



New Britain Township

Board of Supervisors

Business Meeting

Monday, July 13, 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. Presentation of 2026 Tri-Municipal Parade Awards
 - B. Policy Discussion – Data Center Use Discussion
5. Old Business
 - A. Consider a motion to appoint a member to the Planning Commission.
6. Motion to Consider Consent Agenda
 - A. Approve Minutes of June 15th, 2026, Board of Supervisors Meeting.
 - B. Approve Regular Bill List as Follows:
 - Dated July 1, 2026
 - For a total amount of \$134,466.18
 - C. Approve Prepaid Bill List as Follows:
 - Dated June 18, 2026
 - Dated June 25, 2026
 - Dated July 1, 2026
 - For a total amount of \$296,035.29
 - D. Consider a motion to approve the Settlement and General Release Agreement between C & C Paving, Jacques Proulx and SealMaster, and MMG Insurance Company and New Britain Township.
 - E. Consider a motion to adopt Resolution 2026-07 Disposal of Records.

7. Action Items

- A.** Consider a motion to declare a zoning ordinance invalid as it pertains to data center use and direct the Township Solicitor to prepare a resolution to initiate the curative amendment process.
- B.** Consider a motion to authorize drafting and advertisement of an ordinance to appoint the Bucks County Tax Claim Bureau as the collector delinquent real estate taxes.
- C.** Consider a motion to award a bid for the pavement marking project.
- D.** Discussion of Zoning Hearing Board matters.
 - 56 Walnut Street – Substantive Validity Challenge

8. Information Items

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

9. Public Comment

10. Announcements

- A.** *Cancelled* Veterans Committee Meeting – Wednesday, July 15th at 6pm.
- B.** *Cancelled* Zoning Hearing Board Meeting – Thursday, July 16th at 7pm.
- C.** *Cancelled* Board of Supervisors Meeting – Monday, July 20th at 7pm.
- D.** *Cancelled* Parks & Recreation Commission Meeting – Tuesday, July 21st, at 7pm.
- E.** Planning Commission Meeting – Tuesday, July 28th at 7pm.

11. Adjournment

*The Next Meeting of the Board of Supervisors of New Britain Township will take place on **Monday, August 3rd, 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.*



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

SUBJECT: **Data Center Use**

FROM: Doreen Curtin, Zoning Officer

TO: Board of Supervisors

DATE: July 13, 2026

BACKGROUND

Data Centers are facilities that centralize an organization's IT operations and equipment, where data is stored, managed and disseminated. A data center is comprised of a structure or structures that house servers, storage systems and networking equipment. They require power to operate and a cooling infrastructure to help keep the equipment functioning properly. Due to the highly sensitive nature of the data stored, they also require physical as well as cyber security systems.

Data centers require extensive use of energy, often consuming 10-15 times more energy than a typical office structure. They require battery storage and a system for managing the cooling of the systems and the management of the waste heat.

Use of digital technology has driven the need for such centers as the demand for the Cloud, AI, remote work and communication and entertainment in terms of gaming, streaming services and social media increases.

The last 12 months have seen an increase in the number of data centers and campuses being constructed. It is timely to consider planning through zoning to ensure the data center use does not adversely affect resources and communities.

POINTS TO CONSIDERED

Energy –

PECO estimates the average demand for energy by a data center can be as much as a medium-sized city. According to their research, the demand can be equivalent to that used by 415,000 average homes in Pennsylvania for example. The attraction of the Philadelphia region, according to PECO, is the abundant fiber connectivity, and the local electric generation resource base to name a few features. PECO is investing much in infrastructure and analysis to determine how the new demands will impact current infrastructure and affordability. Their concerns are the mitigation of peak loads, environmental impact and the protection of the mass market consumer.

Water –

Both the Susquehanna River Basin Commission and the Delaware River Basin Commission have been involved with the water use issue and its impact on local communities. Permits and projects are



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evaluated with the concern for water availability and natural landscape limitations. They offer incentives for innovative technologies for cooling systems that use alternative methods with much less impact on the water system.

Noise -

Noise creates a different problem for which local municipalities will have to study and determine the impact. Noise levels and conditions can show up in lost productivity on farms and health complications for human well-being.

10 Ordinance Considerations –

1. Zoning Classification and Definitions. Clear language and definitions are key factors when defining a data center (or any other use).
2. Will the data center be by-right, subject to conditional use or special exception status. Use definitions should include conditions such as height and size limits, setbacks, lot sizes, easements, environmental buffers, etc.
3. Location restrictions. Should locations be determined by zoning districts, zoning district overlays or consider multi-municipal zoning.
4. Utility usage and infrastructure requirements. Will the current grid and infrastructure support a high-demand data center? Will there be infrastructure upgrade requirements imposed?
5. Noise controls. How will noise pollution and its impact be handled by ordinance. Will decibel levels be imposed. Vibration impacts? Low-grade humming and buzzing that affects farm life, animal and wildlife and human health and well-being. How will that be measured and what will be required regarding studies during a permitting process and review?
6. The UCC currently requires energy efficiency standards by law. How will those standards be met and will the UCC provide some degree of enforceable codes?
7. Safety and Security – what measures must be implemented to ensure cyber security and physical security and safety at the site?
8. How much information will be available to the public for transparency for concerns such as environmental, energy consumption, water especially with wells, etc.?
9. Environmental Impact. Will ordinances contain incentives, financial security, job creation and will the ordinance require certain conditions to qualify?
10. Planning – how will ordinances protect data centers from residential districts, schools, churches and other urban centers?

BUDGET IMPACT

What if any, impact will a large private structure affect EMS services, police services, township services and the administration thereof?

RECOMMENDATION

Explore a curative amendment and data center ordinance.

**BOARD OF SUPERVISORS
MEETING MINUTES
June 16, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, June 16, 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, and Alexandria Mullin - Assistant Township Manager.

- 1. Call to Order:** MaryBeth McCabe called the meeting to order at 7:00 pm.
- 2. Pledge of Allegiance:** MaryBeth McCabe led the Board and public in the Pledge of Allegiance.
- 3. Chair Comments:** MaryBeth McCabe stated that the Board met in Executive Session prior to this meeting, to discuss personnel matters and litigation items.
 - A.** Cynthia Jones moved, seconded by Bridget Kunakorn, to amend the agenda by adding action items F and G.
 - Consider a motion to appoint Nick Valla as Township Manager.
 - Consider a motion to hire Keystone as the Fire Marshal for the remainder of the year.

There were no public comments.

All voted aye, motion carried 5-0.

4. Motion to Consider Consent Agenda

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

- A.** Approve Minutes of June 1st, 2026, Board of Supervisors Meeting.
- B.** Approve Regular Bill List as Follows:
 - Dated June 11, 2026
 - For a total amount of \$52,701.14.
- C.** Approve Prepaid Bill List as Follows:
 - Dated June 4, 2026
 - Dated June 11, 2026
 - For a total amount of \$20,125.25.

There were no public comments.

All voted aye, motion carried 5-0.

5. Action Items

- A.** Consider a motion to issue a Notice of Intent Award for the 2026 Road Program.

Cynthia Jones moved to issue a Notice of Intent to Award. Seconded by Stephanie Shortall.

Craig Kennard corrected the amount previously stated and asked for the Board to amend the motion.

Cynthia Jones moved to amend prior motion. Seconded by Stephanie Shortall.

Bill Jones moved to issue a Notice of Intent to Award the amended amount of \$598,425 to James D. Morrissey. Seconded by Cynthia Jones.

May Rose Kennedy, Tower Hill Road, asked what happens if the contractor meets the requirements, then what is the timeline to begin paving?

Craig Kennard responded by stating that the Public Works department would begin by August or September.

All voted aye, motion carried 5-0.

B. Consider a motion to appoint a member for the Chalfont- NBT Joint Sewer Authority Board.

MaryBeth McCabe asked for nominations.

Cynthia Jones nominated Justin Nevadomski. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

C. Consider a motion to appoint a member for the Planning Commission.

MaryBeth McCabe asked for nominations.

Bridget Kunakorn nominated Margaret Briggs. Seconded by Cynthia Jones.

Stephanie Shortall nominated Angelo Barone. Seconded by Bill Jones.

Bridget Kunakorn moved to table this action item to allow for time to interview candidates. Seconded by Stephanie Shortall.

No public comment.

Motion to table carried, 4-1.

D. Consider a motion to approve the Settlement Stipulation for 800 Manor Drive.

Bill Jones moved to approve the Settlement Stipulation. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

E. Discussion on the following Zoning Hearing Board Application: 201 Lauren Lane

The Board took no action.

F. Consider a motion to hire Nick Valla as the Township Manager.

Cynthia Jones moved to hire Nick Valla. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

G. Consider a motion to hire Keystone as the Fire Marshal for the remainder of the year.

Cynthia Jones moved to hire Keystone as Fire marshal. Seconded by Stephanie Shortall.

No public comment.

All voted aye, motion carried 5-0.

6. Information Items

A. Engineer's Report

- Craig Kennard provided updates on active land development applications, engineering reviews, and ongoing Township infrastructure projects. He reviewed the status of projects currently under Township consideration and reported on various engineering matters. The Board received the report.

B. Board of Supervisor's Comment

- Bridget Kunakorn - promoted participation in the July 4th parade.
- Cynthia Jones – Happy Fathers Days and asked for volunteers for the parade.
- Bill Jones – asked for volunteers for the parade and hoped to see everyone come out to enjoy the festivities.
- Stephanie Shortall – echoed the same sentiments.
- Marybeth McCabe - Congratulated Nick and welcomed him to the Township and thanked staff for all their hard work in the interim and Happy 4th of July.

7. Public Comment

- A.** Arthur Herring – Quakertown – asked to submit documentation regarding an incident from 2024/2025 involving the NBT Police Department.
- B.** Margaret Briggs – 245 Forest Park Drive – asked if the agendas and meeting materials could be posted earlier for the boards and commissions.

8. Announcements

Parks & Recreation Meeting – Tuesday, June 16th at 7pm.

Veterans Committee Meeting – Wednesday, June 17th at 6pm.

Zoning Hearing Board Meeting – Thursday, June 18th at 7pm.

Planning Commission Meeting – Tuesday, June 23rd at 7pm.

Environmental Advisory Council Meeting – Wednesday, July 1st at 7pm.

Township Building Closed – Friday, July 3rd.

Tri-Municipal 4th of July Parade – Saturday, July 4th at 9:30 at Town Center in New Britain Borough

Cancelled – Board of Supervisors Meeting – Monday, July 6th at 7pm.

Mobile Office Hours for Rep. Labs and Rep. Munroe – Wednesday, July 8th from 10am-12pm.

The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, July 13th, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

9. Adjournment

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

The Board unanimously adjourned the meeting at 7:32 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

MaryBeth McCabe, Esq., Chair

Cynthia Jones, Vice-Chair

William B. Jones, III, Member

Stephanie Shortall, Member

Bridget Kunakorn, Member

Attest: _____
Alexandria Mullin
Assistant Township Manager

MEMO

TOWNSHIP OF NEW BRITAIN



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

Approve regular bills list dated July 1, 2026, in the amount of \$134,466.18.

Attest: _____

Date: _____

72/216

P.O. Type: All
Range: First
Format: Detail without Line Item Notes
Vendors: All
rcvd Batch Id Range: KG0618RG to KG0618RG
to Last
Include Non-Budgeted: Y

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

[illegible]

P0 #	P0 Date	Description	Contract	P0 Type
Item Description			Amount	Charge Account
		Acct Type Description		
		Stat/Chk Enc Date	First Rcvd	Chk/Void
		Date	Date	Date
		Invoice		Exc]
				1099

AUTOZ005	AutoZone, Inc.
26000882	06/18/26 PARTS
1	PARTS
52.04	01-437-300
E	Vehicle Repairs
R	06/18/26 06/18/26
N	06203836689

[illegible]

Part Number	Description	Quantity	Unit Price	Total Price	Tax	Net Total
26000951	06/29/26 PARTS					
	1 PARTS					
		35.08	01-437-300			
	E vehicle Renairs					
	R			06/29/26	06/29/26	
						06203844777

Vendor Total: 118.73

AXONE005	AXON ENTERPRISE, INC.
26000944	06/28/26 BODY CAM EQUIP
1	BODY CAM EQUIP
621.00	01-410-240
E	Munitions Supplies
R	06/28/26 06/28/26
INUS456782	N

Vendor Total: 621.00

BILLM010	BILL MITCHELL'S AUTO SERVICE I
26000881	06/18/26 EMISSION INSPECTION 48-03
1	EMISSION INSPECTION 48-03
39.85	01-410-370
E	Vehicle Maintenance
R	06/18/26 06/18/26
A054068	N

Vendor Total: 39.85

CONSE005	CONSERVATION RESOURCES LLC
26000915	06/25/26 DRAIN BOX RISERS-NB PLAYGROUND
1	DRAIN BOX RISERS-NB PLAYGROUND
221.70	18-454-710
E Park Infrastructure Improvements	R
06/25/26	06/25/26
46575	N

Vendor Total: 221.70

NEW BRITAIN TOWNSHIP
Bill List By Vendor NameNEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	Contract	PO Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
PO #	PO Date Description							Enc Date	Date	Invoice
Item Description										Excl
DSIME010	DSI MEDICAL SERVICES INC.									
26000925	05/31/26 TESTING - DOT MRO BUNDLED									
1	TESTING - DOT MRO BUNDLED	115.42	01-438-460			E General Expenses	R	05/31/26	05/31/26	DSINV024441 N
Vendor Total:				115.42						
EUREK010	EUREKA STONE QUARRY INC.									
26000937	06/24/26 PAVING									
1	PAVING	173.31	01-439-320			E Road Paving / Milling	R	06/24/26	06/24/26	721904 N
Vendor Total:				173.31						
FLAGE005	FLAGER LAW, PC									
26000931	06/22/26 LEGAL EXPENSES									
1	LEGAL EXPENSES	8,400.00	01-404-310			E General Legal Services	R	06/22/26	06/22/26	7677 N
2	LEGAL EXPENSES	1,800.00	01-414-310			E Professional Services - Legal	R	06/22/26	06/22/26	7677 N
3	LEGAL EXPENSES	400.00	01-414-317			E Codification Updates	R	06/22/26	06/22/26	7677 N
4	LEGAL EXPENSES	212.50	90-414-451			E Legal Billed	R	06/22/26	06/22/26	7678 N
Tracking Id: 2025-LD-05 400 HIGHPOINT DR PENNTEX CONSTR SALDO										
5	LEGAL EXPENSES	212.50	90-414-451			E Legal Billed	R	06/22/26	06/22/26	7679 N
Tracking Id: 16-0300-00 4373 COUNTY LINE NAPLIN SUBDIV&LAND DEVELOP										
6	LEGAL EXPENSES	3,527.50	90-414-451			E Legal Billed	R	06/22/26	06/22/26	7680 N
Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ										
7	LEGAL EXPENSES	977.50	90-414-451			E Legal Billed	R	06/22/26	06/22/26	7681 N
Tracking Id: 2025-LD-03 56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)										
8	LEGAL EXPENSES	552.50	90-414-451			E Legal Billed	R	06/22/26	06/22/26	7682 N
Tracking Id: 2023-13521 654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY										
Vendor Total:				16,082.50						
FOLEY005	FOLEY INC									
26000886	06/18/26 BACKHOE									
1	BACKHOE REPAIRS	2,073.32	01-437-300			E Vehicle Repairs	R	06/18/26	07/02/26	INV0812320 N
Vendor Total:				2,073.32						

Vendor #	Name	PO #	PO Date	Description	Amount	Charge Account	Contract	PO Type	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
CARR0020	FREEDOM AND GLORY															
26000928	06/23/26 FLAGS															
1	FLAGS				22.34	01-438-460			E General	Expenses	R	06/23/26	06/23/26		INV151194	N
	Vendor Total:				22.34											
GALLS010	GALLS, LLC															
26000893	06/18/26 UNIFORM															
1	UNIFORM - R OLIMPO				108.09	01-410-241			E Uniforms/Vests		R	06/18/26	07/02/26		035082159	N
2	UNIFORM - R OLIMPO				99.23	01-410-241			E Uniforms/Vests		R	06/18/26	07/02/26		035206144	N
					207.32											
26000913	06/22/26 UNIFORM															
1	UNIFORM				17.90	01-410-241			E Uniforms/Vests		R	06/22/26	06/22/26		034416206	N
	Vendor Total:				225.22											
GILM0010	GILMORE & ASSOCIATES INC.															
26000898	06/11/26															
1	ENGINEERING SERVICES				401.25	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606627	N
	Tracking Id: 16-0300-00 4373 COUNTY LINE NAPLIN SUBDIV&LAND DEVELOP															
2	ENGINEERING SERVICES				888.26	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606628	N
	Tracking Id: 16-1300-00 TOWNSHIP LN/WALTERS RD - MAR WAR BLDRS - 7 HOMES															
3	ENGINEERING SERVICES				667.75	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606629	N
	Tracking Id: 17-1100-00 84 SCHOOLHOUSE - HALLMARK															
4	ENGINEERING SERVICES				1,623.25	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606630	N
	Tracking Id: 20-1000-00 1 HIGHPOINT DRIVE - METRPN SERV GRP/FOX HOMES															
5	ENGINEERING SERVICES				859.25	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606631	N
	Tracking Id: 2025-ZP-01 315 OLD LIMETLN 2 LOTS NO ADDRESS TRIUMPH															
6	ENGINEERING SERVICES				288.00	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606632	N
	Tracking Id: 20-1600-00 DOLLY LANE - PRIME DEVL/PRIME BLDRS BENNER SUBDIV															
7	ENGINEERING SERVICES				1,042.50	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606633	N
	Tracking Id: 2024-13968 4355 COUNTY LINE RD-4355 LMT PTN/BYERS CHOICE LTD															
8	ENGINEERING SERVICES				787.50	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606634	N
	Tracking Id: 2023-13521 654 FERRY - SHRINE OF CZESTOCHOWA CEMETERY															
9	ENGINEERING SERVICES				6,398.19	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606636	N
	Tracking Id: 2024-13470 CNTY LNE-TOLL BROS-BIRCH RN FKA TOLL AT 22.1400.00															
10	ENGINEERING SERVICES				4,480.47	90-414-311			E Engineering	Billed	R	06/11/26	06/11/26		PS-INV2606637	N

