

**BOARD OF SUPERVISORS
MEETING MINUTES
August 17, 2026**

The Board of Supervisors Meeting of New Britain Township was held on Monday, August 17, 2026, at the Township Building, 207 Park Avenue, Chalfont, PA beginning at 7:00pm.

Present were Supervisors: Cynthia Jones – Chair, Bridget Kunakorn – Vice-Chair, Stephanie Shortall, and MaryBeth McCabe. Also present were Nick Valla – Township Manager, Alexandria Mullin – Assistant Township Manager, Scott Holbert - Township Solicitor, Craig Kennard – Township Engineer, Chief Richard Clowser, Alex Nagy – Finance Director, and Doreen Curtin – Zoning Officer.

1. **Call to Order:** Cynthia Jones called the meeting to order at 7:00 pm.
2. **Pledge of Allegiance:** Cynthia Jones led the Board and public in the Pledge of Allegiance.
3. **Chair Comments:** Cynthia Jones stated that the Board met in Executive Session prior to this meeting.
4. **Presentations/Public Hearings/Land Development**

- A. Presentation of Subdivision and Rezoning Proposal for a portion of the Byers' Choice site.

Bob Byers, owner of Buyer's Choice, Jake Byers, and Ben Goldthorpe, local developer, gave a presentation regarding potential residential development of approximately 12 acres of the 26-acre property fronting Schoolhouse Road. A conceptual plan for 34 townhouses was presented, including access from Schoolhouse Road, open space, stormwater improvements, emergency access, and a potential trail connection. The Board discussed zoning requirements, including the 20-acre PRD minimum, and potential alternatives including single-family homes, which are permitted by right.

The Board expressed concerns regarding density, traffic, and access to Schoolhouse Road, with general support for lower-density residential development. Higher-density development should consider access from County Line Road. The Board also emphasized preservation of open space and community input. Township staff noted that open-space funding could potentially be used for acquisition, subject to the required process. The applicants were encouraged to submit a sketch plan for further review of zoning, natural resources, traffic, access, and stormwater management and indicated they would consider the Board's feedback.

5. Motion to Consider Consent Agenda

Stephanie Shortall moved, seconded by Bridget Kunakorn, to approve the Consent Agenda:

- A. Approve Minutes of August 3, 2026, Board of Supervisors Meeting.
- B. Approve Regular BillList dated August 13, 2026, for a total amount of \$91,382.33.
- C. Approve Prepaid BillLists dated August 5, 2026, and August 13, 2026, for a total amount of \$307,774.16.

- D. Approve Escrow Release # 1 to Hulton Contracting, Inc., 4645 County Line Road, in the amount of \$8,379.00.
- E. Approve Change Order #1 for the 2026 Road Improvement Program to adjust the contract start date to September 8, 2026 and extend the contract time period to 52 days (no cost).

There were no public comments.

All voted aye, motion carried 4-0.

6. Action Items

- A. Consider a motion to enact Ordinance #2026-03 appointing the Bucks County Tax Claim Bureau as the collector of delinquent Real Estate Taxes.

MaryBeth McCabe moved to enact Ordinance #2026-03. Seconded by Bridget Kunakorn.

No public comment.

All voted aye, motion carried 4-0.

- B. Consider a motion to authorize drafting and advertisement of an ordinance to reduce the registered gross vehicle weight (RGVW) restriction of the Keller Road Bridge from 54,000 lbs. to 10,000 lbs.

Nick Valla discussed the proposed reduction of the Keller Road Bridge weight limit from 54,000 pounds to 10,000 pounds, which would allow the bridge to reopen for passenger vehicles. The Township Manager reported that the bridge has been closed for several months and that a structural engineer determined it can no longer support the existing weight limit. It was noted that the bridge would likely continue to deteriorate over time. PennDOT recommended more frequent structural assessments if the bridge is reopened with a reduced weight limit. The Board discussed the impact of the closure on school bus routes, residents, and emergency services, including potential impacts on emergency response.

The Board discussed the options of reopening the bridge in the short term under the reduced weight limit without additional repairs or investing additional resources to restore the bridge to full capacity. Another option discussed was keeping the bridge closed to vehicle traffic while potentially maintaining access for pedestrian and crosswalk traffic. Some Board members expressed interest in pursuing full restoration with the assistance of grant funding. The Board discussed whether it would be preferable to keep the bridge closed rather than proceed with a short-term reopening.

The Board took no action at this time.

- C. Consider a motion to authorize the Township Manager to execute an agreement with Keystone Municipal Services for inspection, plan review, and code enforcement services.

Bridget Kunakorn moved to authorize the Township Manager to execute an agreement

with Keystone Municipal Services. Seconded by Stephanie Shortall.

