.00	16,680.00	16
07-454-317	VETERAN'S PARK	0.00	15,250.00	48.11	48.11	15,201.89	0
07-454-318	VETERAN'S MEMORIAL	0.00	1,250.00	0.00	0.00	1,250.00	0
07-454-319	GENERAL EXPENSES/SUPPLIES	1,116.68	2,500.00	88.78	219.12	2,280.88	9
07-454-320	NESHAMINY GREENWAY TRAILS	540.00	7,100.00	0.00	0.00	7,100.00	0
07-454-352	LIABILITY INSURANCE	242.45	931.00	0.00	232.65	698.35	25
07-454-360	UTILITIES	3,154.36	15,124.00	2,038.87	4,604.85	10,519.15	30
07-454-401	HIGHLAND PARK	0.00	15,250.00	0.00	0.00	15,250.00	0

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
	454 Parks	91,029.53	392,717.00	47,369.69	115,475.99	277,241.01	29
07-455-000	TREE MAINTENANCE:	0.00	0.00	0.00	0.00	0.00	0
07-455-301	TREE MAINTENANCE	0.00	15,000.00	0.00	0.00	15,000.00	0
	455 Shade Trees	0.00	15,000.00	0.00	0.00	15,000.00	0
07-471-000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
07-492-000	INTERFUND OPERATING TRANSFERS:	0.00	0.00	0.00	0.00	0.00	0
07-492-010	TRANSFER TO OTHER FUND	63,426.67	656,800.00	0.00	0.00	656,800.00	0
	492 Interfund Transfers	63,426.67	656,800.00	0.00	0.00	656,800.00	0
	Parks & Recreation Expenditure Totals	154,456.20	1,064,517.00	47,369.69	115,475.99	949,041.01	11

07 Parks & Recreation	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	189,953.86	78,130.32	126,528.65
Expenditures:	154,456.20	47,369.69	115,475.99
Net Income:	35,497.66	30,760.63	11,052.66

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
15-301-990	Estimated Beginning Cash Balance	0.00	2,172,066.00	0.00	0.00	2,172,066.00-	0
	301 Real Estate Property Taxes	0.00	2,172,066.00	0.00	0.00	2,172,066.00-	0
15-341-000	Interest Earnings	19,738.41	1,000.00	4,575.65	15,741.49	14,741.49	***
	341 Interest Earnings	19,738.41	1,000.00	4,575.65	15,741.49	14,741.49	***
	General Reserve Revenue Totals	19,738.41	2,173,066.00	4,575.65	15,741.49	2,157,324.51 -	0

15 General Reserve	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	19,738.41	4,575.65	15,741.49
Expenditures:	0.00	0.00	0.00
Net Income:	19,738.41	4,575.65	15,741.49

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
18-301-100	RE Taxes - Current Year	34,422.68	362,964.00	52,521.69	53,994.35	308,969.65-	15
18-301-200	RE Taxes - Prior Year	0.00	500.00	132.14	138.78	361.22-	28
18-301-400	RE Taxes - Delinquent	536.39	100.00	0.00	0.00	100.00-	0
18-301-600	RE Taxes - Interim	22.52	100.00	369.71-	849.69	749.69	850
	301 Real Estate Property Taxes	34,981.59	363,664.00	52,284.12	54,982.82	308,681.18-	15
18-341-000	Interest Earnings	18,387.88	2,000.00	5,703.72	16,640.92	14,640.92	832
	341 Interest Earnings	18,387.88	2,000.00	5,703.72	16,640.92	14,640.92	832
18-362-461	Stormwater Maintenance Fees	21,323.77	0.00	600.00	975.00	975.00	0
	362 Stormwater	21,323.77	0.00	600.00	975.00	975.00	0
18-387-000	Developer Contributions	4,009.50	0.00	0.00	0.00	0.00	0
	387 Contributions & Donations	4,009.50	0.00	0.00	0.00	0.00	0
18-391-100	Sale of Assets	525.00	30,000.00	0.00	0.00	30,000.00-	0
	391 Proceeds from Sale of Assets	525.00	30,000.00	0.00	0.00	30,000.00-	0
18-392-010	Transfers from Other Funds	88,269.83	894,800.00	0.00	0.00	894,800.00-	0
	392 Interfund Transfers	88,269.83	894,800.00	0.00	0.00	894,800.00-	0
18-393-990	Estimated Beginning Cash Balance	0.00	1,764,670.00	0.00	0.00	1,764,670.00-	0
	393 Fund Balance	0.00	1,764,670.00	0.00	0.00	1,764,670.00-	0
	Capital Equipment & Infrastructure Revenue T	167,497.57	3,055,134.00	58,587.84	72,598.74	2,982,535.26-	2