Vendor # Name		Contract PO Type		Amount Charge Account		Acct Type Description	Stat/Chk		First Rcvd		Chk/Void		1099
PO #	PO Date Description								Enc Date	Date	Date	Invoice	Excl
Item Description													
GILM0010 GILMORE & ASSOCIATES INC.													
Continued													
26000898 06/11/26 Continued													
Tracking Id: 2024-31-Z 545 W BUTLER - FLAGSHIP OPCO - SPOTLESS BRANDS													
11 ENGINEERING SERVICES		1,208.60	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606638	N
Tracking Id: 2023-12977 4359 COUNTY RD - BROOKE ENT LLC/CP RANKIN													
12 ENGINEERING SERVICES		7,355.00	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606639	N
Tracking Id: 2026-LD-05 104 S Limekiln Pk Isai													
13 ENGINEERING SERVICES		1,637.50	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606641	N
Tracking Id: 2024-32-Z BARRY ROAD W.B.HOMES/CAVENDISH ACQ													
14 ENGINEERING SERVICES		123.25	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606642	N
Tracking Id: 2024-98-Z 702 NEW GALENA JAMES ETHERIDGE													
15 ENGINEERING SERVICES		2,223.75	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606643	N
Tracking Id: 2025-6-Z 219 W BUTLER CELEK CHALFONT													
16 ENGINEERING SERVICES		9,235.00	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606644	N
Tracking Id: 2025-LD-03 56 WALNUT ST HCI DP LAND ACQ/HANOVER IND (DEVELOP)													
17 ENGINEERING SERVICES		1,068.51	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606645	N
Tracking Id: 2025-LD-05 400 HIGHPOINT DR PENNTEX CONSTR SALDO													
18 ENGINEERING SERVICES		446.25	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606646	N
Tracking Id: 2025-PA-01 5 NEW GALENA GRANITE CREEK PROP PRE APPLICATION													
19 ENGINEERING SERVICES		663.92	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606647	N
Tracking Id: 2025-270-Z 110 WILLIAMSON CT-TARONE/ANTHONY&SLYVAN- POOL													
20 ENGINEERING SERVICES		231.25	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606649	N
Tracking Id: 2026-LD-01 184 Curley Mill Rd Prime Custom Bldrs													
21 ENGINEERING SERVICES		2,055.00	90-414-311			E Engineering Billed	R		06/11/26	06/11/26		PS-INV2606650	N
Tracking Id: 2026-LD-03 454 New Galena Rd Calvitti													
22 ENGINEERING SERVICES		592.50	01-408-100			E General Engineering	R		06/11/26	06/11/26		PS-INV2606651	N
23 ENGINEERING SERVICES		3,107.25	18-436-367			E NPDES Compliance	R		06/11/26	06/11/26		PS-INV2606652	N
24 ENGINEERING SERVICES		9,383.44	18-436-367			E NPDES Compliance	R		06/11/26	06/11/26		PS-INV2606653	N
25 ENGINEERING SERVICES		3,795.00	01-414-310			E Professional Services - Legal	R		06/11/26	06/11/26		PS-INV2606635	N
26 ENGINEERING SERVICES		3,981.75	07-454-310			E Parks - Engineering Services	R		06/11/26	06/11/26		PS-INV2606640	N
27 ENGINEERING SERVICES		3,045.02	01-408-100			E General Engineering	R		06/11/26	06/11/26		PS-INV2606648	N
28 ENGINEERING SERVICES		5,950.00	01-408-100			E General Engineering	R		06/11/26	06/11/26		PS-INV2606654	N
29 ENGINEERING SERVICES		500.00	01-408-100			E General Engineering	R		06/11/26	06/11/26		PS-INV2606655	N
30 ENGINEERING SERVICES		1,233.75	01-408-100			E General Engineering	R		06/11/26	06/11/26		PS-INV2606656	N
		75,273.16											

Vendor Total: 75,273.16

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
INTEG010 INTEGRATED TURF MANAGEMENT INC																
26000885 06/18/26 POISON IVY CONTROL APP-NB PARK																
1 POISON IVY CONTROL APP-NB PARK 485.00 07-454-312 E Park - North Branch R 06/18/26 06/18/26 N NBTW26-2																
Vendor Total: 485.00																
MMPRE005 M&W PRECAST, LLC																
26000883 06/18/26 DRAINAGE SUPPLIES																
1 DRAINAGE SUPPLIES 2,699.74 01-436-300 E Repair Materials R 06/18/26 06/18/26 N 94391																
26000926 06/18/26 DRAINAGE SUPPLIES																
1 DRAINAGE SUPPLIES 4,735.50 01-436-300 E Repair Materials R 06/18/26 06/18/26 N 94767																
Vendor Total: 7,435.24																
MCDON010 McDONALD UNIFORM COMPANY																
26000895 06/18/26 UNIFORM																
1 UNIFORM - D SACKS 34.48 01-410-241 E Uniforms/Vests R 06/18/26 07/02/26 N 263516																
2 UNIFORM - R LISCHKE 181.53 01-410-241 E Uniforms/Vests R 06/18/26 07/02/26 N 262797																
216.01																
26000896 06/18/26 UNIFORM																
1 UNIFORM - A MANN 91.63 01-410-250 E General Police Expenses R 06/18/26 07/02/26 N 262750																
26000923 06/22/26 UNIFORM																
1 UNIFORM - S MAGUIRE 94.30 01-410-241 E Uniforms/Vests R 06/22/26 07/02/26 N 263881																
2 UNIFORM - K PEFFALL 169.08 01-410-241 E Uniforms/Vests R 06/22/26 07/02/26 N 263882																
263.38																
Vendor Total: 571.02																
PAULB010 PAUL B. MOYER & SONS INC																
26000929 06/24/26 EXMARK MOWER PARTS/REPAIRS																
1 EXMARK MOWER PARTS/REPAIRS 228.42 01-437-300 E Vehicle Repairs R 06/24/26 06/24/26 N 44473																
Vendor Total: 228.42																

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Chk/Void	Invoice	1099
Item	Description											Date		Date		Exc
PEREG010 PEREGRINE ASSOCIATES																
26000897	06/18/26 UNIFORMS/BRYCE OCONNOR				401.00	01-410-241			E	Uniforms/Vests	R	06/18/26	07/02/26		061826	N
Vendor Total: 401.00																
SOMER025 SOMERSET WELDING & STEEL, INC																
26000952	06/18/26 FILTERS				219.43	01-437-300			E	Vehicle Repairs	R	06/18/26	06/18/26		000855	N
Vendor Total: 219.43																
STACE005 STACEY NICOLE SILVESTRI																
26000911	06/18/26 06/18/26 ZONING HEARING				280.00	01-414-141			E	Zoning Hearing Board Expenses	R	06/18/26	07/02/26		001	N
Vendor Total: 280.00																
STAPL015 STAPLES																
26000948	06/30/26 OFFICE SUPPLIES				110.58	01-400-210			E	Office Supplies	R	06/30/26	06/30/26		6067475314	N
					56.99	01-400-210			E	Office Supplies	R	06/30/26	07/02/26		6067475312	N
					167.57											
Vendor Total: 167.57																
TEAML005 TEAM LIFE, INC.																
26000894	06/18/26 DEFTBRILLATION PADS				838.00	01-410-319			E	Equipment Supplies	R	06/18/26	06/18/26		54440	N
Vendor Total: 838.00																
TOLLB015 TOLL BROS INC																
26000870	06/18/26 RETURN OF ESCROW				28,000.00	90-414-600			E	Refund of Escrow	R	06/18/26	07/02/26		061826	N
Tracking Id: 16-1000-00 BARCLAY ROAD TOLL BROTHERS NEW BRITAIN WOODS																
Vendor Total: 28,000.00																

Vendor # Name		PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099 Excl
Item Description																
UNITME010 UNITED INSPECTION AGENCY INC.																
26000910		06/10/26	OUTSIDE INSPECTIONS		350.00	01-413-122			E	Outside Inspections	R	06/10/26	06/10/26		174291	N
1		OUTSIDE INSPECTIONS														
Vendor Total:					350.00											
WITME010 WITMER PUBLIC SAFETY GROUP, INC																
26000943		06/19/26	EQUIPMENT PURCHASE		63.36	01-410-750			E	Equipment Purchases	R	06/19/26	06/19/26		INV914199	N
1		EQUIPMENT PURCHASE														
2		EQUIPMENT PURCHASE			460.59	01-410-750			E	Equipment Purchases	R	06/19/26	06/19/26		INV913531	N
					523.95											
Vendor Total:					523.95											
Total Purchase Orders: 29 Total P.O. Line Items: 70 Total List Amount: 134,466.18 Total Void Amount: 0.00																

Totals by Year-Fund		Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
Fund Description								
General		6-01	40,120.09	0.00	40,120.09	0.00	0.00	40,120.09
Parks & Recreation		6-07	4,466.75	0.00	4,466.75	0.00	0.00	4,466.75
Capital Equipment & Infrastructure		6-18	12,712.39	0.00	12,712.39	0.00	0.00	12,712.39
Escrow		6-90	77,166.95	0.00	77,166.95	0.00	0.00	77,166.95
Total of All Funds:			<u>134,466.18</u>	<u>0.00</u>	<u>134,466.18</u>	<u>0.00</u>	<u>0.00</u>	<u>134,466.18</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	40,120.09	0.00	40,120.09	0.00	0.00	40,120.09
Parks & Recreation	07	4,466.75	0.00	4,466.75	0.00	0.00	4,466.75
Capital Equipment & Infrastructure	18	12,712.39	0.00	12,712.39	0.00	0.00	12,712.39
Escrow	90	77,166.95	0.00	77,166.95	0.00	0.00	77,166.95
Total of All Funds:		<u>134,466.18</u>	<u>0.00</u>	<u>134,466.18</u>	<u>0.00</u>	<u>0.00</u>	<u>134,466.18</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	40,120.09	0.00	0.00	0.00	40,120.09
Parks & Recreation	6-07	4,466.75	0.00	0.00	0.00	4,466.75
Capital Equipment & Infrastructure	6-18	12,712.39	0.00	0.00	0.00	12,712.39
Escrow	6-90	77,166.95	0.00	0.00	0.00	77,166.95
Total of All Funds:		<u>134,466.18</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>134,466.18</u>

MEMO

TOWNSHIP OF NEW BRITAIN



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

Approve prepaid bills list dated June 18, 2026, in the amount of \$112,667.24.

Attest: _____

Date: _____

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

He'd: Y

Aprv: N

Bid: Y

State: Y

Other: Y

Exempt: Y

* Means Prior Year Line

Rcvd Batch Id Range: KG0618PD to KG0618PD

Vendor # Name

PO # PO Date Description

Item Description

Contract PO Type

Amount Charge Account

Acct Type Description

First Rcvd

Stat/Chk Enc Date Date

Chk/Void

Date Invoice

1099

Excl

ALEXN005 ALEX NAGY

26000874 06/18/26 JANUARY - JUNE 2026 CELL REIMB

1 JANUARY - JUNE 2026 CELL REIMB

100.00 01-430-320

E Communications

06/18/26 06/18/26

061826

N

Vendor Total: 100.00

ALEXA015 ALEXANDRIA MULLIN

26000879 06/18/26 JANUARY - JUNE 2026 CELL REIMB

1 JANUARY - JUNE 2026 CELL REIMB

120.00 01-430-320

E Communications

06/18/26 06/18/26

061826

N

26000880 06/18/26 WALMART REIMBURSEMENT

1 WALMART REIMBURSEMENT

115.05 01-400-210

E Office Supplies

06/18/26 06/18/26

061826

N

Vendor Total: 235.05

ARMOU010 ARMOUR & SONS ELECTRIC I

26000890 06/18/26 TRAFFIC SIGNAL MAINTENANCE

1 TRAFFIC SIGNAL MAINTENANCE

343.00 01-433-310

E Traffic Signal Maintenance

06/18/26 06/18/26

910050107

N

2 TRAFFIC SIGNAL MAINTENANCE

280.00 01-433-310

E Traffic Signal Maintenance

06/18/26 06/18/26

910050131

N

623.00

Vendor Total: 623.00

CONN005 CONNOR MALONEY

26000900 06/18/26 JANUARY - JUNE 2026 CELL REIMB

1 JANUARY - JUNE 2026 CELL REIMB

120.00 01-430-320

E Communications

06/18/26 06/18/26

061826

N

Vendor Total: 120.00

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	Contract	P0 Type	Amount	Charge Account	Acct Type Description	Stat/Chk	First Rcvd	Chk/Void	1099
PO #	PO Date Description							Enc Date	Date	Excl
Item Description										
DANTE055 DANIEL SACKS										
26000873	06/18/26 2026 MEDICAL REIMBURSEMENT									
1	2026 MEDICAL REIMBURSEMENT	50.00	01-486-157		E Health & Vision Reimbursements ✓	R	06/18/26	06/18/26	061826	N
Vendor Total:				50.00						
DVHT1010 DVHT										
26000872	06/18/26 HEALTH INSURANCE									
1	HEALTH INSURANCE	1,859.55	01-400-150		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
2	HEALTH INSURANCE	6,728.11	01-400-150		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
3	HEALTH INSURANCE	5,370.87	01-402-150		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
4	HEALTH INSURANCE	45,205.03	01-410-151		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
5	HEALTH INSURANCE	4,618.27	01-413-151		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
6	HEALTH INSURANCE	1,210.68	01-414-151		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
7	HEALTH INSURANCE	13,145.15	01-430-151		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
8	HEALTH INSURANCE	7,515.28	07-454-151		E Health & Life Insurance	R	06/18/26	06/18/26	31733	N
		85,652.94								
Vendor Total:				85,652.94 ✓						
EKOSI005 EKOS INC.										
26000871	06/18/26 FUEL SYSTEM									
1	FUEL SYSTEM	2,928.00	01-437-330		E Fuel & Oil Equipment ✓	R	06/18/26	06/18/26	228265	N
Vendor Total:				2,928.00						
ADTC0005 EVERON FKA ADT COMMERCIAL										
26000877	06/18/26 SECURITY SYSTEM									
1	SECURITY SYSTEM	148.22	01-430-370		E Building Maintenance	R	06/18/26	06/18/26	161131593	N
2	SECURITY SYSTEM	302.24	01-430-370		E Building Maintenance	R	06/18/26	06/18/26	16113594	N
		450.46								
Vendor Total:				450.46						

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name[illegible]

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
SANDRA SANDRA EZZO																
26000891	06/18/26	JANUARY - JUNE 2026	CELL REIMB				120.00	01-430-320	E Communications		R	06/18/26	06/18/26		061826	N
							Vendor Total:	120.00								
VERIZON VERIZON																
26000876	06/18/26	INTERNET					110.99	01-430-320	E Communications		R	06/18/26	06/18/26		0001-98 061826	N
							Vendor Total:	400.58								
26000889	06/18/26	POLICE INTERNET					289.59	01-410-320	E Communications		R	06/18/26	06/18/26		0001-17 061826	N
							Vendor Total:	400.58								
Total Purchase Orders: 19 Total P.O. Line Items: 28 Total List Amount: 112,667.24 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	105,151.96	0.00	105,151.96	0.00	0.00	105,151.96
Parks & Recreation	6-07	7,515.28	0.00	7,515.28	0.00	0.00	7,515.28
Total of All Funds:		<u>112,667.24</u>	<u>0.00</u>	<u>112,667.24</u>	<u>0.00</u>	<u>0.00</u>	<u>112,667.24</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	105,151.96	0.00	105,151.96	0.00	0.00	105,151.96
Parks & Recreation	07	7,515.28	0.00	7,515.28	0.00	0.00	7,515.28
Total of All Funds:		<u>112,667.24</u>	<u>0.00</u>	<u>112,667.24</u>	<u>0.00</u>	<u>0.00</u>	<u>112,667.24</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	105,151.96	0.00	0.00	0.00	105,151.96
Parks & Recreation	6-07	7,515.28	0.00	0.00	0.00	7,515.28
Total of All Funds:		<u>112,667.24</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>112,667.24</u>

MEMO

TOWNSHIP OF NEW BRITAIN



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

Approve prepaid bills list dated June 25, 2026, in the amount of \$155,177.06.

Attest: _____

Date: _____

6125126
L2

* Means Prior Year Line

120.00

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	First Rcvd	Enc Date	Chk/Void	Invoice	1099
Item	Description											Date	Date	Date		Excl
MARKS010 MARK S. DUNCAN JR.																
26000907	06/25/26 JANUARY - JUNE 2026 CELL REIM				120.00	01-430-320			E Communications		R	06/25/26	06/25/26		061826	N
1	JANUARY - JUNE 2026 CELL REIM															
Vendor Total:					120.00											
MASTE010 MASTERS TELECOM LLC																
26000904	06/25/26 SPECIALTY VOICE MAIL/FAX LINE				87.88	01-400-320			E Communications		R	06/25/26	06/25/26		83102	N
1	SPECIALTY VOICE MAIL/FAX LINE															
Vendor Total:					87.88											
MCCAL005 MCCALLION TEMPS, INC																
26000912	06/25/26 STAFFING SERVICES				463.13	01-402-131			E Salaries & Wages - General Admin		R	06/25/26	06/25/26		13506	N
1	STAFFING SERVICES															
Vendor Total:					463.13											
MICHA220 MICHAEL BOWIE																
26000905	06/25/26 JANUARY - JUNE 2026 CELL REIM				120.00	01-430-320			E Communications		R	06/25/26	06/25/26		062526	N
1	JANUARY - JUNE 2026 CELL REIM															
Vendor Total:					120.00											
MICHA210 MICHAEL KILROY																
26000922	06/25/26 JANUARY - JUNE 2026 CELL REIM				120.00	01-430-320			E Communications		R	06/25/26	06/25/26		062526	N
1	JANUARY - JUNE 2026 CELL REIM															
Vendor Total:					120.00											
PAULZ010 PAUL ZIELINSKI																
26000921	06/25/26 JANUARY - JUNE 2026 CELL REIM				120.00	01-430-320			E Communications		R	06/25/26	06/25/26		061626	N
1	JANUARY - JUNE 2026 CELL REIM															
Vendor Total:					120.00											

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Acct	Type	Description	Stat/Chk	First	Rcvd	Chk/Void	1099
Item	Description											Enc	Date	Date	Excl
REPUB005 REPUBLIC SERVICES #320															
26000917	06/25/26 TRASH SERVICES														
1	TRASH SERVICES	5,238.00	01-437-360	E Utilities				R	06/25/26	06/25/26				0320-004695856	N
2	TRASH SERVICES	265.78	01-437-360	E Utilities				R	06/25/26	06/25/26				0320-004695856	N
3	TRASH SERVICES	242.63	01-409-360	E Utilities				R	06/25/26	06/25/26				0320-004695856	N
4	TRASH SERVICES	242.63	01-410-360	E Utilities				R	06/25/26	06/25/26				0320-004695856	N
5	TRASH SERVICES	265.78	07-454-360	E Utilities				R	06/25/26	06/25/26				0320-004695856	N
		6,254.82													
Vendor Total: 6,254.82															
RYANC010 RYAN CRESSMAN															
26000906	06/25/26 2026 MEDICAL REIMBURSEMENT														
1	2026 MEDICAL REIMBURSEMENT	146.14	01-486-157	E Health & Vision Reimbursements				R	06/25/26	06/25/26				062226	N
		146.14													
Vendor Total: 146.14															
STAND015 STANDARD DIGITAL LEASING															
26000919	06/25/26 ADMIN COPIER														
1	ADMIN COPIER	256.14	01-400-740	E Major Equipment Purchase/Lease				R	06/25/26	06/25/26				597576527	N
		256.14													
26000920	06/25/26 POLICE COPIER														
1	POLICE COPIER	280.99	01-410-226	E Copier Lease				R	06/25/26	06/25/26				597576527	N
		280.99													
Vendor Total: 537.13															
STAND010 STANDARD INSURANCE COMPANY															
26000924	06/15/26 LIFE/DISABILITY INSURANCE														
1	LIFE/DISABILITY INSURANCE	150.61	01-400-150	E Health & Life Insurance				R	06/15/26	06/15/26				061526	N
2	LIFE/DISABILITY INSURANCE	209.17	01-402-150	E Health & Life Insurance				R	06/15/26	06/15/26				061526	N
3	LIFE/DISABILITY INSURANCE	2,358.86	01-410-151	E Health & Life Insurance				R	06/15/26	06/15/26				061526	N
4	LIFE/DISABILITY INSURANCE	93.15	01-413-151	E Health & Life Insurance				R	06/15/26	06/15/26				061526	N
5	LIFE/DISABILITY INSURANCE	102.57	01-414-151	E Health & Life Insurance				R	06/15/26	06/15/26				061526	N
6	LIFE/DISABILITY INSURANCE	693.43	01-430-151	E Health & Life Insurance				R	06/15/26	06/15/26				061526	N

