Borough of Chalfont

Council Meeting Agenda

August 8, 2023

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

□ Mayor Brian Wallace □ Michael Beebie □ Tracey Bowen □ John Engel □ Mark Glidden □ Marilyn Jacobson □ Michael Kelly □ Mitchell Meyerson

□ Borough Manager, Shawn Curran □ Borough Secretary, Dawn Tremmel □ Borough Solicitor, Michael Meginniss, from Begley, Carlin & Mandio □ Borough Engineer, Pat DiGangi from CKS Engineers □ Captain Robert Milligan from CBRPD

Announcement: This meeting is being recorded.

CHANGES, ADDITIONS, DELETIONS TO THE AGENDA

PUBLIC COMMENT ON AGENDA ITEMS

CONSENT AGENDA

Dispense with the reading of the minutes from the July 11, 2023, Council Meeting with disbursements from the General Fund of $192,740.45 for the month of July. The financial report will be filed for audit. **(pages 1-5)**

SPECIAL ITEMS

COUNCIL COMMITTEE REPORTS

Mayor's Report – Brian Wallace
Central Bucks Regional Police Commission – Brian Wallace **(page 6-8)**
Public Works Committee – Marilyn Jacobson **(page 9)**
Facilities Committee – Michael Beebie
Utilities Committee – Mitchell Meyerson
Finance Committee – John Engel
Steering Committee – Mark Glidden

- Discuss letter from Warwick Township regarding volunteer fire fighter incentives.

STAFF REPORTS

Manager's Report – Shawn Curran
Engineer's Report – Pat DiGangi, CKS Engineers **(pages 10-17)**
Solicitor's Report – Mike Meginniss, Begley, Carlin & Mandio **(pages 18-19)**
Police Report – CBRPD; July Activity Reports **(pages 20-25)**
Public Works Report – Pat Hallman **(page 26)**

MONTHLY REPORTS

Chalfont EMS; Audit for fiscal years 2021 and 2022, and June & July Call Reports **(pages 27-51)**
Chalfont Fire Company; July Fire Chief's Report **(pages 52-61)**

ACTION ITEMS

1. **Consideration of Waiver of Land Development for 196 E. Butler Avenue. (pages 62-82)**
   [redacted]

2. **Consideration of Trail Easement Agreement from AVL Properties, LLC, the owner of 90 Hamilton Street, TMP # 07-006-077-001. (pages 83-92)**
   [redacted]

3. **Consideration of Resolution No. 2023-06; a resolution to award the Northern Neshaminy Greenway Trail Project, PennBid Contract #4410, to the lowest responsible bidder. (pages 93-98)**
   [redacted]

4. **2024 Minimum Municipal Obligation for the Non-Uniformed Employee Pension Plan in the amount of $40,003.00. (pages 101-103)**
   [redacted]

OLD BUSINESS

NEW BUSINESS

CORRESPONDENCE/INFORMATION

Chalfont Borough Planning Commission's 2022 Annual Report **(pages 104-105)**

PUBLIC COMMENT

ANNOUNCEMENTS

UPCOMING MEETINGS

Board or Commission	Weekday	Date	Time	Venue
Police Commission Finance & Admin Committee	Thursday	Aug 17	6:00 PM	229 N. Broad St., Doylestown
Police Commission	Thursday	Aug 24	7:00 PM	229 N. Broad St., Doylestown
Chalfont Planning Commission	Monday	Aug 28	7:00 PM	40 N. Main St., Chalfont
Chalfont HARB	Monday	Sept 4	7:00 PM	40 N. Main St., Chalfont
Chalfont Borough Council Regular Meeting	Tuesday	Sept 12	7:00 PM	40 N. Main St., Chalfont

ADJOURNMENT

Chalfont Borough Council Meeting Minutes

Tuesday, July 11, 2023

Tonight's Chalfont Borough Council meeting was held at Borough Hall, 40 N. Main Street. The public was invited to participate in person at Borough Hall.

Council President John Engel called the meeting to order at 7:00 PM. The Pledge of Allegiance was recited.

ROLL CALL

Council Members present: Michael Beebie, Tracey Bowen, John Engel, Mark Glidden, Marilyn Jacobson, and Mitchell Meyerson. A quorum was established.

Member absent: Michael Kelly, and Mayor Brian Wallace was also absent.

Others present: Borough Manager, Shawn Curran; Borough Secretary, Dawn Tremmel; Solicitor Jeff Garton from Begley, Carlin & Mandio (sitting in for Mike Meginniss); Pat DiGangi from CKS Engineers; and Captain Rob Milligan from CBRPD.

President Engel announced tonight's meeting will be recorded.

CHANGES, ADDITIONS, DELETIONS TO THE AGENDA

President Engel announced that Action Item #1 is being removed from tonight's agenda because the Zoning Hearing Board has not yet rendered its final decision on the matter, therefore council cannot take any action on the matter.

PUBLIC COMMENT ON AGENDA ITEMS

None.