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
01:53 PM

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
18-000-000	CAPITAL IMPROVEMENT/EQUIPMENT FUND:	0.00	0.00	0.00	0.00	0.00	0
18-400-000	GOVERNING BODY:	0.00	0.00	0.00	0.00	0.00	0
18-400-731	IT INFRASTRUCTURE UPGRADES	0.00	71,000.00	28,204.00	28,204.00	42,796.00	40
18-400-741	MUNCIPAL EQUIPMENT PURCHASES	2,025.57	0.00	0.00	0.00	0.00	0
	400 General Government	2,025.57	71,000.00	28,204.00	28,204.00	42,796.00	40
18-409-000	BUILDINGS & PLANT:	0.00	0.00	0.00	0.00	0.00	0
18-409-370	MUNICIPAL BLDG REPAIRS	54,138.04	90,000.00	0.00	0.00	90,000.00	0
	409 Buildings & Grounds	54,138.04	90,000.00	0.00	0.00	90,000.00	0
18-410-000	POLICE:	0.00	0.00	0.00	0.00	0.00	0
18-410-750	EQUIPMENT PURCHASES	40,011.00	15,000.00	0.00	11,990.00	3,010.00	80
18-410-751	POLICE VEHICLE REPLACEMENT	0.00	255,000.00	3,893.62	20,952.38	234,047.62	8
	410 Police Services	40,011.00	270,000.00	3,893.62	32,942.38	237,057.62	12
18-436-000	STORM SEWERS & DRAINS:	0.00	0.00	0.00	0.00	0.00	0
18-436-367	NPDES COMPLIANCE	1,552.50	100,000.00	14,075.42	15,287.57	84,712.43	15
	436 Storm Sewers & Drains	1,552.50	100,000.00	14,075.42	15,287.57	84,712.43	15
18-438-000	MAINTENANCE & REPAIR OF ROADS & BRIDG	0.00	0.00	0.00	0.00	0.00	0
18-438-710	MAJOR EQUIPMENT PURCHASES	24,843.16	300,000.00	0.00	0.00	300,000.00	0
	438 Road & Bridge Maintenance	24,843.16	300,000.00	0.00	0.00	300,000.00	0
18-439-000	HIGHWAY CONSTRUCTION & REBUILDING PRC	0.00	0.00	0.00	0.00	0.00	0
18-439-320	PAVING/MILLING/RECYCLING	0.00	300,000.00	0.00	0.00	300,000.00	0
	439 Highway Construction	0.00	300,000.00	0.00	0.00	300,000.00	0
18-454-700	CAPITAL EQUIPMENT PURCHASES	48,127.00	93,000.00	44,898.85	44,898.85	48,101.15	48

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
18-454-710	PARK INFRASTRUCTURE IMPROVEMENTS	15,299.67	563,800.00	396.38	396.38	563,403.62	0
	454 Parks	63,426.67	656,800.00	45,295.23	45,295.23	611,504.77	7
	Capital Equipment & Inf Expenditure Tot	185,996.94	1,787,800.00	91,468.27	121,729.18	1,666,070.82	7

18 Capital Equipment & Infrastructure

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	167,497.57	58,587.84	72,598.74
Expenditures:	185,996.94	91,468.27	121,729.18
Net Income:	18,499.37-	32,880.43-	49,130.44-

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

04/30/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
20-301-102	RE Taxes - Current Year - Debt PW	21,514.18	226,853.00	32,826.05	33,746.47	193,106.53-	15
20-301-200	RE Taxes - Prior Year - Debt Cap	0.00	0.00	1,349.00-	1,349.00-	1,349.00-	0
20-301-202	RE Taxes - Prior Year - Debt PW	0.00	500.00	1,425.73	1,429.87	929.87	286
20-301-402	RE Taxes - Delinquent - Debt PW	335.25	100.00	0.00	0.00	100.00-	0
20-301-601	RE Taxes - Interim - Debt PW	14.07	100.00	231.07-	531.06	431.06	531
	301 Real Estate Property Taxes	21,863.50	227,553.00	32,671.71	34,358.40	193,194.60-	15
20-341-000	Interest Earnings - Debt Cap	5,047.45	0.00	1,249.13	4,442.54	4,442.54	0
20-341-102	Interest Earnings - Debt PW	22.96	1,000.00	146.74	379.97	620.03-	38
	341 Interest Earnings	5,070.41	1,000.00	1,395.87	4,822.51	3,822.51	482
20-393-990	Est Beginning Cash Balance - Debt Cap	0.00	459,651.00	0.00	0.00	459,651.00-	0
20-393-992	Est Beginning Cash Balance - Debt Pw	0.00	350,900.00	0.00	0.00	350,900.00-	0
	393 Fund Balance	0.00	810,551.00	0.00	0.00	810,551.00-	0
	Debt Service Revenue Totals	26,933.91	1,039,104.00	34,067.58	39,180.91	999,923.09-	3
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
20-401-000	EXECUTIVE:	0.00	0.00	0.00	0.00	0.00	0
20-401-050	BRIDGE LOAN PRINCIPAL	332,000.00	335,000.00	0.00	335,000.00	0.00	100
20-401-100	BRIDGE LOAN INTEREST	17,242.00	32,425.00	0.00	15,183.80	17,241.20	47
	401 Executive	349,242.00	367,425.00	0.00	350,183.80	17,241.20	95
20-472-000	DEBT SERVICE-INTEREST:	0.00	0.00	0.00	0.00	0.00	0
20-472-102	PW BLDG INTEREST	316.38	0.00	0.00	0.00	0.00	0
	472 Debt Service - Interest	316.38	0.00	0.00	0.00	0.00	0