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name

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	
STAND010 STANDARD INSURANCE COMPANY Continued													
26000924 06/15/26 LIFE/DISABILITY INSURANCE		Continued											
7 LIFE/DISABILITY INSURANCE		294.57		07-454-151		E Health & Life Insurance		R		06/15/26 06/15/26		061526 N	
		3,902.36											
Vendor Total:		3,902.36											
TUSTI005 TUSTIN MECHANICAL SERVICES													
26000918 06/25/26 SERVICES AGMT 2/1/26 - 4/30/26													
1 SERVICES AGMT 2/1/26 - 4/30/26		1,672.75		01-409-370		E Building Maintenance		R		06/25/26 06/25/26		910066389 N	
		1,672.75											
Vendor Total:		1,672.75											
VERIZ010 VERIZON													
26000916 06/25/26 FIOS SERVICES/EQUIP													
1 FIOS SERVICES/EQUIP		178.08		01-430-320		E Communications		R		06/25/26 06/25/26		0001-97 061426 N	
2 FIOS SERVICES/EQUIP		22.30		01-430-320		E Communications		R		06/25/26 06/25/26		0001-65 061426 N	
		200.38											
Vendor Total:		200.38											
Total Purchase Orders:		19		Total P.O. Line Items:		30		Total List Amount:		155,177.06		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	13,669.71	0.00	13,669.71	0.00	0.00	13,669.71
Parks & Recreation	6-07	560.35	0.00	560.35	0.00	0.00	560.35
Capital Equipment & Infrastructure	6-18	140,947.00	0.00	140,947.00	0.00	0.00	140,947.00
Total of All Funds:		<u>155,177.06</u>	<u>0.00</u>	<u>155,177.06</u>	<u>0.00</u>	<u>0.00</u>	<u>155,177.06</u>

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	13,669.71	0.00	13,669.71	0.00	0.00	13,669.71
Parks & Recreation	07	560.35	0.00	560.35	0.00	0.00	560.35
Capital Equipment & Infrastructure	18	140,947.00	0.00	140,947.00	0.00	0.00	140,947.00
Total of All Funds:		155,177.06	0.00	155,177.06	0.00	0.00	155,177.06

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	13,669.71	0.00	0.00	0.00	13,669.71
Parks & Recreation	6-07	560.35	0.00	0.00	0.00	560.35
Capital Equipment & Infrastructure	6-18	140,947.00	0.00	0.00	0.00	140,947.00
Total of All Funds:		<u>155,177.06</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>155,177.06</u>

MEMO

TOWNSHIP OF NEW BRITAIN



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

Approve prepaid bills list dated July 1, 2026, in the amount of \$28,190.99.

Attest: _____

Date: _____

P.O. Type: All
Range: First to Last
Format: Detail without Line Item Notes
Vendors: All
Include Non-Budgeted: Y
Prior Year Only: N
Open: N
Paid: N
Held: Y
State: Y
Bid: Y
Exempt: Y
* Means Prior Year Line
Rcvd Batch Id Range: KG0702PD to KG0702PD

Vendor #	Name	PO #	PO Date	Description	Contract	PO Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
GEORG040 GEORGE ALLEN PORTABLE TOILETS																
26000940 07/02/26 PORTABLE TOILETS/PARKS																
	1 PORTABLE TOILETS - NB PARK				461.00	07-454-360				E Utilities	R	07/02/26	07/02/26		1253073	N
	2 PORTABLE TOILETS - WB PARK				233.00	07-454-360				E Utilities	R	07/02/26	07/02/26		1253074	N
	3 PORTABLE TOILETS - VETERANS				85.00	07-454-360				E Utilities	R	07/02/26	07/02/26		1253076	N
	4 PORTABLE TOILETS - HIGHLANDS				85.00	07-454-360				E Utilities	R	07/02/26	07/02/26		1253077	N
					864.00											
Vendor Total: 864.00																

LAFAY010 LAFAYETTE COLLEGE																
26000930 07/02/26 TWP MGR RECRUITMENT 2026																
	1 TWP MGR RECRUITMENT 2026				5,844.25	01-400-300				E General Administrative Expenses	R	07/02/26	07/02/26		062326	N
Vendor Total: 5,844.25																

MCCAL005 MCCALLION TEMPS, INC																
26000942 07/02/26 STAFFING SERVICES																
	1 STAFFING SERVICES - RECEPTION				520.13	01-402-131				E Salaries & wages - General Admin	R	07/02/26	07/02/26		13523	N
Vendor Total: 520.13																

NORTH050 NORTH PENN WATER AUTHORITY																
26000941 07/02/26 WATER																
	1 WATER - W FAIRWOOD DR				23.72	07-454-360				E Utilities	R	07/02/26	07/02/26		529906 061926	N
	2 WATER - IRRIGATION				12.11	07-454-360				E Utilities	R	07/02/26	07/02/26		536600 061926	N
	3 WATER - 615 N LIMEKILN PK				76.57	01-437-360				E Utilities	R	07/02/26	07/02/26		531345 061926	N
	4 WATER - 207 PARK AVE - ADMIN				37.84	01-409-360				E Utilities	R	07/02/26	07/02/26		529905 061926	N

Vendor #	Name	PO #	PO Date	Description	Amount	Contract	PO Type	Charge Account	Acct Type	Description	Stat/Chk	Enc Date	First Rcvd Date	Chk/Void Date	Invoice	1099 Excl
NORTH050	NORTH PENN WATER AUTHORIT					Continued										
26000941	07/02/26 WATER					Continued										
5	WATER - 207 PARK AVE - PD				37.85	01-410-360			E	Utilities	R	07/02/26	07/02/26		529905 061926	N
					188.09											
	Vendor Total:				188.09											
RECRE005	RECREATION RESOURCE USA															
26000933	07/02/26 HIGHLANDS PARK B-BALL COURTS															
1	HIGHLANDS PARK B-BALL COURTS				12,631.00	18-454-710			E	Park Infrastructure Improvements	R	07/02/26	07/02/26		26-112	N
	Vendor Total:				12,631.00											
RIGGI010	RIGGINS INC.															
26000935	07/02/26 PW DIESEL															
1	DIESEL - PW				1,713.46	01-437-330			E	Fuel & Oil Equipment	R	07/02/26	07/02/26		IN-043090	N
26000949	07/02/26 POLICE FUEL															
1	FUEL - POLICE				1,329.67	01-410-224			E	Fuel	R	07/02/26	07/02/26		IN-43350	N
26000950	07/02/26 PW FUEL															
1	FUEL - PW				1,322.92	01-437-330			E	Fuel & Oil Equipment	R	07/02/26	07/02/26		IN-043351	N
	Vendor Total:				4,366.05											
ROBER270	ROBERT E. LITTLE, INC.															
26000945	07/02/26 ROAD BANK MOWER PARTS															
1	ROAD BANK MOWER PARTS				1,277.96	01-437-300			E	Vehicle Repairs	R	07/02/26	07/02/26		05-1271807	N
	Vendor Total:				1,277.96											
SANDRA	SANDRA EZZO															
26000946	07/02/26 2026 TRAVEL/MILEAGE REIMB															
1	2026 TRAVEL/MILEAGE REIMB				100.05	01-400-330			E	Transportation	R	07/02/26	07/02/26		070126	N

NEW BRITAIN TOWNSHIP
Bill List By Vendor Name[illegible]

Vendor #	Name	PO #	PO Date	Description	Contract	P.O. Type	Amount	Charge Account	Acct Type	Description	Stat/Chk	First Enc Date	Rcvd Date	Chk/Void Date	Invoice	1099
Total Purchase Orders: 16 Total P.O. Line Items: 26 Total List Amount: 28,190.99 Total Void Amount: 0.00																
Excl																

Totals by Year-Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	6-01	15,160.16	0.00	15,160.16	0.00	0.00	15,160.16
Parks & Recreation	6-07	899.83	0.00	899.83	0.00	0.00	899.83
Capital Equipment & Infrastructure	6-18	12,131.00	0.00	12,131.00	0.00	0.00	12,131.00
Total of All Funds:		28,190.99	0.00	28,190.99	0.00	0.00	28,190.99

Totals by Fund Fund Description	Fund	Expend Rcvd	Expend Held	Expend Total	Revenue Total	G/L Total	Total
General	01	15,160.16	0.00	15,160.16	0.00	0.00	15,160.16
Parks & Recreation	07	899.83	0.00	899.83	0.00	0.00	899.83
Capital Equipment & Infrastructure	18	12,131.00	0.00	12,131.00	0.00	0.00	12,131.00
Total of All Funds:		<u>28,190.99</u>	<u>0.00</u>	<u>28,190.99</u>	<u>0.00</u>	<u>0.00</u>	<u>28,190.99</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
General	6-01	15,160.16	0.00	0.00	0.00	15,160.16
Parks & Recreation	6-07	899.83	0.00	0.00	0.00	899.83
Capital Equipment & Infrastructure	6-18	12,131.00	0.00	0.00	0.00	12,131.00
Total of All Funds:		<u>28,190.99</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,190.99</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

SUBJECT: Approve Settlement and General Release Agreement between C & C Paving, Jacques Proulx, and SealMaster, and MMG Insurance Company and New Britain Township

FROM: Alex Mullin, Assistant Township Manager

TO: Board of Supervisors

DATE: July 13, 2026

BACKGROUND

On May 1st, 2026, a tar spill associated with paving operations resulted in damage to Township roads, and storm drainage infrastructure along Sellersville Road. The incident involved work performed by C & C Paving utilizing materials supplied by SealMaster.

Following the incident, the Township asserted a claim for reimbursement of damages. Representatives of the Township, C & C Paving, Jacques Proulx, SealMaster, and MMG Insurance Company subsequently engaged in discussions to resolve the Township's claim.

The parties have reached a Settlement and General Release Agreement whereby MMG Insurance Company will pay the Township \$63,238.64 in full and final settlement of all claims arising from the May 1st, 2026, incident. Consistent with the terms of the agreement, the settlement is a compromise of disputed claims and is not to be construed as an admission of liability by any party.

Board authorization is requested to execute the Settlement and General Release Agreement and authorize the appropriate Township officials to take all actions necessary to complete the settlement.

BUDGET IMPACT

Upon execution of the Settlement and General Release Agreement, the Township will receive settlement proceeds in the amount of **\$63,238.64**. The proceeds will offset costs incurred by the Township because of the May 1st, 2026, incident.

RECOMMENDED MOTION

If the Board concurs, the motion would be:

"I move to authorize the Board of Supervisors to execute the Settlement and General Release Agreement with C & C Paving, Jacques Proulx, SealMaster, and MMG Insurance Company, and to authorize the appropriate Township officials to take all actions necessary to complete the settlement and accept the settlement proceeds in the amount of \$63,238.64."

SETTLEMENT AND GENERAL RELEASE AGREEMENT

FOR AND IN CONSIDERATION of the payment of ***Sixty Three Thousand Two Hundred Thirty Eight Dollars and Sixty Four Cents (\$63,238.64)***, the receipt and sufficiency of which are hereby acknowledged, (hereinafter "Releasors") hereby release and forever discharge ***C & C Paving, Jacques Proulx and SealMaster, and MMG Insurance Company***, their insurers, reinsurers, affiliated companies, parent companies, subsidiaries, officers, employees, executives, agents, attorneys, and any and all other persons, partnerships, associations, entities, and corporations whether or not named herein, their heirs, executors, administrators, successors, parents, subsidiaries, assigns, and their respective agents, servants, and employees (collectively referred to herein as "Releasees") from any and all causes of action, claims and demands of whatsoever kind or nature on account of all known and unknown injuries, losses, and damages in any way connected with the **road and storm drains damage** with associated property damage which allegedly occurred on ***May 1st, 2026*** and which affected property owned by the Releasors located at ***Sellersville Road, Chalfont, PA.***

IT IS EXPRESSLY UNDERSTOOD AND AGREED that the acceptance of said sum is in full accord and satisfaction of a disputed claim and that the payment of said sum is not an admission of liability by any party.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this Release and settlement is intended to cover and does cover not only all now known injuries, losses, damages, and claims which arise from the subject incident(s), but also any further or future claims, injuries, losses, and damages which arise from, or are related in any way to, the incident(s) set forth above.

IT IS FURTHER UNDERSTOOD AND AGREED that this is the complete release agreement and that there are no written or oral understandings or agreements, directly or indirectly connected with this Release and settlement that are not incorporated herein. This agreement shall be binding upon and inure to the successors, assigns, heirs, executors, administrators and legal representatives of the respective parties hereto.

THE UNDERSIGNED PARTIES HEREBY DECLARE that the terms of this settlement have been completely read; that they have discussed the terms of this settlement with legal counsel of their choice and had an opportunity to ask questions of counsel pertaining to the terms and legal effect of this Release and settlement; and said terms are fully understood and voluntarily accepted for the purpose of making a full and final compromise adjustment and settlement of any and all claims on account of the incident(s) and related damages above-mentioned, and for the express purpose of forever precluding any further claims or suits arising out of the above incident(s).

THE RELEASORS FURTHER DECLARE that they will take any and all steps necessary to end this matter upon receipt of the above settlement proceeds, including the immediate filing of a discontinuance with the appropriate court, and that this document may be executed in counter-parts.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of

_____, 20____.

Township of New Britain Representative

STATE OF _____ :

COUNTY OF _____ :

On this ____ day of _____, 20____, before me, a Notary Public, personally appeared [Releasees], known to me to be the persons described herein, and who executed the foregoing instrument and who acknowledge that they voluntarily executed the same.

Notary Public
My Commission Expires:

MMG Claim #: 2026001495-03

Pennsylvania Law Requires us to Notify you of the following:

“Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.”



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. 2026-07

A RESOLUTION DECLARING THE TOWNSHIP OF NEW BRITAIN'S INTENT TO DISPOSE OF RECORDS AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL APPROVED ON JUNE 18, 2012, AS AMENDED, AND IN ACCORDANCE WITH RESOLUTION NO. 1999-20

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

WHEREAS, pursuant to Act 428 of 1968, as amended, each individual act of disposition shall be approved by resolution of the municipality's governing body; and

WHEREAS, Township staff have reviewed certain Financial, Purchasing, and Payroll Records and determined that such records have satisfied the retention requirements established by the Municipal Records Manual and are eligible for destruction.

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

Financial and Purchasing Records (2000-2019)

- Accounts Payable Files and Ledgers
- Accounts Receivable Files and Ledgers
- Financial Reports
- Bank Statements and Reconciliations
- Canceled Checks
- Check Registers
- Daily Cash Records
- Deposit Slips
- Employee Expense Reports
- Vendor Files

Payroll Records (2000-2019)

- Payroll Earnings and Deduction Registers
- Timesheets
- Quarterly Payroll Tax Returns

BE IT FURTHER RESOLVED that the above-listed records have met the applicable retention requirements of the Municipal Records Manual and are not subject to any pending litigation, audit, investigation, Right-to-Know request, or other legal hold requiring their preservation.

RESOLVED AND ADOPTED this _____ day of _____, 2026.



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

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS

Attest: _____
Nick Valla, Township Manager

By: _____
MaryBeth McCabe Esq., Chair

By: _____
Cynthia M. Jones, Vice-Chair

By: _____
William B. Jones, III, Member

By: _____
Stephanie Shortall, Member

By: _____
Bridget Kunakorn, Member



RANDALL C. FLAGER*
MICHAEL S. LEVIN*
ADAM D. FLAGER*
SCOTT C. HOLBERT*

EDWARD J. ZANINE
1968-2018

*Member of NJ & PA Bars

LEGAL ASSISTANTS

SHERRY D. FLAGER
TERRI SNEAD
LISA TOKMAJIAN
KRISTIN CROSBEE
KIM DWYER, RN

COUNSEL TO THE FIRM

HARVEY A. SERNOVITZ

One Northbrook Corporate Center
1210 Northbrook Drive, Suite 280
Trevose, PA 19053
(215) 953-5200 • FAX: (215) 953-5214

1-888-470-1099
mail@FlagerLaw.com
www.FlagerLaw.com

SUBJECT: Consider A Motion to Declare a Zoning Ordinance Invalid as it Pertains to Data Center Use and Direct the Township Solicitor to Prepare a Resolution to Initiate the Curative Amendment Process

FROM: Scott C. Holbert, Flager Law, P.C., Township Solicitor

TO: Board of Supervisors

DATE: July 10, 2026

BACKGROUND

As this Board is aware, data center uses are the hot zoning topic nationwide. In Bucks County, we have seen 2 proposals for data centers this past year in West Rockhill Township and Falls Township. Municipalities in Bucks County have taken 2 different approaches with regard to amending their Zoning Ordinances- curative amendment process and the immediate proposal of ordinance amendments.

The curative amendment process provides the Township with 6 months to review proposed and adopted ordinances throughout Bucks County and the Commonwealth of Pennsylvania. A developer cannot challenge the Township's Zoning Ordinance during this 6-month period. This is significant because if it is determined the New Britain Township Zoning Ordinance does not provide for data center use following a challenge, a data center use could theoretically be placed anywhere in the Township. Property owners have a constitutional right to use their property for lawful, economic uses. Denial of a lawful use anywhere in the Township is considered exclusionary and a violation of the Takings Clause of the Constitution.

By taking the time to review, draft and tailor a Zoning Ordinance Amendment for a data center use, New Britain Township will be able to properly regulate the location, size and secondary effects of such a use.

BUDGET IMPACT

This will require coordinated work among Township staff, Gilmore & Associates and our office to review and draft an appropriate Zoning Ordinance Amendment. While there is not a specific budget expenditure, there will be billable time devoted to this amendment.