Lee Losa, Tower Hill Grove, asked how to submit a Request for Service. Cynthia Jones explained there is a form on the website where she could submit what she needed.

All voted aye, motion carried 4-0.

D. Discussion of 2027 Budget Calendar.

The Board agreed to the two scheduled meetings, September 22nd and October 19th, to discuss budget items.

7. Information Items

A. Departmental Reports

- Township Manager, Nick Valla provided an update on Public Works activities, including extensive drainage work throughout the Township and the preparation for and during the Fourth of July parade.
- Township Manager, Nick Valla provided an update on Parks & Recreation activities, including ongoing park maintenance, preparation of the ball fields for fall leagues, and the pavilion project at North Branch Park.
- Zoning Officer, Doreen Curtin provided an update on the Zoning Department, including her work with Code Enforcement, and offered to answer questions regarding her submitted report.
- Chief Clowser provided an update on the Township's Flock automated license plate reader (ALPR) cameras, discussing their use by the Police Department and stating that the technology does not violate individuals' privacy. He noted that the data is stored by Flock but is owned and controlled by the New Britain Township Police Department (NBTPD) and is not accessed by Flock. Chief Clowser stated that the ALPRs assist the Police Department in keeping the Township safe. Chief Clowser offered to answer any questions the Board may have on his report.
- Finance Director Alex Nagy reported on the Township's financial status and provided financial updates through the end of July. With 58% of the year completed, Township expenses are at approximately 52% of the budget. He also reported that 19 accounts have been closed and that several certificates of deposit (CDs) have matured. Nagy noted that overall finance remains on track, with staff continuing to monitor revenues, expenditure, and account activity throughout the year.
- Township Manager Nick Valla reported that July was his first full month serving as Manager and provided an update on ongoing Township activities and initiatives such as potential process improvements. He also provided an EMS update and reported that Chal-Brit's 2025 audit has been completed. He noted that the collective bargaining negotiations with the Police Department remain ongoing. Nick also highlighted the recent staff picnic, which provided an opportunity for Township employees to gather and enjoy time together outside of the workplace.
- Alex Mullin advised that letters to homeowners in the W. Fairwood's development had been mailed notifying them of an upcoming EAC project to plant trees in the North Branch Park basin.

B. Board of Supervisor's Comment

- Stephanie Shortall gave thanks to all the NBT staff and to the Chal-Brit EMS.
- MaryBeth McCabe gave a thanks to all staff and volunteers.
- Bridget Kunakorn encouraged everyone to drive safely as school was starting back up again and that the New Britain Food Pantry had moved locations to Warrington.
- Cynthia Jones also thanked all NBT staff and volunteers.

8. Announcements

Parks & Recreation Commission Meeting – Tuesday, August 18, at 7 PM.

Veterans Committee Meeting – Wednesday, August 19, at 6 PM.

Zoning Hearing Board Meeting – Thursday, August 27, at 7 PM.

American Red Cross Blood Drive – Tuesday, September 1 from 9:30 AM – 2:30 PM.

Planning Commission Meeting –Tuesday, September 1, at 7 PM.

Environmental Advisory Council Meeting – Wednesday, September 2 at 7 PM.

Township Office Closed – Labor Day – Monday, September 7

Mobile Office Hours for Rep. Labs & Rep. Munroe – Wednesday, September 9 from 10 AM-12 PM.

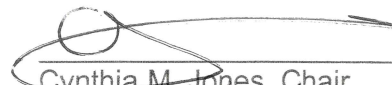
The next meeting of the Board of Supervisors of New Britain Township will take place on **Monday, September 14th, 2026, at 7:00 p.m.** at the New Britain Township Building, 207 Park Avenue, Chalfont, PA.

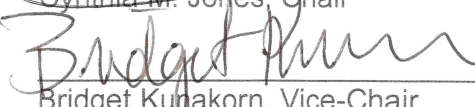
9. Adjournment

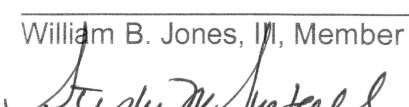
MaryBeth McCabe moved, seconded by Stephanie Shortall, to adjourn the meeting.

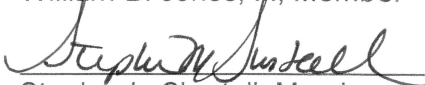
The Board unanimously adjourned the meeting at 7:58 pm.

NEW BRITAIN TOWNSHIP BOARD OF SUPERVISORS


Cynthia M. Jones, Chair


Bridget Kunakorn, Vice-Chair


William B. Jones, III, Member


Stephanie Shortall, Member


MaryBeth McCabe, Esq., Member

Attest:


Nick Valla
Township Manager

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