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
	Debt Service Expenditure Totals	349,558.38	367,425.00	0.00	350,183.80	17,241.20	95

20 Debt Service	Prior	Current	YTD
Revenues:	26,933.91	34,067.58	39,180.91
Expenditures:	349,558.38	0.00	350,183.80
Net Income:	322,624.47-	34,067.58	311,002.89-

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
30-301-100	RE Taxes - Current Year	8,605.67	90,741.00	13,130.42	13,498.59	77,242.41-	15
30-301-200	RE Taxes - Prior Year	0.00	250.00	32.29	33.95	216.05-	14
30-301-400	RE Taxes - Delinquent	134.09	100.00	0.00	0.00	100.00-	0
30-301-600	RE Taxes - Interim	5.64	100.00	92.42-	212.43	112.43	212
	301 Real Estate Property Taxes	8,745.40	91,191.00	13,070.29	13,744.97	77,446.03-	15
30-341-000	Interest Earnings	1,324.80	0.00	1,047.15	3,068.27	3,068.27	0
	341 Interest Earnings	1,324.80	0.00	1,047.15	3,068.27	3,068.27	0
30-387-000	Developer Contributions - Traffic	132,000.00	0.00	0.00	0.00	0.00	0
	387 Contributions & Donations	132,000.00	0.00	0.00	0.00	0.00	0
30-393-990	Estimated Beginning Cash Balance	0.00	329,477.84	0.00	0.00	329,477.84-	0
	393 Fund Balance	0.00	329,477.84	0.00	0.00	329,477.84-	0
	Highway Equipment Revenue Totals	142,070.20	420,668.84	14,117.44	16,813.24	403,855.60-	3

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
30-000-000	HIGHWAY EQUIPMENT FUND:	0.00	0.00	0.00	0.00	0.00	0
30-492-000	TRANSFER TO OTHER FUNDS	24,843.16	238,000.00	0.00	0.00	238,000.00	0
	492 Interfund Transfers	24,843.16	238,000.00	0.00	0.00	238,000.00	0
	Highway Equipment Expenditure Totals	24,843.16	238,000.00	0.00	0.00	238,000.00	0

30 Highway Equipment	Prior	Current	YTD
Revenues:	142,070.20	14,117.44	16,813.24

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

Expenditures:	24,843.16	0.00	0.00
Net Income:	117,227.04	14,117.44	16,813.24

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
35-341-000	Interest Earnings	7,588.90	1,000.00	3,400.87	8,240.45	7,240.45	824
	341 Interest Earnings	7,588.90	1,000.00	3,400.87	8,240.45	7,240.45	824
35-355-050	Motor Vehicle Fuel Taxes	0.00	396,787.98	406,582.84	406,582.84	9,794.86	102
	355 State Shared Revenue	0.00	396,787.98	406,582.84	406,582.84	9,794.86	102
35-393-990	Estimated Beginning Cash Balance	0.00	461,435.00	0.00	0.00	461,435.00-	0
	393 Fund Balance	0.00	461,435.00	0.00	0.00	461,435.00-	0
	Liquid Fuels Revenue Totals	7,588.90	859,222.98	409,983.71	414,823.29	444,399.69-	48

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
35-000-000	LIQUID FUELS FUND:	0.00	0.00	0.00	0.00	0.00	0
35-432-000	SNOW REMOVAL:	0.00	0.00	0.00	0.00	0.00	0
35-432-221	SALT/CINDERS-SNOW REMOVAL	92,473.38	100,000.00	35,433.40	59,715.91	40,284.09	60
	432 Winter Maintenance	92,473.38	100,000.00	35,433.40	59,715.91	40,284.09	60
35-439-000	HIGHWAY CONTRUCTION & REBUILDING PRC	0.00	0.00	0.00	0.00	0.00	0
35-439-320	HWY PROJECTS/STATE	0.00	550,000.00	0.00	0.00	550,000.00	0
	439 Highway Contruction	0.00	550,000.00	0.00	0.00	550,000.00	0
	Liquid Fuels Expenditure Totals	92,473.38	650,000.00	35,433.40	59,715.91	590,284.09	9