RECOMMENDED MOTION

If the Board concurs, the motion would be: **"I move to declare the New Britain Township Zoning Ordinance is invalid as it fails to define a data center use and direct the Solicitor to prepare the necessary Resolution for the Curative Amendment Process pursuant to Section 609.2 of the Pennsylvania Municipalities Planning Code."**



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

SUBJECT: Consider a motion to authorize drafting and advertisement of an ordinance to appoint the Bucks County Tax Claim Bureau as the collector of delinquent real estate taxes

FROM: Alex Nagy, Finance Director

TO: Board of Supervisors

DATE: July 13, 2026

BACKGROUND

New Britain Township currently uses the Bucks County Tax Claim Bureau (TCB) as its delinquent real estate tax collector. That relationship is not changing. The Board is being asked to adopt an ordinance that changes the fee structure under which the TCB operates on the Township's behalf.

Under the current arrangement, the Township retains 95% of collected delinquent taxes, with 5% remitted to the TCB as a commission. The TCB is proposing a “hybrid method” under the Municipal Claims and Tax Liens Act (MCTLA), which shifts collection costs — interest, fees, and a nominal attorney’s fee — directly to the delinquent taxpayer rather than deducting them from what the Township receives. Under this approach, the Township would net 100% of its delinquent taxes collected.

WHAT DOES THIS ORDINANCE DO?

This ordinance formally establishes the penalty, interest, and fee schedule that enables the hybrid method. Specifically, it:

- Sets interest at 9% per annum on unpaid delinquent taxes;
- Fixes collection fees at 5% of the total delinquent amount; and
- Fixes attorney's fees at 1% of the total delinquent amount.

All fees are charged to the delinquent property owner — not to the Township. These rates are established by the TCB and are consistent with the MCTLA.

BUDGET IMPACT

This ordinance has a positive budget impact at no cost to the Township. In 2025, the Township collected approximately \$43,500 in delinquent real estate taxes. Had this ordinance been in effect, the Township would have retained an estimated \$2,300 more — funds that would otherwise have been paid as commission to the TCB.

RECOMMENDED MOTION

Municipalities wishing to participate must adopt an ordinance by September 30, 2026, in order for the new structure to take effect for the 2027 tax year. If the Board concurs, the motion would be to advertise the ordinance. A draft ordinance is included in the packet for reference.

[MUNICIPALITY]
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026 - _____

AN ORDINANCE AMENDING THE CODE OF [MUNICIPALITY] AT PART [PART],
BY AMENDING CHAPTER [CHAPTER], [NAME], BY CREATING ARTICLE
[ARTICLE #] [COLLECTION OF DELINQUENT REAL ESTATE TAXES] TO
CREATE A PENALTY, INTEREST AND FEE SCHEDULE FOR COLLECTION OF
DELINQUENT REAL ESTATE TAXES

CERTIFICATION

I, [MUNICIPAL MANAGER], BEING DULY SWORN ACCORDING TO LAW,
DEPOSE AND SAY THAT I AM THE [MUNICIPAL] MANAGER IN
[MUNICIPALITY], BUCKS COUNTY, PA AND THAT ATTACHED HERETO IS A
TRUE AND COMPLETE CORRECT COPY OF ORDINANCE NO. 2026-_____.

[Name], [Municipal] Manager
_____, 2026

ENACTED: _____

[MUNICIPALITY]
BUCKS COUNTY, PENNSYLVANIA
ORDINANCE NO. 2026 - _____

AN ORDINANCE AMENDING THE CODE OF [MUNICIPALITY] AT PART [PART], BY AMENDING CHAPTER [CHAPTER], [NAME], BY CREATING ARTICLE [ARTICLE #] [COLLECTION OF DELINQUENT REAL ESTATE TAXES] TO CREATE A PENALTY, INTEREST AND FEE SCHEDULE FOR COLLECTION OF DELINQUENT REAL ESTATE TAXES

WHEREAS, The [MANAGING BOARD] of [MUNICIPALITY] is duly empowered by the [RELEVANT BOROUGH/TOWNSHIP CODE], [STATUTORY CITATION], *et seq.*, to enact certain regulations relating to the public health, safety and welfare of the residents of [MUNICIPALITY];

WHEREAS, it is necessary and prudent for [MUNICIPALITY] to recover promptly its levied and unpaid delinquent real estate taxes, and if necessary, to accomplish such recovery through legal proceedings; and

WHEREAS, the Municipal Claims and Tax Liens Act, 53 P.S. §7101, *et seq.* (the "MCTLA"), authorizes the addition of interest, costs, charges, expenses and fees, including reasonable attorney fees, to the total payable with respect to unpaid taxes; and

WHEREAS, The [MANAGING BOARD] of [MUNICIPALITY] has determined that it is in the best interest of all taxpayers and residents to enforce the payment of delinquent real estate taxes; and

WHEREAS, The [MANAGING BOARD] of [MUNICIPALITY] has determined that the addition of interest, costs, charges, expenses and fees to the total payable with respect to unpaid taxes is reasonable and just;

NOW, THEREFORE, IT IS HEREBY ENACTED AND ORDAINED by the [MANAGING BOARD] of [MUNICIPALITY] that the [MUNICIPALITY] Code is amended as follows:

SECTION 1. **Amendment to Part [PART] [Part Name], to amend Chapter [CH #] [CH Name], by creating Article [Article #] [Collection of Delinquent Real Estate Taxes].**

The Code of [MUNICIPALITY], Part [PART] [Part Name], to amend Chapter [CH #] [CH Name], by creating Article [Article #] [Collection of Delinquent Real Estate Taxes] as follows:

Chapter [Ch #] [Ch Name]

Article [Article #] [Collection of Delinquent Real Estate Taxes]

§ [#-#] Alternative Collector.

In addition to the authorization for the collection of taxes pursuant to the Real Estate Tax Sales Law ("RETSL"), 72 P.S. §5860.201 et seq, the Bucks County Tax Claim Bureau is appointed as alternative collector and is authorized and directed to file liens for existing delinquent real estate taxes with the Prothonotary of Bucks County in accordance with the provisions of the Municipal Claims and Tax Liens Act, 53 P.S. §7101, et seq.

§ [#-#] Interest Charged.

In accordance with the MCTLA and RETSL, interest shall be charged on taxes so returned from and after but not before the first day of the month following the return. Interest shall be charged at the rate of nine per centum (9%) per annum.

§ [#-#] Reasonable Charges, Expenses and Fees.

Pursuant to Section 7106 of the MCTLA, it is hereby established that the reasonable charges, expenses and fees incurred in the collection of any delinquent account under the MCTLA are hereby fixed at five percent (5%) of the total amount of the delinquent taxes (including interest and penalties), and that additional reasonable attorney's fees incurred in the collection of any delinquent taxes shall be fixed at one percent (1%) of the total amount of the delinquent taxes (including interest and penalties), and that said charges for attorney's fees and for all charges, expenses and fees set forth herein, shall be paid to the County of Bucks through the Bucks County Tax Claim Bureau in lieu of payment of commission pursuant to Section 207 of RETSL;

§ [#-#] Enabling.

The proper officials of [MUNICIPALITY] are hereby authorized and empowered to take such additional action as they may deem necessary or appropriate to implement this Ordinance.

SECTION 2. Repeal and Ratification.

All ordinances or parts of ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts are hereby specifically repealed. Any other terms and provisions of the [MUNICIPALITY] Code unaffected by this Ordinance are hereby reaffirmed and ratified.

SECTION 3. Severability.

Should any section, paragraph, sentence, clause, or phrase in this Ordinance be declared unconstitutional or invalid for any reason, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and affect, and for this reason the provisions of this Ordinance shall be severable.

SECTION 4. Effective Date.

This Ordinance shall become effective immediately after enactment.

ORDAINED AND ENACTED this _____ day of _____ 2026, by the [MANAGING BOARD] of [MUNICIPALITY].

**[MUNICIPALITY]
[MANAGING BOARD]**

[Seal]

[PRESIDENT],
President

Attested by:

[SECRETARY],
Secretary



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

SUBJECT: 2026 Pavement Markings: Line Striping and Thermo
FROM: Ryan Cressman, Public Works Superintendent
TO: Board of supervisors
DATE: July 09, 2026

BACKGROUND:

On June 24, 2026, New Britain Township requested quotes for the annual Line Striping/ Long Line and Thermo/ Short Lines Pavement Markings of Township roadways from three contractors: Guidemark Inc., Quick-Lot LLC., and Alpha Space Control. Below are the results and included are supporting documents.

• Guidemark Inc.	\$21,863.80
• Quick Lot, LLC	\$28,320.00
• Alpha Space Control	\$19,049.96

BUDGET IMPACT:

The proposed Pavement Markings: Line Striping and Thermo are under the budgeted amount (\$29,000) for line painting. Alpha Space Control, LLC was the lowest bid received.

RECOMMENDED MOTION:

If the Board concurs, the motion would be: "I move to award the Pavement Markings project to **Alpha Space Control LLC**, in the amount of **\$19,049.96**."

\$13,200 BID THRESHOLD

Effective January 1, 2026, townships are permitted to purchase items that exceed \$13,200 but are less than \$24,500 without advertising. It is required to obtain written or telephone price quotes from at least three (3) qualified and responsible contractors in lieu of advertising for bids. Records must be kept on file for at least three (3) years. If three qualified contractors/suppliers are not available, a memorandum must be kept on file to show this. A purchase order may be required for all transactions. The following form will be used and kept on file.

[illegible]

Quote

To: New Britain Township

Attn: Ryan Cressman

From: Bill Jefferson

Phone: (215) 822-3698

E-Mail: bjefferson@guidemarkinc.com

Date: June 25, 2026

Pages: 1 Total Pages

Project: Township Roads – 2026

(Various Road)

New Britain Township, Bucks County, PA

Quote: Long Lines

Take Off: Quantities provided by Contractor

Pavement Marking: All Long Lines – Waterborne Paint, One Application,

124,257/LF (+/-) - 4" Yel Single Line, Waterborne Paint ----- @ \$ 0.10/LF = \$ 12,425.70

37,425/LF (+/-) - 4" Wht Single Line, Waterborne Paint ----- @ \$ 0.10/LF = \$ 3,742.50

2,330/LF (+/-) - 6" Wht Single Line, Waterborne Paint ----- @ \$ 0.12/LF = \$ 279.60

Total Unit Pricing \$ 16,447.80

Conditions:

\$ 800.00 minimum amount of work required per mobilization.

Guidemark, Inc. waives all liability for markings that are required to be placed outside of specification and the manufacturer's recommendation. If repair work is required, all repair work will be invoiced directly to the General Contractor.

Thank You,

Signature

Bill Jefferson

Quote

To: New Britain Township

Attn: Ryan Cressman

From: Bill Jefferson

Phone: (215) 822-3698

E-Mail: bjefferson@guidemarkinc.com

Date: June 25, 2026

Pages: 2 Total Pages

Project: Township Roads – 2026

(Various Road)

New Britain Township, Bucks County, PA

Quote: 2026 Short Line Pavement Markings

Take Off: Quantities provided by Contractor.

Pavement Marking: All Short Lines & Pavement Marking Legends – Hot Thermoplastic

152/LF (+/-) - 24" Wht Thermoplastic (Stop Bars) ----- @ \$ 8.00/LF = \$ 1,216.00

20/LF (+/-) – 12" Wht Thermoplastic (Vascar) ----- @ \$ 4.00/LF = \$ 80.00

920/LF (+/-) – 6" Wht Thermoplastic – (Crosswalks) ----- @ \$ 2.00/LF = \$ 1,840.00

4/EA (+/-) – Intersection "+" Wht Thermoplastic ----- @ \$ 300.00/EA = \$ 1,200.00

2/EA (+/-) – "xx MPH" Wht Thermoplastic ----- @ \$ 300.00/EA = \$ 600.00

2/EA (+/-) – "SLOW" Wht Thermoplastic ----- @ \$ 240.00/EA = \$ 480.00

Total Unit Pricing \$ 5,416.00

Conditions:

\$ 800.00 minimum amount of work required per mobilization.

Guidemark, Inc. waives all liability for markings that are required to be placed outside of specification and the manufacturer's recommendation. If repair work is required, all repair work will be invoiced directly to the General Contractor.

Thank You,

Signature


Bill Jefferson



QUOTE
26-1748

To:	New Britain Township	From:	Quick Lot, LLC
Name:	Ryan Cressman	Date:	6/29/2026
Project:	New Britain Line Painting		
Location:	New Britain Township, PA		
Plans:	Google Earth		
Prevailing Wage Rates Apply:	No		
Work Scheduled for:	2026		

DESCRIPTION	AMOUNT
PAINTED MARKINGS 124,257LF 4" Single Yellow @ \$0.14/LF 37,425LF 4" Single White Lines @ \$.14/LF 2,330LF 6" Single White Lines @ \$0.22/LF	\$23,162
VISITS / MOBILIZATIONS INCLUDED IN QUOTE:	1
NOTE: Quick Lot will not mobilize until all work is ready or for a full days work unless quoted in phases. Additional charges will occur for extra mobilizations if Vehicles or other equipment and conditions obstruct the progress of work.	

Total

\$23,162

Company: _____

Company: Quick Lot, LLC

Name: _____

Name: _____

Signature: _____

Signature: _____

Conditions

- Payment Terms: Net 30 excluding any retainage held against client payment.
- Quick Lot reserves the right to add compliance or application fees associated with this job.
- Unless job is proposed in phases or multiple mobilizations, Quick Lot, LLC will not mobilize for less than a full day's work for each crew required.
- Any additional eradication not quoted will be charged at \$2.75 / SF (with \$800.00 minimum charge) and Temporary Pavement Markings will be charged at \$0.50 / Linear Foot (\$1100 Minimum Charge).
- Quick Lot will need to charge a fee to fix and reinstall signs that were required to be installed when soil was below grade.
- Per manufacturer, Warranty does not apply when requested to install any marking on any Portland concrete surfaces to include curbs for surfaces less than 60 days of age and if curing compound, dirt, grinds or dust is present at the time of install.
- Quick Lot, LLC is not responsible for the removal of obstructions or issuing notices.



QUOTE
26-1749

To:	New Britain Township	From:	Quick Lot, LLC
Name:	Ryan Cressman	Date:	6/29/2026
Project:	New Britain Thermo		
Location:	New Britain Township, PA		
Plans:	Google Earth		
Work Scheduled for:	2026		

DESCRIPTION	AMOUNT
THERMOPLASTIC MARKINGS 152LF - 24" Single White Line 20LF - 12" Single White Line 920LF - 6" Single White Crosswalk Lines 4EA - + Intersection Legend 2EA - XX MPH Legend 2EA - SLOW Legend	\$5,158
PHASES INCLUDED IN QUOTE:	1
NOTE: Quick Lot will not mobilize until all work is ready or for a full days work unless quoted in phases. Additional charges will occur for extra mobilizations if Vehicles or other equipment and conditions obstruct the progress of work.	

Total

\$5,158

Company: _____

Company: Quick Lot, LLC

Name: _____

Name: _____

Signature: _____

Signature: _____

Conditions

- Payment Terms: Net 30 excluding any retainage held against client payment.
- Quick Lot reserves the right to add compliance or application fees associated with this job.
- Unless job is proposed in phases or multiple mobilizations, Quick Lot, LLC will not mobilize for less than a full day's work for each crew required.
- Any additional eradication not quoted will be charged at \$2.75 / SF (with \$800.00 minimum charge) and Temporary Pavement Markings will be charged at \$0.50 / Linear Foot (\$1100 Minimum Charge).
- Quick Lot will need to charge a fee to fix and reinstall signs that were required to be installed when soil was below grade.



Alpha Space Control
1580 Gabler Rd.
Chambersburg, PA

1 (717) 263-0182
alphaspacecontrol.com
sales@alphaspacecontrol.com



7/9/26

Ryan Cressman
New Britian Township Public Works Superintendent
207 Park Ave.
Chalfont, Pa 18914

Re: Proposal and Cost Estimate for: 2026 Pavement Markings (Long Line Paint) (Thermoplastic)

Dear Ryan,

Alpha Space Control, LLC is pleased to submit the following proposal and cost estimate for the referenced project. Pricing is based on the scope of work outlined below and current project information.

PROJECT INFORMATION

- Project Name: 2026 Pavement Markings (Long Line Paint) (Thermoplastic)
- Project Location: Various locations in New Britian Township
- Owner / Agency: New Britian Township-Bucks Co.
- Bid / Proposal Date: 7/9/26

SCOPE OF WORK

Provide all labor, materials, equipment, traffic control, and supervision necessary to complete the following:

Pavement Markings (Long Line Paint) (Thermoplastic)

ITEMIZED PRICING:

LL Paint

4" SINGLE YELLOW	124257	LF	\$0.08	\$9,940.56
4" SINGLE WHITE	37,425	LF	\$0.08	\$2,994.00
6" SINGLE WHITE	2,330	LF	\$0.10	\$233.00
				\$13,167.56

Thermoplastic

24" WHITE STOP BARS	152	LF	\$10.50	\$1,596.00
12" WHITE VASCAR LINES	20	LF	\$5.26	\$105.20
6" WHITE CROSSWALKS	920	LF	\$2.86	\$2,631.20
"SLOW" THERMO LEGENDS	2	EA	\$200.00	\$400.00
INTERSECTION SYMBOLS	4	EA	\$175.00	\$700.00
XX MPH SYMBOLS	2	LF	\$225.00	\$450.00
				\$5,882.40



Alpha Space Control
1580 Gabler Rd.
Chambersburg, PA

1 (717) 263-0182
alphaspacecontrol.com
sales@alphaspacecontrol.com



ADDITIONAL COSTS (IF APPLICABLE): N/A

TOTAL PROJECT COST: **LL Paint: \$13,167.56**
Thermo: \$5,882.40

Total: \$19,049.96

ASSUMPTIONS & EXCLUSIONS

- Invoice will be billed with actual quantities placed
- Pricing based on quantities provided and accessible work areas
- Weather delays not included
- Permit fees excluded unless stated

TERMS & CONDITIONS

- Proposal valid for 90 days
- Payment terms: [Net 30 / Progress Billing / Other]
- Changes in scope subject to written change order

If this proposal meets your approval, please authorize by signature below:

Authorized Signature: _____ Date: _____

Printed Name & Title: _____

Sincerely,
Ben Summers
Estimator
Alpha Space Control, LLC
1580 Gabler Rd.
Chambersburg, PA 17201
505-640-2943
bsummers@alphaspacecontrol.com

Gregg I Adelman, Esquire
Direct Dial: (610) 941-2552
Direct Fax: (610) 684-2001
gadelman@kaplaw.com
www.kaplaw.com

June 29, 2026

VIA FEDERAL EXPRESS & EMAIL (DCURTIN@NBTPA.US)

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

**RE: Substantive Validity Challenge; HCI DP Land Acquisition LLC - Walnut Street & 56 Walnut Street
(TMP Nos. 26-001-099; 26-001-099-001; 26-001-099-002 and 26-001-099-003)**

Dear Ms. Curtin:

On behalf of HCI DP Land Acquisition LLC, I enclose a Zoning Hearing Board Appeal Application challenging the substantive validity of the New Britain Township Zoning Ordinance on the basis that the Zoning Ordinance de facto unlawfully excludes warehouses by limiting a warehouse building height to thirty-five feet (35').

In connection with the challenge, I enclose:

1. Eight (8) copies of a Zoning Hearing Board Appeal Application;
2. Check in the sum of One Thousand Two Hundred Dollars (\$1,200.00), which I understand to be the applicable application fee.

Also enclosed is one (1) additional copy of the Application. Kindly timestamp the extra Application and return it to me in the self-addressed, postage prepaid envelope as proof of filing.

Please inform me when the Zoning Hearing Board will schedule a hearing on this Application.

Thank you.

Doreen Curtin, Zoning Officer
June 29, 2026
Page 2

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Gregg I Adelman". The signature is fluid and cursive, with the first name "Gregg" being more prominent.

Gregg I Adelman, Esquire

GIA/kds

/enclosures



NEW BRITAIN TOWNSHIP

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

ZONING HEARING BOARD APPEAL APPLICATION

Please Note:

It is the applicant's responsibility to complete all pertinent sections of this form. Please contact the Zoning Officer prior to submittal if you need any assistance.

TOWNSHIP USE ONLY

Application #: _____
Date Filed: _____
Payment: _____
Check #: _____
Receipt #: _____

1. Date: 6.29.2026
2. Classification of Appeal/Application (Check one or more if applicable):
☐ A. Request for Variance
☐ B. Request for Special Exception
☒ C. Other Substantive Validity Challenge
3. Applicant:
(a) Name: HCI DP Land Acquisition LLC
(b) Mailing Address: [REDACTED]
(c) Phone Number: _____
(d) State whether owner of legal title, owner of equitable title, or tenant with the permission of owner of legal title:
Equitable owner

*Proof of title of the property affected must be available to the Zoning Hearing Board at all hearings.
4. Applicant's attorney, if applicable:
(a) Name: Gregg I. Adelman, Esquire
(b) Mailing Address: Kaplin Stewart, 910 Harvest Drive
[REDACTED]
(c) Phone Number: [REDACTED]
(d) Email Address: [REDACTED]
5. Property:
(a) Present Zoning Use Classification: IO-Industrial Office
26-001-099, 26-001-099-001,
(b) Tax Parcel Number: 26-001-099-002 & 26-001-099-003
(c) Location (With reference to nearby intersections or prominent features):
56 Walnut Street and Walnut Street
6. Proposed use of property/construction:
Applicant proposes to construct three (3)
separate warehouse buildings on the properties.
7. Cite specific section(s) of Zoning Ordinance from which relief is being requested:
See attached Addendum.

8. Has any previous application/appeal been filed concerning the subject of this appeal? ☒ Yes ☐ No
If yes, specify:

Yes, a ZHB Application submitted on 12/12/25

9. Signs: If appeal is for a commercial use, will a variance for a sign be necessary? ☐ Yes ☒ No
If yes, specify:

10. List names and addresses of all property owners whose properties are within 500 feet of the property in question.
(Supplemental sheets of the same size may be attached)

See attached

I (We) hereby certify that the above information is true and correct to the best of my (our) knowledge, information or belief.

D.P. Hudson
Signature DAVID P. HUDSON
PRESIDENT

Signature

STATE OF TEXAS
~~Commonwealth of Pennsylvania~~ } SS.
County of HARRIS

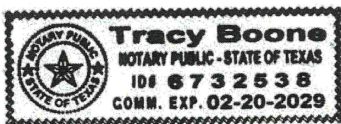
David P. Hudson, being duly sworn, according to law, deposes and says that he is the above-named Applicant; that he is authorized to, and does, take this Affidavit on behalf of the Owner, and that the foregoing facts are true and correct.

Sworn to and described before me This
26 day of JUNE, 2026

Tracy Boone

Notary Public

My Commission expires: 02-20-2029



The Zoning Hearing Board functions are as follows:

To hear and decide appeals from a decision or determination of any administrative official in the enforcement of the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the decision.

To hear and decide Special Exceptions to the terms of the Zoning Ordinance and its amendments as specifically set forth and permitted by the ordinance(s).

To authorize, upon application/appeal, in specific cases, such variance from the terms of the Zoning Ordinance and its amendments, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. The burden of proof of the "unnecessary hardship" as defined by the courts shall rest on the applicant. The circumstances must be unique and applicable to the applicant's particular property and no other. The possibility of the applicant's earning a greater financial return if a variance were granted does not in itself constitute sufficient reason for such a variance.

Instructions:

- (1) For 2(A) or (B), one (1) copy of the plan (if size 8 1/2" x 11") or eight (8) copies (if larger than size 8 1/2" x 11") must be attached to the appeal. The plan should be prepared by a professional engineer or surveyor, but the Board will accept any plan which is complete and accurate, provided that if not prepared by a professional engineer or surveyor, the person who prepared the plan must be prepared to state under oath at the formal hearing that the plan is complete and accurate. The plan must contain all information relevant to the appeal, including but not limited to, the following: the property related to a street, the dimensions and area of the lot, the dimensions and location of existing buildings or improvements, the dimensions and locations of proposed uses, buildings or improvements.
- (2) An application fee must accompany this Application/Appeal and is not returnable once it is accepted.

Residential Application Fee Request for	\$800.00
Continuance Fee	\$200.00*
Non-residential Application Fee Request	\$1,200.00
for Continuance Fee	\$200.00*

*A fee of \$200.00 is required for each applicant requested postponement or continuance

- (3) Submit copy of deed with application.
- (4) This application must be filed with the Township Office by the 3rd Friday of the month to be on the agenda for the following month.
- (5) Applicant must be present at hearing otherwise the petition will be dismissed unless postponed by the Zoning Hearing Board upon cause shown or upon their motion.
- (6) All meetings of the Zoning Hearing Board shall be open to the public.
- (7) No decision by the Zoning Hearing Board shall relieve any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Zoning Ordinance.
- (8) Once the application is approved by the Zoning Hearing Board, the time limit for the commencement of improvements is one year.



KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: Gregg I. Adelman, Esquire
Brielle A. Brown, Esquire
Attorney I.D. Nos. 84137, 332075
Union Meeting Corporate Center
910 Harvest Drive
P.O. Box 3037
Blue Bell, PA 19422
[REDACTED]
[REDACTED]

Attorneys for Applicant/Challenger
HCI DP Land Acquisition LLC

IN RE: HCI DP LAND ACQUISITION, LLC'S	:	BEFORE THE ZONING HEARING
CHALLENGE TO THE SUBSTANTIVE	:	BOARD OF NEW BRITIAN
VALIDITY OF SECTION 27-1802.a.	:	TOWNSHIP
OF THE NEW BRITAIN TOWNSHIP	:	
ZONING ORDINANCE	:	CASE NO.

**CHALLENGE TO THE SUBSTANTIVE VALIDITY OF SECTION 27-1802.A OF THE
NEW BRITAIN TOWNSHIP ZONING ORDINANCE**

HCI DP Land Acquisition LLC ("**Hanover**"), by and through its attorneys, Kaplin Stewart Meloff Reiter & Stein, P.C., hereby submits this Addendum to its challenge under Section 916.1(a)(1) of the Pennsylvania Municipalities Planning Code ("**MPC**") [53 P.S. § 10916.1(a)(1)] to the substantive validity of the New Britian Township ("**Township**") Zoning Ordinance on the basis that the Zoning Ordinance de facto unlawfully excludes warehouses by limiting a warehouse building height to thirty-five (35) feet. In support of its challenge, Hanover avers as follows:

A. Background

1. Hanover is a limited liability company with its principal place of business located at 1780 S. Post Oak Lane, Houston, TX 77056.
2. Hanover is the equitable owner of four (4) parcels containing approximately 90.05 (+/-) acres of land located at and commonly known as 56 Walnut Street and Walnut Street (Property Identification Nos. 26-001-099, 26-001-099-001, 26-001-099-002 & 26-001-099-003) (collectively, the "**Property**").
3. The Property is in the IO industrial Office Zoning District ("**IO District**").

4. The Property is bordered by Walnut Street along its eastern and southeastern boundary lines and County Line Road to the immediate south and southwest. Schoolhouse Road borders the Property to the northeast and the New Britain Business Park and its various industrial uses, including the Schmidt Baking – Chalfont Depot Distribution Center, the Roll Former Industrial Equipment Supplier and a proposed 42-foot-high warehouse to be located at 101 Independence Lane (Bucks County Parcel Identification No. 26-1-100-11) the parcel immediately adjacent to the Property, adjoin the Property along its western and northern boundary lines.

5. A portion of the Lansdale/Doylestown SEPTA Regional Rail line runs along Walnut Street parallel to the Property frontage. Across Walnut Street to the southeast of the Property, the parcels are in the Industrial Zoning District and are used for various industrial purposes, including the KEMA High Power and High Voltage Testing Laboratories, BOVE Food Distributors and the QUAD Graphics Commercial Printing facility.

6. The Property is in the center of the Township's Industrial Zoning Districts and is situated between the New Britain Business Park and an additional industrial complex to the south.

7. The Property is improved with an existing farmhouse and driveway but is otherwise undeveloped.

B. Proposed Development

8. Section 27-1800 of the Zoning Ordinance provides the purpose of the IO District is to "provide sufficient area in appropriate locations for industrial and commercial development within industrial parks" and "to facilitate industrial and commercial development that is attractive and well planned." *Id.* at § 27-1800.a.

9. Consistent with the IO District's stated purpose, Hanover proposes to develop three (3) warehouse buildings on the Property ("**Proposed Development**").

10. Warehouses are a by-right permitted use on the Property. Zoning Ordinance, §27-1801.a.

11. Specifically, Hanover proposes to construct three (3) separate warehouses for a combined building area of approximately 554,950 square feet. Building #1, the largest of the three buildings, is proposed to be directly adjacent to Walnut Street in the northeastern portion of the Property and has a proposed floor area of approximately 339,450 square feet. Building #2, the smallest of the three buildings, is proposed to be directly adjacent to Walnut Street in the southeastern portion of the Property and has a proposed floor area of approximately 100,000 square feet. Building #3, with a proposed floor area of approximately 115,500 square feet, is proposed to be along the Property's western boundary.

12. Each warehouse is proposed to have separate access. Specifically, access to Buildings #1 and #2 is proposed via Walnut Street and access to Building #3 will be provided via connection to Independence Lane through a publicly owned right-of-way through the adjoining New Britain Business Park.

13. Pursuant to Section 27-1802.a of the Zoning Ordinance, the maximum permitted building height in the IO District is 35 feet. *Code* § 27-1802.a.

14. However, Hanover proposes each warehouse building to be forty-two (42) feet high to provide an interior clear height of 36 feet in accordance with industry standards for modern warehouses.

C. De Facto Exclusion

15. Warehouses are a legitimate and discrete use and must be permitted in a municipality under Pennsylvania law.

16. A modern warehouse building must be constructed with sufficient internal clear height to meet the minimum market demands to provide sufficient interior space for shelving, racking and storage within the building.

17. For example, of all the warehouse buildings constructed in the Philadelphia area warehouse market in the past five (5) years, more than 94% were developed with a 36-foot-high or taller “clear height,” which is the industry standard required to meet modern day market demands for warehouse facilities.

18. In order to provide a minimum 36-foot clear height, a warehouse building height must be at least 42 feet.

19. The maximum 35-foot height restriction under Section 27-1802.a of the Zoning Ordinance prohibits a warehouse from providing the minimum clear height needed for a modern-day warehouse.

20. More specifically, a warehouse building limited to a 35-foot building height would render the building functionally obsolete for modern-day warehouses because insufficient clear height would be available for warehouse end-users to be able to rack goods to meet market demands.

21. A de facto exclusion occurs when an ordinance appears to permit a use, but under such conditions the use cannot in fact be accomplished. *Twp. of Exter v. Zoning Hearing Bd. of Exter Twp.*, 599 PA. 568, 580 (2009) (holding that the township’s 25 s.f. limit on billboards was exclusionary where the appellant presented probative evidence that the industry standard was 300 s.f.).

22. The 35-foot building height restriction under Section 27-1802.a of the Zoning Ordinance de facto excludes warehouses in the Township because it prohibits sufficient internal clear height to meet modern warehouse market demands.

23. Hanover is not required to submit proposed plans or other materials when challenging the substantive validity of the Zoning Ordinance under Section 916.1(a)(1) of the MPC. *Budco Theatres, Inc. v. ZHB of Springettsbury Twp.*, 159 Pa. Cmwlth. 257, 263 (Pa. Commw. 1993).

24. As the successful challenger to a substantive validity of the Zoning Ordinance, Hanover is entitled to construct, operate and maintain a warehouse on the Property that meets industry standards for a modern-day warehouse.

25. Pursuant to Section 1006-A.(c) of the MPC [53 P.S. § 1006-A.(c)], only the Court has the authority to grant Hanover site-specific relief to permit warehouses with a sufficient building height to be developed on the Property.

WHEREFORE, Hanover respectfully requests the Zoning Hearing Board determine: (i) Hanover's challenge has merit; (ii) the Township's Zoning Ordinance is invalid and unconstitutional for de facto excluding warehouses by limiting building height to the 35 feet; and (iii) Hanover is a successful challenger.

Respectfully submitted,

**KAPLIN STEWART MELOFF REITER
& STEIN, P.C.**

By: _____
Gregg I. Adelman, Esquire
Brielle A. Brown, Esquire

Attorneys for Applicant/Challenger
HCI DP Land Acquisition, LLC



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

SUBJECT: Report for June 2026 Board of Supervisors Meeting

FROM: Alex Nagy, Finance Director

TO: Board of Supervisors

DATE: July 8, 2026

FINANCIAL STATEMENT HIGHLIGHTS *(June 2026)*

The Township is halfway through the fiscal year and finances continue to track on target. General Fund expenditures stand at 46% of budget, comfortably below the expected 50% at this point in the year. On the revenue side, real estate tax collections have come in at 94% - approximately \$2.7 million across all funds - reflecting strong collection performance heading into the second half of the year.

FINANCE COMMITTEE RECOMENDATIONS

Several items are being prepared for the upcoming Finance Committee meeting:

Bank Account Consolidation. The Township currently maintains 47 bank accounts & certificates of deposit across three institutions. Finance is recommending the closure and consolidation of approximately 23 accounts, reducing that number significantly. This will simplify monthly reconciliations, reduce administrative burden, and improve our overall cash management.

Certificate of Deposit Reinvestment. The Township holds eight certificates of deposit with a combined value of approximately \$5.5 million. Finance is recommending consolidating these into a single CD to streamline management and maximize our return. We have reviewed several institutions and the two offering the most competitive rates are both existing banking partners. A cash flow study will be completed prior to any action to ensure we invest the appropriate amount while maintaining sufficient liquidity for Township operations.

Financial Policy Updates. Finance is also reviewing several ongoing operational policies, including our weekly bill run process and cash receipting procedures. Notably, we are exploring the introduction of credit card payment options for residents - a convenience improvement that aligns with the Township's broader technology modernization goals.

BANK ACCOUNT BALANCE (as of June 30, 2026)

Fund Description		Account Balance	CD Balance
01	General	\$1,444,749.40	\$0.00
02	Street Light	\$85,776.22	\$109,263.56
03	Fire/EMS	\$167,594.68	\$0.00
04	Open Space	\$3,901,822.84	\$2,733,154.79
07	Parks & Rec	\$1,606,535.74	\$0.00
15	General Reserve	\$1,122,949.51	\$1,082,081.69
18	Capital Equipment & Improvement	\$896,405.45	\$1,142,463.01
20	Debt Service	\$677,307.30	\$0.00
30	Highway Equipment	\$215,560.12	\$106,742.96
35	Liquid Fuels	\$696,921.14	\$437,054.19
90	Escrow	\$1,054,810.17	\$0.00
		<u>\$11,870,432.57</u>	<u>\$5,610,760.20</u>
TOTAL MONEY IN BANK		\$17,481,192.77	

NEW BRITAIN TOWNSHIP

JUNE 2026

50 PERCENT THROUGH THE YEAR

07/07/2026
01:25 PM**Revenue Account Range:** First to ZZ-ZZZ-ZZZ**Expend Account Range:** First to ZZ-ZZZ-ZZZ**Print Zero YTD Activity:** No**Include Non-Anticipated:** Yes**Include Non-Budget:** No**Year To Date As Of:** 06/30/26**Current Period:** 06/01/26 to 06/30/26**Prior Year:** Thru 06/30/25

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
01-301-100	RE Taxes - Current Year	1,417,320.76	1,497,226.00	2,047.01	1,387,618.40	109,607.60-	93
01-301-200	RE Taxes - Prior Year	100.86	4,000.00	14,783.36-	17,219.44-	21,219.44-	430-
01-301-400	RE Taxes - Delinquent	13,108.35	20,000.00	1,821.49	5,060.77	14,939.23-	25
01-301-600	RE Taxes - Interim	6,189.46	12,000.00	957.67	5,919.88	6,080.12-	49
	301 Real Estate Property Taxes	1,436,719.43	1,533,226.00	9,957.19-	1,381,379.61	151,846.39-	90
01-310-100	RE Transfer Taxes - New Construction	92,102.94	115,000.00	13,094.77	114,059.17	940.83-	99
01-310-101	RE Transfer Taxes - Resales	219,068.81	485,000.00	84,147.50	179,536.02	305,463.98-	37
01-310-210	Earned Income Taxes	1,837,126.75	3,634,490.00	332,357.28	1,873,928.49	1,760,561.51-	52
01-310-220	Local Services Taxes	64,616.04	130,000.00	1,856.14	33,863.48	96,136.52-	26
	310 Act 511 Taxes	2,212,914.54	4,364,490.00	431,455.69	2,201,387.16	2,163,102.84-	50
01-321-800	Cable TV Franchise Fees	110,317.45	230,000.00	0.00	100,824.86	129,175.14-	44
	321 Business Licenses & Permits	110,317.45	230,000.00	0.00	100,824.86	129,175.14-	43
01-322-800	Road Opening Permits	5,130.00	7,500.00	685.00	4,490.00	3,010.00-	60
	322 Non-Business Licenses & Permits	5,130.00	7,500.00	685.00	4,490.00	3,010.00-	59
01-331-100	District Court Fines	7,368.48	15,000.00	1,177.15	6,348.26	8,651.74-	42
01-331-110	Vehicle Code Violations	2,209.20	8,000.00	892.51	3,042.80	4,957.20-	38
01-331-130	State Police Fines	2,356.01	5,000.00	2,644.89	2,644.89	2,355.11-	53
	331 Fines	11,933.69	28,000.00	4,714.55	12,035.95	15,964.05-	42
01-341-000	Interest Earnings	4,117.40	10,000.00	4,077.00	19,889.05	9,889.05	199