35 Liquid Fuels	Prior	Current	YTD
Revenues:	7,588.90	409,983.71	414,823.29
Expenditures:	92,473.38	35,433.40	59,715.91

NEW BRITAIN TOWNSHIP
MARCH 2026
25 PERCENT THROUGH THE YEAR

Net Income:	84,884.48-	374,550.31	355,107.38
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NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>Curr Rev</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
90-341-000	Interest Earnings	2,979.19	0.00	920.83	2,718.35	2,718.35	0
	341 Interest Earnings	2,979.19	0.00	920.83	2,718.35	2,718.35	0
90-342-000	Deposits Received	647,535.58	0.00	25,000.00	113,118.50	113,118.50	0
	342 Escrow Deposits	647,535.58	0.00	25,000.00	113,118.50	113,118.50	0
	Escrow Revenue Totals	650,514.77	0.00	25,920.83	115,836.85	115,836.85	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>Current Expd</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
90-000-000	ESCROW:	0.00	0.00	0.00	0.00	0.00	0
90-414-000	PLANNING & ZONING:	0.00	0.00	0.00	0.00	0.00	0
90-414-311	ENGINEERING BILLED	54,099.91	0.00	60,153.32	100,417.91	100,417.91-	0
90-414-451	LEGAL BILLED	11,220.00	0.00	1,785.00	10,242.50	10,242.50-	0
90-414-500	ADMINISTRATION FEE	6,532.03	0.00	0.00	586.50	586.50-	0
90-414-600	REFUND OF ESCROW	97,191.24	0.00	297,749.90	377,196.87	377,196.87-	0
	414 Planning & Zoning	169,043.18	0.00	359,688.22	488,443.78	488,443.78-	0
	Escrow Expenditure Totals	169,043.18	0.00	359,688.22	488,443.78	488,443.78-	0

90 Escrow	Prior	Current	YTD
Revenues:	650,514.77	25,920.83	115,836.85
Expenditures:	169,043.18	359,688.22	488,443.78
Net Income:	481,471.59	333,767.39-	372,606.93-

NEW BRITAIN TOWNSHIP
 MARCH 2026
 25 PERCENT THROUGH THE YEAR

Grand Totals	Prior	Current	YTD
Revenues:	2,854,240.53	1,214,130.08	2,456,277.05
Expenditures:	2,610,026.38	1,128,453.30	2,850,689.10
Net Income:	244,214.15	85,676.78	394,412.05-



MEMO

TO: Board of Supervisors
FROM: Chief Clowser
DATE: May 4, 2026
SUBJECT: Maple Avenue Traffic Study

In response to requests from residents and township officials in October of 2025, NBTPD's Highway Safety Unit (HSU) conducted an examination of Maple Avenue. The concerns expressed were for (a) speeding vehicles, (b) cut through traffic, and (c) truck traffic.

The study is attached for reference and is a preliminary report that should not be used in lieu of an official engineering study if the Township believes changes to Maple Avenue, including traffic calming measures are warranted.

NBTPD's HSU assessed Maple Avenue through the collection of traffic data (volume & speed), and the review of crash data and enforcement data.

- There is an average of 622 vehicles per day that travel Maple Avenue
- 54% of the vehicles were traveling at an enforceable speed limit defined as 11 MPH or more over the speed limit.
- There were no vehicle or pedestrian crashes 2010 through 2025
- 16 traffic citations and 19 traffic warnings were issued in the ten-year period of 2014-2024.

STAFF RECOMMENDATION:

That a qualified traffic engineer be retained to evaluate roadway conditions and determine the most appropriate treatment(s) or course of action for Maple Avenue.



SAFETY CONCERN & BACKGROUND DATA

In response to concerns from residents, NBTPD’s Highway Safety Unit (HSU) conducted an examination of **MAPLE AVENUE (T438)** in the Line Lexington area of New Britain Township. The concerns expressed were for (1) speeding vehicles, (2) cut-through traffic, and (3) truck traffic.

Maple Avenue is functionally classified as a *Local Road* serving both residential and commercial land uses located along the corridor. The roadway also provides egress from a one-way residential street to adjacent collector and arterial roadways. The Maple Avenue study segment is approximately 0.22 miles in length and is bounded by two state routes: New Galena Road (SR1006), functionally classified as a *Major Collector Street*, to the north, and County Line Road (SR2038), functionally classified as an *Arterial Street*, to the south. One township roadway, Greenwood Avenue (T-323), classified as a *Local Road*, intersects Maple Avenue at approximately the midpoint of the study area.

Maple Avenue intersects New Galena Road at a T-intersection, where traffic on the Maple Avenue approach is controlled by a posted STOP sign, and New Galena Road operates as a through highway. Similarly, Maple Avenue intersects County Line Road at a T-intersection, where the Maple Avenue approach is controlled by a posted STOP sign, and County Line Road operates as a through highway.

Greenwood Avenue is a one-way local road extending from Hilltown Pike (SR4011), functionally classified as a *Major Collector Street*, to Maple Avenue, forming a T-intersection. Traffic on the Greenwood Avenue approach is controlled by a posted STOP sign, while Maple Avenue operates as the through roadway. Refer to Figure 1.