NEW BRITAIN TOWNSHIP
JUNE 2026
50 PERCENT THROUGH THE YEAR

07/07/2026
01:25 PM

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	341 Interest Earnings	4,117.40	10,000.00	4,077.00	19,889.05	9,889.05	198
01-342-100	Farmland Leases	1,575.00	1,500.00	0.00	2,943.50	1,443.50	196
01-342-200	Building Rentals & WB Cell Tower	600.00	600.00	0.00	600.00	0.00	100
01-342-201	NB Cell Tower	37,513.77	31,514.00	2,704.92	16,043.32	15,470.68-	51
	342 Rents & Royalties	39,688.77	33,614.00	2,704.92	19,586.82	14,027.18-	58
01-351-001	Safety Equipment Grants	39,831.71	0.00	0.00	4,044.37	4,044.37	0
	351 Federal Capital & Operating Grants	39,831.71	0.00	0.00	4,044.37	4,044.37	0
01-354-000	Recycling Grant	35,468.96	26,000.00	0.00	25,178.00	822.00-	97
01-354-160	E-Waste Grants	0.00	0.00	0.00	3,763.54	3,763.54	0
	354 State Capital & Operating Grants	35,468.96	26,000.00	0.00	28,941.54	2,941.54	111
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	9,986.77	45,000.00	675.85	4,728.69	40,271.31-	11
	355 State Shared Revenue	11,486.77	276,838.00	675.85	6,228.69	270,609.31-	2
01-361-001	Over Counter Sales	1,270.75	0.00	190.00	847.25	847.25	0
01-361-300	Zoning/Subdivision/LD Filing Fees	1,700.00	10,000.00	0.00	4,200.00	5,800.00-	42
01-361-330	Zoning Permits	11,050.00	20,000.00	1,700.00	7,800.00	12,200.00-	39
01-361-340	Zoning Hearing Board Fees	4,400.00	10,000.00	0.00	2,500.00	7,500.00-	25
	361 Charges for Services	18,420.75	40,000.00	1,890.00	15,347.25	24,652.75-	38
01-362-100	Special Police Services	0.00	0.00	10.00	100.00	100.00	0

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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	6,803.75	13,000.00	1,862.00	10,192.00	2,808.00-	78
01-362-410	Building Permits	121,784.65	165,000.00	14,788.30	133,768.60	31,231.40-	81
01-362-420	Electrical Permits	38,464.50	62,500.00	7,090.00	41,580.00	20,920.00-	67
01-362-430	Plumbing & Mechanical Permits	63,944.00	82,500.00	9,255.00	72,835.00	9,665.00-	88
01-362-450	Occupancy Permits - New Construction	7,458.25	10,000.00	600.00	5,825.00	4,175.00-	58
01-362-451	Occupancy Permits - Resales	7,690.00	20,000.00	1,310.00	11,635.00	8,365.00-	58
01-362-452	Fire Safety Inspections	15,829.50	15,000.00	2,200.00	15,935.00	935.00	106
01-362-460	Well Permits	1,900.00	500.00	0.00	100.00	400.00-	20
01-362-462	State Permits (PA UCC Fees)	877.50	2,000.00	189.00	1,252.00	748.00-	63
	362 Public Safety	264,752.15	370,500.00	37,304.30	293,222.60	77,277.40-	79
01-380-000	Miscellaneous Revenue	8,268.90	0.00	290.00	442.10	442.10	0
01-380-050	Escrow Administration Fees	17,889.14	50,000.00	8,826.06	20,100.53	29,899.47-	40
	380 Miscellaneous Revenue	26,158.04	50,000.00	9,116.06	20,542.63	29,457.37-	41
01-387-001	Miscellaneous Donations	4,003.85	0.00	0.00	0.00	0.00	0
	387 Contributions & Donations	4,003.85	0.00	0.00	0.00	0.00	0
01-391-100	Sale of Assets	0.00	0.00	25.00	25.00	25.00	0
	391 Proceeds from Sale of Assets	0.00	0.00	25.00	25.00	25.00	0
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	4,220,943.51	7,145,234.00	482,691.18	4,107,945.53	3,037,288.47-	57

Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-400-110	Salaries & Wages - Elected Officials	8,124.90	16,250.00	1,354.15	7,041.90	9,208.10	43
01-400-150	Health & Life Insurance	65,571.74	145,119.44	8,738.27	53,505.47	91,613.97	37
01-400-161	SS/Medicare	10,885.97	22,453.69	3,156.62	15,762.03	6,691.66	70
01-400-210	Office Supplies	5,497.61	8,250.00	300.63	6,595.14	1,654.86	80
01-400-300	General Administrative Expenses	10,899.33	21,214.00	90.63	10,464.03	10,749.97	49
01-400-302	IT Services	23,305.25	21,600.00	18,750.00	22,871.40	1,271.40-	106
01-400-319	Training & Meetings	10,994.17	12,905.00	250.00	8,145.60	4,759.40	63
01-400-320	Communications	2,801.63	6,278.00	87.88	2,718.42	3,559.58	43
01-400-330	Transportation	1,345.26	1,600.00	18.27	798.77	801.23	50
01-400-340	Advertising & Printing	7,134.43	19,576.00	0.00	5,593.85	13,982.15	29
01-400-350	Bonding	830.00	830.00	0.00	830.00	0.00	100
01-400-352	Property & Liability Insurance	26,493.69	50,845.00	0.00	25,423.16	25,421.84	50
01-400-354	Workers' Compensation Insurance	172.48	381.00	0.00	184.12	196.88	48
01-400-740	Major Equipment Purchase/Lease	2,057.80	4,110.00	256.14	2,073.04	2,036.96	50
01-400-741	IT Hardware/Software/Licenses	18,840.22	81,909.00	75.00	42,747.68	39,161.32	52
	400 General Government	194,954.48	413,321.13	33,077.59	204,754.61	208,566.52	50
01-401-120	Salaries & Wages - Executive	133,446.36	277,254.00	39,908.80	189,513.65	87,740.35	68
	401 Executive	133,446.36	277,254.00	39,908.80	189,513.65	87,740.35	68
01-402-130	Salaries & Wages - Finance	92,410.70	195,644.00	14,504.00	80,311.01	115,332.99	41
01-402-131	Salaries & Wages - General Admin	14,665.06	50,000.00	1,436.98	13,148.93	36,851.07	26
01-402-150	Health & Life Insurance	21,531.76	49,914.72	5,580.04	30,705.49	19,209.23	62
01-402-161	SS/Medicare	7,069.43	14,968.00	1,109.58	6,548.52	8,419.48	44
01-402-300	Finance Software & Payroll Services	7,185.00	12,000.00	516.75	6,522.00	5,478.00	54
01-402-310	Auditing Services	25,500.00	28,000.00	0.00	25,000.00	3,000.00	89
01-402-350	Bonding	830.00	830.00	0.00	830.00	0.00	100

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
	402 Financial Administration	169,191.95	351,356.72	23,147.35	163,065.95	188,290.77	46
01-403-110	Salaries & Wages - Elected Tax Collector	11,250.00	22,500.00	1,875.00	9,750.00	12,750.00	43
01-403-161	SS/Medicare	860.64	1,721.00	143.44	860.64	860.36	50
01-403-319	Reimburseable Expenses	1,908.98	2,400.00	1,477.00	3,322.21	922.21-	138
01-403-370	EIT/LST Tax Collection Services	30,906.15	51,600.00	1,976.13	10,312.21	41,287.79	20
	403 Tax Collection	44,925.77	78,221.00	5,471.57	24,245.06	53,975.94	31
01-404-101	Special Legal Services - Labor	8,357.00	15,000.00	4,094.00	8,257.00	6,743.00	55
01-404-310	General Legal Services	17,030.00	40,000.00	8,400.00	32,707.00	7,293.00	82
	404 Solicitor/Legal Services	25,387.00	55,000.00	12,494.00	40,964.00	14,036.00	74
01-406-310	Professional Services	0.00	0.00	0.00	16,179.55-	16,179.55-	0
	406 General Administration	0.00	0.00	0.00	16,179.55-	16,179.55-	0
01-408-100	General Engineering	61,741.55	80,000.00	11,321.27	50,621.28	29,378.72	63
	408 Engineering Services	61,741.55	80,000.00	11,321.27	50,621.28	29,378.72	63
01-409-360	Utilities	12,784.59	27,360.00	3,092.70	15,820.13	11,539.87	58
01-409-370	Building Maintenance	19,319.24	26,484.00	2,998.05	21,791.45	4,692.55	82
	409 Buildings & Grounds	32,103.83	53,844.00	6,090.75	37,611.58	16,232.42	70
01-410-120	Salaries & Wages - Management	70,636.80	149,750.00	13,076.80	79,768.20	69,981.80	53
01-410-130	Salaries & Wages - Bargaining Unit	832,770.62	1,720,528.00	123,820.48	763,506.34	957,021.66	44
01-410-131	Overtime	84,807.51	175,000.00	21,742.01	62,391.55	112,608.45	36
01-410-132	Accrued Time Payouts	29,138.85	215,000.00	12,837.90	63,751.69	151,248.31	30
01-410-133	Education Incentive Pay	51,208.42	76,818.00	0.00	58,605.62	18,212.38	76

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-140	Salaries & Wages - Civilians	33,124.00	68,567.00	5,428.80	33,115.20	35,451.80	48
01-410-151	Health & Life Insurance	290,285.28	703,417.95	47,563.89	291,362.49	412,055.46	41
01-410-160	Salaries & Wages - Crossing Guards	4,871.13	21,916.00	721.67	5,153.31	16,762.69	24
01-410-161	SS/Medicare	85,491.72	186,361.00	13,588.52	87,675.84	98,685.16	47
01-410-181	Training & Meetings	12,063.95	19,042.00	349.90	7,990.78	11,051.22	42
01-410-200	Office Supplies	506.88	2,500.00	0.00	432.63	2,067.37	17
01-410-223	Traffic Mgmt Supplies	10,134.40	13,200.00	0.00	10,329.50	2,870.50	78
01-410-224	Fuel	13,961.35	30,000.00	847.19	16,282.74	13,717.26	54
01-410-226	Copier Lease	2,774.56	3,000.00	1,364.70	2,725.68	274.32	91
01-410-240	Munitions Supplies	0.00	12,000.00	621.00	8,173.76	3,826.24	68
01-410-241	Uniforms/Vests	13,156.82	23,000.00	17.90	5,436.71	17,563.29	24
01-410-250	General Police Expenses	2,469.60	5,000.00	100.00-	2,037.78	2,962.22	41
01-410-260	Minor Equipment	1,945.15	3,000.00	0.00	221.42	2,778.58	7
01-410-310	Professional Services	12,980.00	22,500.00	3,404.00	30,239.00	7,739.00-	134
01-410-319	Equipment Supplies	1,800.00	6,000.00	838.00	3,560.22	2,439.78	59
01-410-320	Communications	10,734.02	20,440.00	289.59	8,486.94	11,953.06	42
01-410-340	Advertising & Printing	442.14	1,000.00	0.00	757.88	242.12	76
01-410-351	Vehicle Insurance	7,431.70	14,263.00	0.00	7,131.40	7,131.60	50
01-410-352	Law Enforcement Liability Insurance	28,824.44	55,319.00	0.00	27,659.74	27,659.26	50
01-410-354	Workers' Compensation Insurance	28,674.48	60,790.00	0.00	30,610.62	30,179.38	50
01-410-360	Utilities	17,478.37	32,932.00	2,824.62	16,858.16	16,073.84	51
01-410-370	Vehicle Maintenance	8,172.84	19,500.00	111.31	6,174.12	13,325.88	32
01-410-390	CERT Expenses	3,300.00	5,000.00	0.00	3,736.57	1,263.43	75
01-410-420	Dues, Subscriptions & Memberships	2,709.16	3,000.00	0.00	2,494.30	505.70	83
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	412.50	35,319.66	29,484.34	54
01-410-750	Equipment Purchases	40,168.23	35,000.00	523.95	15,492.44	19,507.56	44

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-410-761	DNA Consortium Expenses	0.00	3,500.00	0.00	3,000.00	500.00	86
	410 Police Services	1,714,862.42	3,784,947.95	250,284.73	1,703,282.29	2,081,665.66	45
01-411-224	Fuel - Fire	3,375.58	7,500.00	1,196.31	6,095.46	1,404.54	81
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	24,195.54	34,717.00	1,397.95	24,819.75	9,897.25	71
	411 Fire	27,571.12	77,441.00	2,594.26	31,915.21	45,525.79	41
01-412-100	Workers' Compensation Insurance	0.00	647.00	0.00	230.14	416.86	36
01-412-225	Fuel - EMS	6,301.25	15,000.00	2,215.33	8,644.85	6,355.15	58
01-412-235	Capital Contribution	0.00	15,000.00	0.00	0.00	15,000.00	0
	412 EMS	6,301.25	30,647.00	2,215.33	8,874.99	21,772.01	29
01-413-121	Salaries & Wages - Code	123,546.83	176,248.00	11,909.55	79,569.54	96,678.46	45
01-413-122	Outside Inspections	18,706.00	86,000.00	1,995.00	24,275.00	61,725.00	28
01-413-151	Health & Life Insurance	44,995.47	61,133.20	4,711.42	28,930.66	32,202.54	47
01-413-161	SS/Medicare	12,223.13	13,509.00	2,240.63	7,824.26	5,684.74	58
01-413-351	Vehicle Insurance	446.52	857.00	0.00	428.48	428.52	50
01-413-352	Liability Insurance	378.66	727.00	0.00	363.36	363.64	50
01-413-354	Workers' Compensation Insurance	344.94	762.00	0.00	368.26	393.74	48
01-413-752	State Pass-Thru Fees	783.00	2,000.00	0.00	630.00	1,370.00	32
	413 UCC & Code Enforcement	201,424.55	341,236.20	20,856.60	142,389.56	198,846.64	42
01-414-140	Salaries & Wages	21,530.37	96,252.00	7,563.20	46,153.44	50,098.56	48
01-414-141	Zoning Hearing Board Expenses	2,100.00	2,400.00	0.00	1,565.50	834.50	65
01-414-151	Health & Life Insurance	2,747.34	16,239.77	1,313.25	7,913.54	8,326.23	49

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-414-161	SS/Medicare	1,647.05	7,363.00	578.58	3,767.55	3,595.45	51
01-414-310	Professional Services - Legal	26,843.57	36,000.00	5,595.00	31,807.30	4,192.70	88
01-414-313	Professional Services - Engineering	23,651.50	35,000.00	0.00	31,763.58	3,236.42	91
01-414-317	Codification Updates	26,366.25	4,000.00	400.00	5,500.00	1,500.00-	138
01-414-319	IT Hardware/Software/Licenses	11,477.75	13,200.00	0.00	3,530.00	9,670.00	27
01-414-352	Liability Insurance	226.10	434.00	0.00	216.98	217.02	50
	414 Planning & Zoning	116,589.93	210,888.77	15,450.03	132,217.89	78,670.88	63
01-415-100	Professional Services	3,500.00	6,000.00	0.00	2,500.00	3,500.00	42
	415 Emergency Mgmt & Communication	3,500.00	6,000.00	0.00	2,500.00	3,500.00	42
01-427-010	Professional Services	2,500.00	5,000.00	0.00	2,500.00	2,500.00	50
	427 Solid Waste	2,500.00	5,000.00	0.00	2,500.00	2,500.00	50
01-430-120	Salaries & Wages - Management	54,288.00	121,173.00	8,643.20	52,723.80	68,449.20	44
01-430-131	Overtime	10,521.64	29,233.81	131.94	4,724.85	24,508.96	16
01-430-140	Salaries & Wages - Crew	190,069.13	488,742.00	26,944.00	189,709.46	299,032.54	39
01-430-151	Health & Life Insurance	53,082.47	144,240.68	13,179.32	79,451.56	64,789.12	55
01-430-161	SS/Medicare	20,706.35	48,277.00	2,909.42	20,561.97	27,715.03	43
01-430-241	Uniforms	1,917.07	9,400.00	0.00	1,013.63	8,386.37	11
01-430-319	Training & Meetings	0.00	0.00	0.00	5,669.50	5,669.50-	0
01-430-320	Communications	5,301.37	16,500.00	2,216.84	5,861.80	10,638.20	36
01-430-321	Radio Equipment Maint	0.00	1,000.00	0.00	0.00	1,000.00	0
01-430-351	Vehicle Insurance	10,421.95	20,002.00	0.00	10,000.82	10,001.18	50
01-430-352	Property & Liability Insurance	2,197.04	4,217.00	0.00	2,108.26	2,108.74	50
01-430-354	Workers' Compensation Insurance	13,712.00	30,281.00	0.00	14,637.86	15,643.14	48
01-430-370	Building Maintenance	8,199.00	13,100.00	450.46	16,115.46	3,015.46-	123

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
	430 Public Works	370,416.02	926,166.49	54,475.18	402,578.97	523,587.52	43
01-432-220	Contracted Services - Snow Removal	3,500.00	10,000.00	0.00	17,582.00	7,582.00-	176
	432 Winter Maintenance	3,500.00	10,000.00	0.00	17,582.00	7,582.00-	176
01-433-200	Street Signs	6,558.27	13,000.00	0.00	1,199.50	11,800.50	9
01-433-210	Line Painting	0.00	29,000.00	0.00	0.00	29,000.00	0
01-433-310	Traffic Signal Maintenance	23,415.26	32,010.00	903.00	6,282.57	25,727.43	20
01-433-361	Traffic Signal Electricity	2,434.16	5,092.00	932.32	3,709.70	1,382.30	73
	433 Traffic Control	32,407.69	79,102.00	1,835.32	11,191.77	67,910.23	14
01-434-300	Street Light Electricity	7,961.31	10,032.00	210.78	7,260.09	2,771.91	72
	434 Street Lighting	7,961.31	10,032.00	210.78	7,260.09	2,771.91	72
01-436-300	Repair Materials	468.94	30,000.00	8,463.23	14,927.91	15,072.09	50
01-436-367	NPDES Compliance	0.00	20,000.00	0.00	0.00	20,000.00	0
01-436-400	Dirt & Debris Removal	3,812.60	9,000.00	0.00	0.00	9,000.00	0
	436 Storm Sewers & Drains	4,281.54	59,000.00	8,463.23	14,927.91	44,072.09	25
01-437-300	Vehicle Repairs	35,083.81	51,500.00	1,602.67	32,540.50	18,959.50	63
01-437-330	Fuel & Oil Equipment	16,218.51	33,000.00	1,984.21	40,887.59	7,887.59-	124
01-437-360	Utilities	31,389.00	41,200.00	6,845.87	18,787.04	22,412.96	46
	437 Repairs of Tools & Machinery	82,691.32	125,700.00	10,432.75	92,215.13	33,484.87	73
01-438-260	Minor Equipment	0.00	5,000.00	0.00	0.00	5,000.00	0
01-438-460	General Expenses	5,726.74	9,000.00	529.69	8,053.46	946.54	89
01-438-800	Equipment Rentals	0.00	5,000.00	0.00	244.95	4,755.05	5

NEW BRITAIN TOWNSHIP

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
01-438-820	Patching/Core Supplies	1,155.24	6,000.00	0.00	8,016.81	2,016.81-	134
	438 Road & Bridge Maintenance	6,881.98	25,000.00	529.69	16,315.22	8,684.78	65
01-439-320	Road Paving / Milling	0.00	50,000.00	173.31	1,116.51	48,883.49	2
01-439-330	DART Transportation Contribution	0.00	5,000.00	0.00	0.00	5,000.00	0
	439 Highway Construction	0.00	55,000.00	173.31	1,116.51	53,883.49	2
01-481-319	RE Property Taxes	1,385.16	3,000.00	0.00	1,455.29	1,544.71	49
	481 Withholding Items	1,385.16	3,000.00	0.00	1,455.29	1,544.71	49
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
01-486-157	Health & Vision Reimbursements	36,907.15	55,000.00	1,400.30	29,609.71	25,390.29	54
01-486-158	Fitness Reimbursement	1,218.90	2,000.00	0.00	0.00	2,000.00	0
	486 Insurance	38,126.05	57,000.00	1,400.30	29,609.71	27,390.29	52
01-487-162	Accrued Time Payouts (Non-Uniform)	21,996.57	50,000.00	19,824.27	19,824.27	30,175.73	40
01-487-192	Orthodontia Reimbursement	0.00	6,000.00	0.00	7,931.00	1,931.00-	132
01-487-502	457 Match	7,900.00	33,000.00	750.00	9,400.00	23,600.00	28
	487 Health Insurance Benefits	29,896.57	89,000.00	20,574.27	37,155.27	51,844.73	42
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	3,312,047.85	7,429,998.26	521,007.11	3,382,043.49	4,047,954.77	46

NEW BRITAIN TOWNSHIP

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50 PERCENT THROUGH THE YEAR

01 General	Prior	Current	YTD
Revenues:	4,220,943.51	482,691.18	4,107,945.53
Expenditures:	3,312,047.85	521,007.11	3,382,043.49
Net Income:	908,895.66	38,315.93 -	725,902.04

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
02-341-000	Interest Earnings	3,360.33	5,000.00	604.30	3,333.74	1,666.26-	67
	341 Interest Earnings	3,360.33	5,000.00	604.30	3,333.74	1,666.26-	66
02-383-000	Street Light Assessments	36,920.00	37,665.00	20.00	34,755.00	2,910.00-	92
	383 Special Assessments	36,920.00	37,665.00	20.00	34,755.00	2,910.00-	92
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	40,280.33	203,702.00	624.30	38,088.74	165,613.26-	18
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
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
02-434-360	Utilities	6,341.23	12,000.00	1,540.91	7,072.73	4,927.27	59
	434 Street Lighting	6,341.23	12,000.00	1,540.91	7,072.73	4,927.27	59
	Street Lights Expenditure Totals	6,341.23	14,691.00	1,540.91	7,072.73	7,618.27	48
02 Street Lights		Prior	Current	YTD			
Revenues:		40,280.33		624.30	38,088.74		
Expenditures:		6,341.23		1,540.91	7,072.73		
Net Income:		33,939.10		916.61-	31,016.01		

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
03-301-100	RE Taxes - Current Year - Fire	214,941.85	226,853.00	1,427.53	212,131.51	14,721.49-	94
03-301-101	RE Taxes - Current Year - EMS	85,976.73	90,741.00	571.01	84,852.63	5,888.37-	94
03-301-200	RE Taxes - Prior Year - Fire	45.28	500.00	8.08	295.72	204.28-	59
03-301-201	RE Taxes - Prior Year - EMS	18.11	250.00	3.23	118.69	131.31-	47
03-301-400	RE Taxes - Delinquent - Fire	1,986.28	100.00	275.98	766.78	666.78	767
03-301-401	RE Taxes - Delinquent - EMS	794.51	100.00	110.39	306.71	206.71	307
03-301-600	RE Taxes - Interim - Fire	1,519.71	100.00	145.10	896.96	796.96	897
03-301-601	RE Taxes - Interim - EMS	607.90	100.00	58.04	358.79	258.79	359
	301 Real Estate Property Taxes	305,890.37	318,744.00	2,599.36	299,727.79	19,016.21-	94
03-310-220	Local Services Taxes - Fire	32,308.03	65,000.00	928.06	16,931.24	48,068.76-	26
03-310-221	Local Services Taxes - EMS	32,308.03	65,000.00	928.08	16,932.24	48,067.76-	26
	310 Act 511 Taxes	64,616.06	130,000.00	1,856.14	33,863.48	96,136.52-	26
03-341-000	Interest Earnings - Fire	3,307.87	1,000.00	229.74	2,452.59	1,452.59	245
03-341-001	Interest Earnings - EMS	517.37	1,000.00	230.45	628.51	371.49-	63
	341 Interest Earnings	3,825.24	2,000.00	460.19	3,081.10	1,081.10	154
03-393-990	Estimated Beginning Cash Balance - Fire	0.00	128,211.00	0.00	0.00	128,211.00-	0
03-393-991	Estimated Beginning Cash Balance - EMS	0.00	26,700.00	0.00	0.00	26,700.00-	0
	393 Fund Balance	0.00	154,911.00	0.00	0.00	154,911.00-	0
	Fire/EMS Revenue Totals	374,331.67	605,655.00	4,915.69	336,672.37	268,982.63-	55
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
03-403-370	RE/LST Tax Collection Services - Fire	658.96	1,477.00	0.00	1.08	1,475.92	0

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
03-403-371	RE/LST Tax Collection Services - EMS	599.37	1,277.00	0.00	1.08	1,275.92	0
	403 Tax Collection	1,258.33	2,754.00	0.00	2.16	2,751.84	0
03-411-500	RE Contributions - Fire	218,339.03	226,153.00	0.00	193,117.45	33,035.55	85
03-411-501	LST Contributions - Fire	33,286.54	64,923.00	0.00	18,119.26	46,803.74	28
	411 Fire	251,625.57	291,076.00	0.00	211,236.71	79,839.29	73
03-412-500	RE Contributions - EMS	86,833.50	89,991.00	0.00	77,246.36	12,744.64	86
03-412-501	LST Contributions - EMS	33,286.56	64,923.00	0.00	18,119.23	46,803.77	28
	412 EMS	120,120.06	154,914.00	0.00	95,365.59	59,548.41	62
	Fire/EMS Expenditure Totals	373,003.96	448,744.00	0.00	306,604.46	142,139.54	68

03 Fire/EMS	Prior	Current	YTD
Revenues:	374,331.67	4,915.69	336,672.37
Expenditures:	373,003.96	0.00	306,604.46
Net Income:	1,327.71	4,915.69	30,067.91

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
04-310-210	Earned Income Taxes	438,800.76	829,255.00	82,480.13	445,249.11	384,005.89-	54
	310 Act 511 Taxes	438,800.76	829,255.00	82,480.13	445,249.11	384,005.89-	53
04-341-000	Interest Earnings	120,939.45	220,000.00	20,721.70	121,023.93	98,976.07-	55
	341 Interest Earnings	120,939.45	220,000.00	20,721.70	121,023.93	98,976.07-	55
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	559,740.21	6,263,068.00	103,201.83	566,273.04	5,696,794.96-	9
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
04-403-370	EIT Tax Collection Services	5,423.76	13,000.00	7.79	716.75	12,283.25	6
	403 Tax Collection	5,423.76	13,000.00	7.79	716.75	12,283.25	6
04-414-150	Planning Consultant Services	7,195.00	0.00	0.00	1,780.00	1,780.00-	0
04-414-310	Professional Services - Engineering	495.00	30,000.00	0.00	2,925.00	27,075.00	10
04-414-451	Appraisals	0.00	5,000.00	0.00	1,500.00	3,500.00	30
	414 Planning & Zoning	7,690.00	35,000.00	0.00	6,205.00	28,795.00	18
04-470-200	Utilities	255.58	41,000.00	55.27	374.15	40,625.85	1
	470 Maintenance	255.58	41,000.00	55.27	374.15	40,625.85	1
	Open Space Expenditure Totals	13,369.34	89,000.00	63.06	7,295.90	81,704.10	8
04 Open Space		Prior	Current	YTD			

NEW BRITAIN TOWNSHIP
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50 PERCENT THROUGH THE YEAR

Revenues:	559,740.21	103,201.83	566,273.04
Expenditures:	13,369.34	63.06	7,295.90
Net Income:	546,370.87	103,138.77	558,977.14

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
07-301-100	RE Taxes - Current Year	386,895.27	408,334.00	2,569.55	381,836.74	26,497.26-	94
07-301-200	RE Taxes - Prior Year	81.51	500.00	14.55	533.07	33.07	107
07-301-400	RE Taxes - Delinquent	3,396.48	100.00	496.77	1,380.22	1,280.22	***
07-301-600	RE Taxes - Interim	2,735.51	100.00	261.18	1,614.51	1,514.51	***
	301 Real Estate Property Taxes	393,108.77	409,034.00	3,342.05	385,364.54	23,669.46-	94
07-341-000	Interest Earnings	6,812.44	10,000.00	1,057.30	3,861.97	6,138.03-	39
07-341-001	Interest Earnings - P&R Capital	21,776.94	30,000.00	4,240.41	26,086.56	3,913.44-	87
	341 Interest Earnings	28,589.38	40,000.00	5,297.71	29,948.53	10,051.47-	74
07-342-200	Building Rentals & WB Cell Tower	9,628.32	20,000.00	1,652.86	9,917.16	10,082.84-	50
	342 Rents & Royalties	9,628.32	20,000.00	1,652.86	9,917.16	10,082.84-	49
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	13,133.79	0.00	3,189.72	22,147.72	22,147.72	0
07-367-003	User / Field Use Fees	5,035.00	0.00	785.00	5,415.00	5,415.00	0
07-367-400	Miscellaneous Grant Revenue	0.00	7,000.00	0.00	558.00	6,442.00-	8
	367 Recreation	18,168.79	7,000.00	3,974.72	28,120.72	21,120.72	401
07-387-017	P&R Contributions	132,000.00	0.00	0.00	28,047.00	28,047.00	0
	387 Contributions & Donations	132,000.00	0.00	0.00	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
	393 Fund Balance	0.00	1,112,885.00	0.00	0.00	1,112,885.00-	0

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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
	Parks & Recreation Revenue Totals	581,495.26	1,838,919.00	14,267.34	481,397.95	1,357,521.05 -	26
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
07-454-141	Salaries & Wages	121,277.61	152,966.00	25,199.34	146,341.81	6,624.19	96
07-454-151	Health & Life Insurance	38,489.27	86,468.00	7,809.85	47,108.81	39,359.19	54
07-454-161	SS/Medicare	9,706.04	17,878.00	1,937.87	12,497.89	5,380.11	70
07-454-300	Program / Activity Supplies	6,959.87	14,000.00	1,944.00	7,950.77	6,049.23	57
07-454-301	EAC Expenses	0.00	14,000.00	742.74	952.31	13,047.69	7
07-454-310	Parks - Engineering Services	2,426.50	15,000.00	3,981.75	7,460.50	7,539.50	50
07-454-311	Park - West Branch	1,500.00	15,250.00	1,000.00	1,000.00	14,250.00	7
07-454-312	Park - North Branch	5,456.63	19,750.00	2,993.00	4,785.50	14,964.50	24
07-454-317	Park - Veterans	500.00	15,250.00	754.50	802.61	14,447.39	5
07-454-318	Veterans Expenses	105.00	1,250.00	50.00	50.00	1,200.00	4
07-454-319	General Expenses / Supplies	1,586.84	2,500.00	0.00	1,986.95	513.05	79
07-454-320	Trail - Neshaminy Greenway	1,567.50	7,100.00	0.00	0.00	7,100.00	0
07-454-352	Property & Liability Insurance	484.90	931.00	0.00	465.30	465.70	50
07-454-360	Utilities	7,213.67	15,124.00	315.73	7,428.22	7,695.78	49
07-454-401	Park - Highland	2,190.00	15,250.00	754.50	961.50	14,288.50	6
	454 Parks	199,463.83	392,717.00	47,483.28	239,792.17	152,924.83	61
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
07-492-010	Transfers to Other Funds	101,645.39	656,800.00	328,400.00	328,400.00	328,400.00	50
	492 Interfund Transfers	101,645.39	656,800.00	328,400.00	328,400.00	328,400.00	50
	Parks & Recreation Expenditure Totals	301,109.22	1,064,517.00	375,883.28	568,192.17	496,324.83	53

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07 Parks & Recreation	Prior	Current	YTD
Revenues:	581,495.26	14,267.34	481,397.95
Expenditures:	301,109.22	375,883.28	568,192.17
Net Income:	280,386.04	361,615.94-	86,794.22-

Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
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	46,066.34	1,000.00	6,511.76	33,876.72	32,876.72	***
	341 Interest Earnings	46,066.34	1,000.00	6,511.76	33,876.72	32,876.72	***
	General Reserve Revenue Totals	46,066.34	2,173,066.00	6,511.76	33,876.72	2,139,189.28 -	1
15 General Reserve							
	Revenues:	46,066.34		6,511.76	33,876.72		
	Expenditures:	0.00		0.00	0.00		
	Net Income:	46,066.34		6,511.76	33,876.72		

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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	343,906.92	362,964.00	2,284.05	339,410.42	23,553.58-	94
18-301-200	RE Taxes - Prior Year	72.45	500.00	12.93	477.73	22.27-	96
18-301-400	RE Taxes - Delinquent	3,019.13	100.00	441.57	1,226.86	1,126.86	***
18-301-600	RE Taxes - Interim	2,431.58	100.00	232.16	1,435.12	1,335.12	***
	301 Real Estate Property Taxes	349,430.08	363,664.00	2,970.71	342,550.13	21,113.87-	94
18-341-000	Interest Earnings	37,802.68	2,000.00	5,461.11	32,921.91	30,921.91	***
	341 Interest Earnings	37,802.68	2,000.00	5,461.11	32,921.91	30,921.91	***
18-362-461	Stormwater Maintenance Fees	22,265.77	0.00	0.00	975.00	975.00	0
	362 Stormwater	22,265.77	0.00	0.00	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	16,825.00	30,000.00	0.00	6,724.00	23,276.00-	22
	391 Proceeds from Sale of Assets	16,825.00	30,000.00	0.00	6,724.00	23,276.00-	22
18-392-010	Transfers from Other Funds	126,488.55	894,800.00	447,400.00	447,400.00	447,400.00-	50
	392 Interfund Transfers	126,488.55	894,800.00	447,400.00	447,400.00	447,400.00-	50
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 1	556,821.58	3,055,134.00	455,831.82	830,571.04	2,224,562.96-	27

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Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
18-400-731	IT Infrastructure Upgradess	7,248.45	71,000.00	0.00	54,100.35	16,899.65	76
	400 General Government	7,248.45	71,000.00	0.00	54,100.35	16,899.65	76
18-409-370	Municipal Building Repairs	66,138.04	90,000.00	0.00	0.00	90,000.00	0
	409 Buildings & Grounds	66,138.04	90,000.00	0.00	0.00	90,000.00	0
18-410-750	Major Equipment	47,030.99	15,000.00	0.00	11,990.00	3,010.00	80
18-410-751	Police Vehicles	60,933.00	255,000.00	140,947.00	179,186.84	75,813.16	70
	410 Police Services	107,963.99	270,000.00	140,947.00	191,176.84	78,823.16	71
18-436-367	NPDES Compliance	25,302.93	100,000.00	12,490.69	30,431.77	69,568.23	30
	436 Storm Sewers & Drains	25,302.93	100,000.00	12,490.69	30,431.77	69,568.23	30
18-438-710	Major Equipment	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
18-439-320	Road Paving / Milling	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	Major Equipment	49,276.52	93,000.00	0.00	87,374.47	5,625.53	94
18-454-710	Park Infrastructure Improvements	52,368.87	563,800.00	221.70	161,733.07	402,066.93	29
	454 Parks	101,645.39	656,800.00	221.70	249,107.54	407,692.46	38
	Capital Equipment & Inf Expenditure Tot	333,141.96	1,787,800.00	153,659.39	524,816.50	1,262,983.50	29
18 Capital Equipment & Infrastructure		Prior	Current	YTD			
Revenues:		556,821.58	455,831.82	830,571.04			

NEW BRITAIN TOWNSHIP

JUNE 2026

50 PERCENT THROUGH THE YEAR

Expenditures:	333,141.96	153,659.39	524,816.50
Net Income:	223,679.62	302,172.43	305,754.54

NEW BRITAIN TOWNSHIP

JUNE 2026

50 PERCENT THROUGH THE YEAR

07/07/2026
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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	214,941.85	226,853.00	1,427.53	212,131.51	14,721.49-	94
20-301-200	RE Taxes - Prior Year - Debt Cap	0.00	0.00	0.00	1,349.00-	1,349.00-	0
20-301-202	RE Taxes - Prior Year - Debt PW	45.28	500.00	8.08	1,641.72	1,141.72	328
20-301-402	RE Taxes - Delinquent - Debt PW	1,886.97	100.00	275.98	766.78	666.78	767
20-301-601	RE Taxes - Interim - Debt PW	1,519.71	100.00	145.10	896.96	796.96	897
	301 Real Estate Property Taxes	218,393.81	227,553.00	1,856.69	214,087.97	13,465.03-	94
20-341-000	Interest Earnings - Debt Cap	12,172.15	0.00	1,183.86	8,031.69	8,031.69	0
20-341-102	Interest Earnings - Debt PW	201.98	1,000.00	676.83	1,958.44	958.44	196
	341 Interest Earnings	12,374.13	1,000.00	1,860.69	9,990.13	8,990.13	999
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	230,767.94	1,039,104.00	3,717.38	224,078.10	815,025.90-	21
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
20-401-050	Principal - 2020 Note	332,000.00	335,000.00	0.00	335,000.00	0.00	100
20-401-100	Interest - 2020 Note	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
	Debt Service Expenditure Totals	349,242.00	367,425.00	0.00	350,183.80	17,241.20	95
20 Debt Service		Prior	Current	YTD			
Revenues:		230,767.94	3,717.38	224,078.10			

NEW BRITAIN TOWNSHIP

JUNE 2026

50 PERCENT THROUGH THE YEAR

Expenditures:	349,242.00	0.00	350,183.80
Net Income:	118,474.06-	3,717.38	126,105.70-