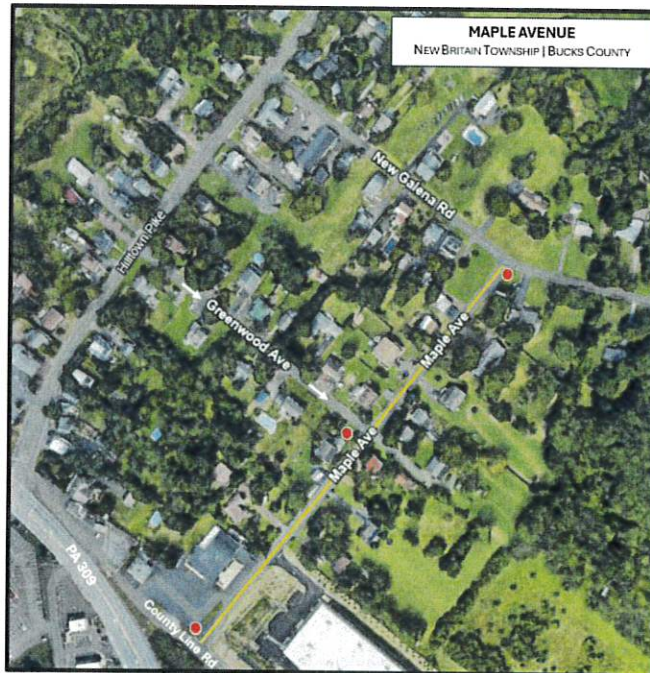


Figure 1 – Overhead View of Maple Avenue



TRAFFIC STUDY - CALMING

*** FOR INTERNAL USE ONLY ***

Maple Avenue is a paved, straight, two-way, local road with no curbing or sidewalks on either side. The roadway is 18 feet from edge-of-pavement to edge-of-pavement with no center dividing lines or edge lines with parking allowed on both sides. There are no sidewalks on Maple Avenue. The posted speed limit is 25 MPH (New Britain Township Code of Ordinances §15-201). Refer to Figures 2a-2b.

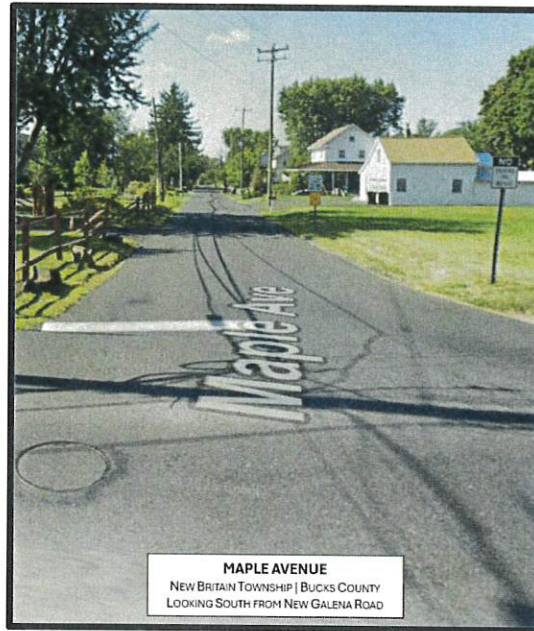


Figure 2a – Maple Avenue looking southbound from New Galena Road



Figure 2b – Maple Avenue looking northbound from County Line Road



Land use along Maple Avenue is predominantly residential, consisting of approximately 14 dwelling units. In addition, three (3) commercial/business establishments are located at the southern end of the corridor, including Metro Self-Storage and Suzie’s Lounge, which front County Line Road, and Tri-Jay Systems, which fronts Maple Avenue.

The Maple Avenue corridor lies within four (4) zoning districts, including the Residential District (RR), Village Residential District (VR), Commercial District (C-1), and Industrial Office District (IO). Residential properties located along the southbound side of Maple Avenue are zoned Village Residential (VR), while residential properties along the northbound side are zoned Residential (RR). Suzie’s Lounge and Tri-Jay Systems are located within the Commercial (C-1) zoning district, and Metro Self-Storage is located within the Industrial Office (IO) zoning district. Refer to Figure 3.

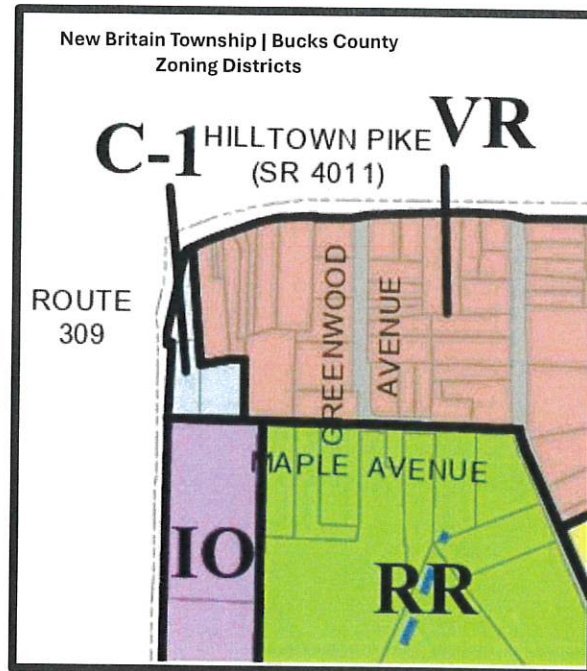


Figure 3 – Township Zoning Map for Maple Avenue

Maple Avenue is posted as a “**No Truck**” roadway in accordance with New Britain Township Code of Ordinances §15-304. At the time of this study, HSU was not aware of any engineering or traffic study that documents the basis for the truck restriction. Several traffic control devices (TCDs) are currently installed to enforce this restriction. A PennDOT-installed regulatory sign assembly is located on westbound County Line Road, approximately 10 to 15 feet in advance of the Maple Avenue intersection, consisting of *No Trucks* (R5-2), *No Right Turn* (R3-1), and *Except Local Deliveries* (R5-2aP) signs. In addition, township-installed regulatory signage is present along Maple Avenue, including a *No Trucks* (R5-2) sign located near the self-storage driveway, as well as *No Trucks – No Buses* signs installed at the Maple Avenue/County Line Road intersection and at the Maple Avenue/New Galena Road intersection. There is also a township-installed regulatory sign