NEW BRITAIN TOWNSHIP

JUNE 2026

50 PERCENT THROUGH THE YEAR

07/07/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
30-301-100	RE Taxes - Current Year	85,976.73	90,741.00	571.01	84,852.63	5,888.37-	94
30-301-200	RE Taxes - Prior Year	18.11	250.00	3.23	118.69	131.31-	47
30-301-400	RE Taxes - Delinquent	754.79	100.00	110.39	306.71	206.71	307
30-301-600	RE Taxes - Interim	607.90	100.00	58.04	358.79	258.79	359
	301 Real Estate Property Taxes	87,357.53	91,191.00	742.67	85,636.82	5,554.18-	93
30-341-000	Interest Earnings	4,235.81	0.00	1,204.93	6,552.28	6,552.28	0
	341 Interest Earnings	4,235.81	0.00	1,204.93	6,552.28	6,552.28	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	223,593.34	420,668.84	1,947.60	92,189.10	328,479.74-	21
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
30-492-000	Transfer to Other Funds	24,843.16	238,000.00	119,000.00	119,000.00	119,000.00	50
	492 Interfund Transfers	24,843.16	238,000.00	119,000.00	119,000.00	119,000.00	50
	Highway Equipment Expenditure Totals	24,843.16	238,000.00	119,000.00	119,000.00	119,000.00	50
30 Highway Equipment							
	Revenues:		223,593.34	1,947.60	92,189.10		
	Expenditures:		24,843.16	119,000.00	119,000.00		

NEW BRITAIN TOWNSHIP

JUNE 2026

50 PERCENT THROUGH THE YEAR

Net Income: 198,750.18 117,052.40 - 26,810.90 -

NEW BRITAIN TOWNSHIP
JUNE 2026
50 PERCENT THROUGH THE YEAR

07/07/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
35-341-000	Interest Earnings	18,336.15	1,000.00	3,390.02	18,570.42	17,570.42	***
	341 Interest Earnings	18,336.15	1,000.00	3,390.02	18,570.42	17,570.42	***
35-355-050	Motor Vehicle Fuel Taxes	410,998.48	396,787.98	0.00	406,582.84	9,794.86	102
	355 State Shared Revenue	410,998.48	396,787.98	0.00	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	429,334.63	859,222.98	3,390.02	425,153.26	434,069.72-	49
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
35-432-221	Bulk Salt	92,473.38	100,000.00	0.00	59,715.91	40,284.09	60
	432 Winter Maintenance	92,473.38	100,000.00	0.00	59,715.91	40,284.09	60
35-439-320	Roadway Construction	0.00	550,000.00	0.00	0.00	550,000.00	0
	439 Highway Construction	0.00	550,000.00	0.00	0.00	550,000.00	0
	Liquid Fuels Expenditure Totals	92,473.38	650,000.00	0.00	59,715.91	590,284.09	9

35 Liquid Fuels	Prior	Current	YTD
Revenues:	429,334.63	3,390.02	425,153.26
Expenditures:	92,473.38	0.00	59,715.91
Net Income:	336,861.25	3,390.02	365,437.35

NEW BRITAIN TOWNSHIP
JUNE 2026
50 PERCENT THROUGH THE YEAR

07/07/2026
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Revenue Account	Description	Prior Yr Rev	Anticipated	Curr Rev	YTD Rev	Excess/Deficit	% Real
90-341-000	Interest Earnings	6,016.65	0.00	869.14	5,355.38	5,355.38	0
	341 Interest Earnings	6,016.65	0.00	869.14	5,355.38	5,355.38	0
90-342-000	Deposits Received	785,185.98	0.00	12,491.04	149,785.56	149,785.56	0
	342 Escrow Deposits	785,185.98	0.00	12,491.04	149,785.56	149,785.56	0
	Escrow Revenue Totals	791,202.63	0.00	13,360.18	155,140.94	155,140.94	0
Expenditure Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Unexpended	% Expd
90-414-311	Engineering Billed	195,297.13	0.00	43,684.45	183,152.40	183,152.40-	0
90-414-451	Legal Billed	23,757.50	0.00	5,482.50	23,332.50	23,332.50-	0
90-414-500	Administration Fee	21,905.62	0.00	4,921.01	20,100.53	20,100.53-	0
90-414-600	Refund of Escrow	126,079.57	0.00	0.00	377,196.87	377,196.87-	0
	414 Planning & Zoning	367,039.82	0.00	54,087.96	603,782.30	603,782.30-	0
	Escrow Expenditure Totals	367,039.82	0.00	54,087.96	603,782.30	603,782.30-	0
90 Escrow							
	Revenues:	791,202.63		13,360.18	155,140.94		
	Expenditures:	367,039.82		54,087.96	603,782.30		
	Net Income:	424,162.81		40,727.78-	448,641.36-		
Grand Totals							
	Revenues:	8,054,577.44		1,090,459.10	7,291,386.79		

NEW BRITAIN TOWNSHIP
JUNE 2026
50 PERCENT THROUGH THE YEAR

Expenditures:	5,172,611.92	1,225,241.71	5,928,707.26
Net Income:	2,881,965.52	134,782.61 -	1,362,679.53



New Britain Township

Public Works

Departmental Report

Month: May

Year: 2026

Equipment Maintenance: 143 Hrs.

- All vehicles and equipment are cleaned, serviced, and inspected as needed.
- Oil changes and preps for inspections were performed.

Drainage: 205 Hrs.

- Inlet repairs – W. Peace Valley, Village Way, Skyline Drive
- Replaced storm sewer inlet tops throughout the Blackburn Development in preparation for 2026 Road Program.

Road Maintenance: 128 Hrs.

- Continued hot patching potholes.
- Finished spot milling and patching areas of Upper Stump Rd. between Keller Rd. and Swamp Rd.
- Spot milled and patched areas on Stone Creek Lane

Township Property Maintenance: 92 Hrs.

- General maintenance to parks, trails, and Township owned properties.
- Cleaned shop
- Started road bank mowing and will continue throughout summer and fall.
- All catch basins and open spaces were mowed and will continue monthly throughout the summer.

Street Signs: 56 Hrs.

- Repaired/ replaced signs as needed.
- Trimmed signs, guardrails and intersections for visibility.



New Britain Township

Public Works

Departmental Report

Month: June

Year: 2026

Equipment Maintenance: 124 Hrs.

- All vehicles and equipment are cleaned, serviced, and inspected as needed.
- Oil changes and preps for inspections were performed.

Drainage: 224 Hrs.

- Checked all storm sewer systems after heavy rainfalls.
- Continued replacing storm sewer inlet tops throughout the Blackburn Development in preparation for 2026 Road Program.

Road Maintenance: 68 Hrs.

- Patched new storm sewer inlet tops, various locations.

Township Property Maintenance: 256 Hrs.

- General maintenance to parks, trails, and Township owned properties.
- Cleaned shop
- Finished first round of road bank mowing and will continue throughout summer and fall.
- All catch basins and open spaces were mowed and will continue monthly throughout the summer.
- Trimmed shrubs/ trees and weeded flower beds at Admin.

Street Signs: 28 Hrs.

- Repaired/ replaced signs as needed.
- Trimmed signs, guardrails and intersections for visibility.
- Relocated speed boards for NBTPD.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2026

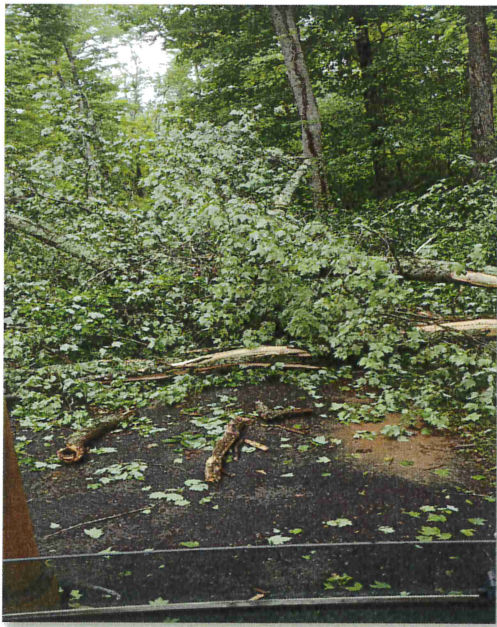
MONTH: May

Township Property Maintenance:

The Parks and Recreation Department performed inspections of North Branch, West Branch, Highlands, Veteran's, and Pheasant Run Parks for trash removal and mutt mitt dispenser refills, along with biweekly checks of the undeveloped area behind New Britain Walk, along with biweekly inspections of the Greenway Trail behind the Coleman property.

The Parks and Recreation Department is performing the full weekly schedule for mowing and weed whacking maintenance at all parks ,along with all the open space areas and the Islands on New Britain Blvd, Hunter Way, and Manor Drive, and a small section on Marshal Circle adjacent to the Naturalized catch basin.

The PnR Department removed and cleaned several large trees that had come down during some severe wind and rainstorms and were across the path at the Townships section of the Neshaminy Greenway trail. The pictures below is just one of four that had fallen.



Tree Across Trail



Opened and Cleaned Up



New Britain Township

Parks & Recreation

Special Projects / Other:

The Parks and Recreation Department is continuing to work on the preparation of North Branch Tot Lot and #1 Pavilion area. Pictures below are an example of the One hundred sixty feet pipe and five inlets installation around the Pavilion Site.



Pipe Insall at Existing Drain



Example of Inlet Connection



Example of Inlet at Grade

The entire area will be properly graded at the conclusion of the project installation.

The Parks and Recreation Foreman is categorizing all administrative duties as other, which includes all meetings, reports, minutes, and the gathering of information needed for certain projects.

Ballfield Maintenance:

All baseball and softball fields are groomed on a daily as needed basis. Water is being removed and dispersed as needed.

Parks and Recreation Daily Hours:

Township Property Maintenance:	345	Hrs.
Ballfield Maintenance:	28	Hrs.
Other/ Special Projects:	63	Hrs.



New Britain Township

Parks & Recreation

DEPARTMENTAL REPORT

YEAR: 2026

MONTH: June

Township Property Maintenance:

The Parks and Recreation Department performed inspections of North Branch, West Branch, Highlands, Veteran's, and Pheasant Run Parks for trash removal and mutt mitt dispenser refills, along with biweekly checks of the undeveloped area behind New Britain Walk, along with biweekly inspections of the Greenway Trail behind the Coleman property.

The Parks and Recreation Department is performing the full weekly schedule for mowing and weed whacking maintenance at all parks ,along with all the open space areas and the Islands on New Britain Blvd, Hunter Way, and Manor Drive, and a small section on Marshall Circle adjacent to the Naturalized catch basin.

The PnR Department has also been weeding and mulching flower beds around the Administration and EMS Building.

Special Projects / Other:

The New Tot lot and safety surface has been installed at North Branch Park. Pictures below illustrate the progression of the installation.



Initial Structure Insallation



Swingset Installation



All Items Insalled/ Stone Base



New Britain Township

Parks & Recreation



Entire Playground System Minus Swings and Completed Poured in Place Safety Surface

Below is the original Tot Lot for a comparison of the dramatic improvement.





New Britain Township

Parks & Recreation

The Parks and Recreation Department has been assisting the installation crews with unloading materials and the removal of all excavated materials from the site. Upon Completion of the installation, the PnR Department has resecured the entire construction area.

The Parks and Recreation Foreman is categorizing all administrative duties as other, which includes all meetings, reports, minutes, and the gathering of information needed for certain projects.

Ballfield Maintenance:

All baseball and softball fields are groomed on a daily as needed basis. Water is being removed and dispersed as needed.

Parks and Recreation Daily Hours:

Township Property Maintenance:	367	Hrs.
Ballfield Maintenance:	26	Hrs.
Other/ Special Projects:	76	Hrs.



New Britain Township Police Department



Monthly Report

June 2026

Current Goals and Objectives:

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

Objective 2: Increase interdepartmental participation at events

Objective 3: Plan for building transition

Objective 4: Improve overall camaraderie and esprit de corps

Result of Goals and Objectives:

Objective 1: Four way stop at New Galena and Sellersville Roads effective 3/20/2026

Objective 2: Develop a departmental brand

Objective 3: Work with township leadership on plan

Objective 4: Instituted Develop & Elevate Skills Time

Significant Events:

Completed:

- 299 Calls For Service/816 Directed Patrols/128 Vehicle Stops
- Alex Mann Visit
- Fishing with a Cop
-
-

Upcoming:

- Replacement Vehicles
- Cram the Cruiser School Supply Drive w/Kona Ice - July 18th 11-1pm @ New Britain Village Square
- Christmas in July Campaign to benefit area youth with back to school supplies
- Battle of Badges Blood Drive - July 30th 1-6 pm @ Chalfont Fire House
- National Night Out - August 4th 4-8 pm @ Central Park, Doylestown



New Britain Township Police Department



Monthly Report

June 2026

Performance Statistics:

Part 1 Crimes	28 Day		
	2026	2025	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	0	N/A
Aggravated Assault	0	0	N/A
Burglary	3	0	#DIV/0!
Theft	9	5	80.00%
Auto Theft	0	0	N/A
Arson	0	0	N/A
Totals	12	5	140.00%

Part 2 Crimes	28 Day		
	2026	2025	% of Change
Assault (Non-Aggravated) / Harassment	11	4	175.00%
Fraud	0	0	N/A
Vandalism / Criminal Mischief	1	0	#DIV/0!
Disorderly Conduct	0	0	N/A
Drug Violations	0	0	N/A
Driving Under the Influence	0	2	-100.00%
Public Drunkenness	0	0	N/A
Weapons Offenses	0	0	N/A
All Other Offenses (Except Traffic Related)	0	0	N/A
Totals	12	6	100.00%

Motor Vehicle Accidents	28 Day		
	2026	2025	% of Change
Non-Reportable	10	10	N/A
Reportable	5	8	-37.50%
Fatal	0	0	N/A
Totals	15	18	-16.67%



New Britain Township Police Department



Monthly Report

June 2026

Performance Statistics:

Part 1 Crimes	Year to Date		
	2026	2025	% of Change
Murder	0	0	N/A
Rape	0	0	N/A
Robbery	0	1	-100.00%
Aggravated Assault	0	0	N/A
Burglary	5	3	66.67%
Theft	24	17	41.18%
Auto Theft	1	0	#DIV/0!
Arson	0	0	N/A
Totals	30	21	42.86%

Part 2 Crimes	Year to Date		
	2026	2025	% of Change
Assault (Non-Aggravated) / Harassment	22	17	29.41%
Fraud	4	3	33.33%
Vandalism / Criminal Mischief	2	3	-33.33%
Disorderly Conduct	0	1	-100.00%
Drug Violations	0	2	-100.00%
Driving Under the Influence	5	8	-37.50%
Public Drunkenness	1	2	-50.00%
Weapons Offenses	6	2	200.00%
All Other Offenses (Except Traffic Related)	5	4	25.00%
Totals	45	42	7.14%

Motor Vehicle Accidents	Year to Date		
	2026	2025	% of Change
Non-Reportable	73	52	40.38%
Reportable	37	45	-17.78%
Fatal	0	0	N/A
Totals	110	97	13.40%



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

SUBJECT: July 2026 Township Manager Report to the Board of Supervisors

FROM: Nick Valla, Township Manager

TO: Board of Supervisors

DATE: July 13, 2026

GREETINGS!

Thank you to the Board of Supervisors for entrusting me to serve as the next Township Manager of New Britain Township. I recently completed my third week of work for the Township, focusing my efforts on getting to know the Board, staff, and team supporting the services we deliver to our community. So far, I am nothing but impressed by the commitment from all involved to seeing New Britain Township thrive. I look forward to continuing to meet many of the residents, volunteers, and business owners that make our community truly a place where people enjoy calling home.

My professional background is in municipal government, recently concluding eight years in Middletown Township—serving the past five and a half years as Assistant Township Manager. I look forward to applying many of my experiences from my background to New Britain Township. Personally, I am local to Central Bucks, though I am native to Central California. I am grateful to be so close to the community and be present not only at the office, but at the many community engagement events we host throughout the year.

MY VISION

My vision as the Township Manager is to support the Board of Supervisors in developing and executing their strategic vision for our community. The Township is uniquely positioned to prepare for the next generation of infrastructure and services. I am committed to making sure those decisions are made thoughtfully and informed by data, and executed in a way that maximizes taxpayers' resources.

My goal is to be accessible to the entire community. I encourage anyone to reach out and connect with me, especially if there is an opportunity for us to improve the quality of life for our residents and business owners. Please email me anytime at nvalla@nbtpa.us and share how we can best serve you.

UPDATES

Just because I am new to the municipality does not mean there is not already much going on. In addition to an incredible 4th of July parade celebrating our nation's 250th anniversary, our staff and Board is also finalizing our Open Space Plan which we expect to be presented publicly in the near future.

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 an MS4 Meeting
Keller Road Bridge	Keller Road	G&A met with Township Staff and Contractor to discuss repairs to decking and beams. Township coordinating additional bridge repairs with contractor. No recent action by our office.
NBT Stormwater MS4 - Walden Way Basin and Stream	Between Walden Way and Brook Lane	Survey and Existing Features Plan completed; 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; Award Letter issued 6/29/26, Contract Documents requested
North Branch and Pine Run Park Trail and Park Upgrades	Forrest Park Drive to Cayuga Circle	G&A prepared a Concept Plan and is scheduling wetlands delineation and supplemental survey
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; Staff mtg scheduled for 5/20/26 to discuss a potential warehouse and 34 townhomes
Casadonti Minor Subdivision	140 Upper Church Road	One new lot, two new single-family dwellings; Approved by BOS 5/19/25; Agreements and Record Plans signed
Kastriot Isai	104 S. Limekiln Pike	3-lot Subd for 3 new single-fam semi-detached(twins); Rec'd variance on 9/25/23 to allow two B3 uses on two lots. SLD Review issued 5/13/26; Planning Module Review issued 6/3/26
Hulton Contracting	4645 County Line Rd	12,800-SF, 16-Unit Storage Building; Sketch Plan/Amended Final Plans apprvd; Waiting on signed Agreements, fees, etc. Received HOP Plan Approval
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; Reviewing final plans and legals; Applicant indicated that Eddy Homes will be buying the project.
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 Plan Review issued 6/16/26; ZHB Hearing Decision issued 4/30/26; Zoning Validity Challenge submitted 6/29/26
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 discussed, no recent action.

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

Project Name	Location	Status
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; Discussed with BOS 5/4/26, discussed parking concerns
Tossona Subdivision	115 Curley Mill Rd	2 Single-Family Residential Lots; Sketch Plan issued 1/13/26; Discussed scheduling a staff meeting, no recent action.
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; 5/26/26 PC Mtg Recommended Approval; To revise plans prior to going to the BOS

Subdivision and Land Development Projects - Under Construction

Project Name	Location	Status
Tractor Supply (Cekek 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 orders issued for building changes. NBT rec'd updated building plans 5/19/26
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; Issued Eng sign-off of site improvements 5/19/26
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; Developer requested Staff Meeting
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; Revised Asbuilt Plan approved and revised 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; 105 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, no recent action
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; Recent storms damaged at least 3 additional trees

Subdivision and Land Development Projects - Under Construction (Continued)

Project Name	Location	Status
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; Escrow Rel 1 approved at 6/1/26 BOS Mtg
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. Escrow Rel 1 apprvd at 1/6/25 BOS mtg; Roadway and basin installed; Lot 3 under construction
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, no recent action
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; Recommended TCO 5/27/26
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; Final Asb Plans approved for 10 of 44 units
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; Revised Construction Sets issued 5/4/26.
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; Issued Maint Punchlist May 7, 2026; Coordinating final site review