TRAFFIC STUDY - CALMING

*** FOR INTERNAL USE ONLY ***

assembly at the Greenwood Avenue/Hilltown Pike intersection, consisting of *No Trucks* (R5-2a) and *Except Local Deliveries* (R5-2aP) signs. Refer to Figures 4a-4e.



Figure 4a

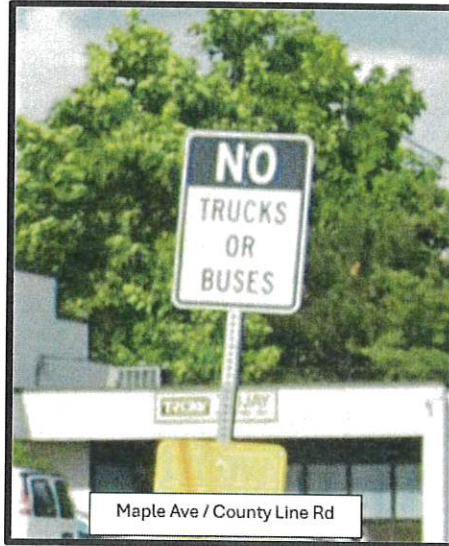


Figure 4b



Figure 4c



Figure 4d



Figure 4e

Figures 4a-4e – TCDs for Maple Avenue Truck Restriction



TRAFFIC DATA

HSU assessed the study area through the collection of traffic data (volume & speed), and the review of crash data and enforcement data.

(1) VOLUME & SPEED DATA (4 weeks)

TOTAL VOLUME:

19,284 vehicles (622 vpd)

AVERAGE SPEED:

Mean: **32.9 MPH**
Median (50%): **33.6 MPH**
Mode: **36.1 MPH**
85th %: **39 MPH**

PACE SPEED – MPH

Speed: **30-39** / Number: **5,204** / Percent: **54%**

ENFORCEMENT EVALUATOR:

Enforcement Tolerance: **10 MPH**
Enforcement Limit: **greater than 35 MPH**
Total Greater than 35 MPH: **10,554**
Percent Speeding: **54%**

Enforcement Tolerance: **14 MPH**
Enforcement Limit: **greater than 39 MPH**
Total Greater than 39 MPH: **3,072**
Percent Speeding: **15%**

(2) CRASH DATA

There have been no recorded crashes on Maple Avenue between 2010-2025.

(3) ENFORCEMENT DATA

There have been thirty-five (35) traffic enforcement contacts on Maple Avenue between 2014 and 2024; 16 traffic citations and 19 traffic warnings were issued.



DISCUSSION

Traffic volume data indicates that approximately **622 vehicles per day (vpd)** travel along Maple Avenue. Given that the corridor serves fourteen (14) residences on Maple Avenue and nine (9) residences on Greenwood Avenue, the observed traffic volumes suggest that a substantial portion of traffic is attributable to cut-through traffic, rather than local residential trips. For the purposes of this analysis, *cut-through traffic* is defined as motorists utilizing local or residential roadways as a shortcut to bypass congestion on adjacent collector or arterial roads, even when their destination is not located within the neighborhood.

The primary contributors to cut-through traffic along Maple Avenue are recurring congestion and crash activity at the **New Galena Road (SR 1006) and Hilltown Pike (SR 4011) intersection**, as well as congestion at the **County Line Road (SR 2038) and Line Lexington Road (SR 2008) intersection**. Traffic volumes on Maple Avenue are generally highest during the weekday peak periods, specifically between **06:00 and 09:00 hours** (6:00 AM to 9:00 AM) and **15:00 and 18:00 hours** (3:00 PM to 6:00 PM).

The posted speed limit on Maple Avenue is **25 miles per hour (MPH)**. Speed study results indicate that the *pace speed* for the corridor is **30 to 39 MPH** (54%). The **85th-percentile speed** was determined to be **39 MPH**, which exceeds the posted speed limit by 14 MPH. The data further indicates that approximately 54 percent of vehicles were traveling at speeds that would constitute *enforceable violations* (defined as 11 MPH or more above the posted speed limit). Approximately 15 percent of vehicles were recorded traveling at speeds 15 MPH or more over the posted speed limit, a “*common*” threshold used by law enforcement for discretionary enforcement.

A review of reported crash data indicates that **no vehicular or pedestrian crashes** were recorded on Maple Avenue during the period from **2010 through 2025**.

Maple Avenue does not include sidewalks or curbing along the roadway. As a result, pedestrians and cyclists are required to utilize the travel lanes when traversing the corridor, which represents a potential safety concern given the observed operating speeds and traffic volumes.

A variety of traffic-calming measures may be considered to address vehicle speeds, cut-through traffic, and multimodal safety along Maple Avenue. In evaluating potential traffic-calming strategies, the Township should consider the *advantages and disadvantages, anticipated effectiveness, applicable design criteria, and the context and functional classification* of the roadway. Consideration should also be given to emergency access, maintenance requirements, and compatibility with adjacent land uses.

The types of traffic-calming measures are separated into five categories: Horizontal Deflection, Vertical Deflection, Physical Obstruction, Signing and Pavement Markings, and Other.

- **Horizontal Deflection:** Manages vehicle speed by introducing shifts in the roadway alignment and reducing the effective width of travel lanes.
 - Curb extensions, Chicanes, Gateways, Roundabouts and Pedestrian refuge islands



- **Vertical Deflection:** Manages vehicle speed by creating vertical deflection in the roadway causing drivers to reduce speed when crossing the measure.
 - Speed hump, Speed table, Speed cushion, Raised crosswalk, Raised intersection
- **Physical Obstruction:** Restricts vehicular movements on local or neighborhood streets, prioritizing pedestrian and bicycle circulation.
 - Diagonal diverter, Right-in/right-out island, Half closure with bicycle circulation
- **Signing and Pavement Markings:** Manages traffic flow through operational measures rather than permanent geometric modifications in the roadway.
 - Travel lane width, Lane & Parking configuration changes, Lane reduction/Road diet
- **Other:** Additional strategies and treatments to achieve the traffic-calming objective.
 - Traffic signal changes, Automated enforcement, Intersection control spacing

HSU evaluated potential traffic calming measures for Maple Avenue in accordance with PennDOT guidance and best practices for local roadway applications. The following summarizes the applicability of various measure categories to existing roadway conditions:

- **Horizontal Deflection** measures are generally considered the preferred non-restrictive traffic calming strategy, as they reduce vehicle speeds through geometric realignment without restricting access. However, such measures are not considered feasible for Maple Avenue due to the limited roadway width and the absence of curbing, sidewalks, and designated pedestrian crossings. Installation of these treatments would be impractical under existing physical constraints.
- **Vertical Deflection** measures are commonly implemented on local roadways where observed operating speeds exceed posted speed limits and where crash history, pedestrian activity, or bicycle use supports intervention. Based on the available speed data and observed pedestrian and cyclist exposure along Maple Avenue, vertical deflection measures are considered appropriate and feasible. Potential treatments include speed humps or speed tables.
- **Physical Obstruction** measures are typically reserved for limited applications and require strong justification due to their potential impacts. These measures are not recommended for Maple Avenue, as they may adversely affect emergency vehicle access, increase maintenance requirements, and disrupt route continuity within the local street network.
- **Signing and Pavement Markings** are strongly recommended as first-stage traffic calming treatments and are considered appropriate for Maple Avenue. Potential measures include installation of regulatory or advisory signage such as “Local Traffic Only,” “No Thru Traffic,” “Residential Area,” or “Traffic Calming Area.” Additional treatments may include edge line pavement markings to visually narrow the perceived travel way or the installation of speed feedback signs to increase driver awareness and compliance.
- **Other** traffic calming and traffic control measures were reviewed and determined to be inapplicable to this corridor. Maple Avenue does not contain traffic signals, merging conditions, or is there statutory authority to support automated enforcement strategies.



If the Township elects to pursue traffic calming measures, HSU recommends that a qualified traffic engineer be retained to evaluate roadway conditions and determine the most appropriate treatment(s) for Maple Avenue. While PennDOT approval is not required prior to the installation of traffic-calming measures on a local road with local funding, proper engineering documentation is strongly advised. Prior to the installation of any traffic calming measures, HSU recommends that the Township complete PennDOT Form **TE-125, "Traffic-Calming Measure Engineering and Traffic Study,"** to document the engineering evaluation, supporting data, and justification for the selected treatment(s).

With respect to truck restrictions, HSU advises that a qualified traffic engineer conduct a roadway and traffic study to determine whether Maple Avenue should be subject to truck and/or bus size or weight restrictions. At present, the existing ordinance does not appear to be supported by an engineering study. As a result, the currently posted truck-related TCDs function primarily as a visual deterrent and may not be enforceable under Title 75 - PA Vehicle Code requirements.

REFERENCES

Google Maps

New Britain Township Code of Ordinances (eCode360), *Chapter 15 – Motor Vehicles and Traffic*

New Britain Township Zoning Map 10/19/2020, newbritaintownship.org/information/maps

PennDOT Publication 13 (DM-2), *Chapter 18 – Traffic Calming*

PennDOT Type 5 Map 09/13/2023, *New Britain Second Class Township Map*

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; EAC discussing Grant opportunities; G&A to schedule a Meeting to discuss requirements due June 2026
Keller Road Bridge	Keller Road	G&A met with Township Staff and Contractor to discuss repairs to decking. Contractor to provide cost estimate for repairs
NBT Stormwater MS4 - Walden Way Basin and Stream	Between Walden Way and Brook Lane	Survey completed; Finalizing Existing Conditions Plan; G&A working on Preliminary Design
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; Met with Ryan Cressman regarding curb ramp upgrades 3/26; Coordinating with NBT Staff on Bid Documents
North Branch and Pine Run Park Trail and Park Upgrades	Forrest Park Drive to Cayuga Circle	Confirming scope of work with Twp Staff before proceeding with preliminary plans.
Subdivision and Land Development Projects - Planning and Reviews		
Project Name	Location	Status
Byer's Choice	4355 County Line Road	G&A Sketch Plan rvw issued 8/14/24; No recent action
Petrucci Land Development /NBCC	Manor Drive	Age-Restricted Apartments, Medical Office, Senior Living Facility and/or 60,000-SF Warehouse/Office; Sketch Rvw (Warehouse) issued 6/9/22; attended 6/28/22 PC, 7/11/22 BOS, 11/2/22 Staff Mtg, 12/1/22 BOS, 2/14/23 Staff Mtg, 4/3/23 BOS; ZHB Decision dated 11/20/23; Staff mtg held 4/2025 to discuss townhome use by Fox Lane Homes; no recent action
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 signed
Hulton Contracting	4645 County Line Rd	12,800-SF, 16-Unit Storage Building; Sketch Plan/Amended Final Plans aprvd; 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; Cost Estimate approved; Revised checkset, legals, and cost estimate under review
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
Bucks County	170 N. Chapman Road	Stormwater Plan for Chapman Road Widening and Parking Lot upgrades; Review issued 4/16/26
HCI DP Land Acquisitions (Hanover)	Walnut Street	Concept for 3 lots/3 warehouse buildings total of 550,000-SF; Preliminary Application resubmitted on 4/21/26 and under review by Z.O.; ZHB Hearing held 3/19/26- height variance verbally denied;
Klimenko Subdivision	80 Curley Mill Road	6-Lot Subdivision; New cul-de-sac; Sketch Plan issued; Discussed at 2/24/26 PC Meeting; Staff meeting to be scheduled

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

Project Name	Location	Status
Foxlane Homes	1400 Manor Drive	Concept Plan for 24 Age-Restricted Townhomes; Concept Review 1 issued 1/20/26; 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; Sketch Plan application dated 3/19; G&A review issued 4/23/26
Tossona Subdivision	115 Curley Mill Rd	2 Single-Family Residential Lots; Sketch Plan issued 1/13/26; Staff meeting to be scheduled
Dudeck Minor Subdivision	184 Curley Mill Rd	1 NSFD; Preliminary Final Plan Review 1 issued 4/16/26
Calvitti Minor Subdivision	454 New Galena Rd	1 NSFD; Preliminary Final Plan Review 1 issued 4/21/26

Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
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; Plans recorded; Building under construction; Stop Work issued by Building Code Official for changes to building
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; Under Construction; Public improvements observed 4/22/26
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, Recommended TCO's for all five lots; Partial Escrow Release approved 1/26/26; Asbuilt Plan review and punchlist issued
Highpoint Land Development	1 Highpoint Drive	137 units (twins/towns); Prelim/Final apprvl 4/14/22; Pre-Con 7/6/23; Amended Final Plans apprvd 11/20/23; Escrow Rel 2 apprvd 2/24/25; 137 of 137 Plot Plans approved; 92 Asbuilt Plans reviewed
Clauser Tree Care	324 Schoolhouse Road	Amended Final apprvd 3/4/24; PreCon held 10/23/24; Escrow Rel 3 approved 12/15/25; Observed basin work in March 2026
M. Gold/Defelice Minor Subd	141 S. Limekiln Pike	One new SFD lot; Solicitor emailed developer regarding remaining site work 3/24/26; Revised Asbuilt SWM Report Review issued 4/16/26; Meeting between Owner/Applicant 4/20/26;
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; Reviewed 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; Public Improvements being installed

Subdivision and Land Development Projects - Under Construction (Continued)

Project Name	Location	Status
Casadonti Subdivision and Land Development	396 King Road	5 new SFD lots; Residents concerned with uplighting, road widening, and well impacts. BOS apprvd at 9/25/23 mtg (Res 2023-21); Plans apprvd 2/1/24; Pre-Construction Mtg held 9/26/24; Phase 1 under construction including clearing ultimate ROW, new road, and rain gardens. Esc Rel1 apprvd at 1/6/25 BOS mtg; Roadway and basin installed; Lot 3 plot plan approved 12/4/25
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 90% completed; Escrow Release 1 approved 2/23/26 BOS meeting; Waiting for As-Built Plan
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; Plot Plans approved for all 44 units; Recommended FCO for first building conditioned on compliance with Building Code
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; Site and Building work taking place;
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; Approved Foundation Asbuilt Plan 3/30/26

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 apprvd; Escrow Rel 5 apprvd 12/9/24; Maintenance period to end May/June 2026