CONSENT AGENDA

Mr. Beebie made a motion to dispense with the reading of the minutes from the June 13, 2023, council meeting with disbursements from the General Fund of $227,005.32 for the month of June. The financial report will be filed for audit. The motion was seconded by Ms. Jacobson, and **passed** unanimously 6-0 with a voice vote.

SPECIAL ITEMS

1. **Conduct Interview of Joanna Doyle for alternate member position on the Zoning Hearing Board.** After a brief question and answer session between council members and Ms. Doyle, Vice President Bowen made a motion to appoint Joanna Doyle as an alternate member of the Zoning Hearing Board. Mr. Glidden seconded the motion, and the motion **passed** unanimously 6-0 with a voice vote.

COUNCIL COMMITTEE REPORTS:

MAYOR'S REPORT

There was no report due to Mayor Wallace's absence.

CENTRAL BUCKS REGIONAL POLICE COMMISSION (CBRPD) REPORT

Ms. Jacobson noted the report is in the packet.

PUBLIC WORKS COMMITTEE REPORT

Ms. Jacobson noted the report is in the packet. She noted a decision to award the 2023 Road Project would be made during tonight's meeting. It was also noted that the Borough is still waiting to find out the amount of money it will be given from the Bucks 5K Series.

FACILITIES COMMITTEE

Mr. Beebie noted that he met with new Committee Member, Vice President Bowen, and on behalf of the Chalfont Fire Company, Mr. Beebie wanted to extend his thanks to the Borough for allowing the fire department to use the soon-to-be-demolished building at 20 Kerns Avenue for various fire training purposes before it is razed.

UTILITIES and FINANCE COMMITTEE REPORTS

It was noted by both Committee Chairs that there were no reports because these committees did not meet. Ms. Jacobson wanted to thank Borough staff for handling all of the calls and concerns regarding the transition to the new trash hauling company. Mr. Curran noted that Barbara Klingerman and Dawn Tremmel handled hours of calls and emails from residents and expressed his appreciation for their efforts.

STAFF REPORTS:

MANAGER'S REPORT

Mr. Curran noted the Borough has been having problems with the Victorian style street lights. The LED retrofit kits, which are about five years out of warranty, are starting to catch fire. The manufacturer came out and did a forensic examination of the situation and tried to diagnose the problem. Chalfont's Public Works crew disconnected multiple lights that were suspected of becoming a problem. The manufacturer has supplied the Borough with 12 temporary lights to go in places where there is an immediate need for additional lighting. For a more permanent fix, the manufacturer is going to send the Borough enough retrofit-replacement parts for 50 lights and is also going to send the Borough one of their technicians for one day to train the Borough's Public Works crew on how to install the replacement parts, all at no cost. Chalfont Borough has over 100 Victorian style lights in total.

ENGINEER, SOLICITOR, POLICE and PUBLIC WORKS REPORTS

It was noted these reports were in the packet. Council thanked the Public Works Department for their thorough job of cleaning the streets prior to the 5K race in early June and again for the Fourth of July Parade.

MONTHLY CHALFONT EMS & FIRE CHIEF'S REPORTS

It was noted that the June EMS call report was not received in time for the packet, but the June Fire Chief's report is included in the packet.

ACTION ITEMS

1. **Consideration of Waiver of Land Development for 196 E. Butler Avenue.**
   This item was deleted from the agenda at the beginning of the meeting because the Zoning Hearing Board has not yet rendered its written decision on the matter.

2. **Consideration of Resolution No. 2023-04; a resolution awarding the 2023 Roadway Project to Gaver Industries, Inc. DBA Barker & Barker Paving of Bethlehem, PA, the lowest responsible bidder.**
   Mitch Meyerson made a motion to approve Resolution No. 2023-04. Ms. Jacobson seconded the motion. After a few questions from council, the motion **passed** unanimously 6-0 with a roll call vote by all members present.

   Michael Beebie, yes; Tracey Bowen, yes; John Engel, yes; Mark Glidden, yes; Marilyn Jacobson, yes; Mitchell Meyerson, yes.

3. **Affirm hiring of Part-Time Seasonal Public Works Laborer.**
   Vice President Bowen made a motion to affirm the hiring of Luke Tremmel for a part-time seasonal position in the Borough's Public Works Department. Mr. Beebie seconded the motion. Mr. Meyerson asked if the temporary position had been advertised and Mr. Curran stated temporary positions are typically not advertised, especially when the Borough has unsolicited applications to choose from, as it did this year. He noted the position was also not advertised and had been filled last year as well. The motion **passed** 5-1 with a voice vote, with Mr. Meyerson dissenting.

4. **Consideration of Resolution No. 2023-05; a resolution acknowledging New Britain Township's 300th Anniversary.**
   President Engel read the resolution aloud and made a motion to approve Resolution No. 2023-05. Mr. Beebie seconded the motion. The motion **passed** unanimously with a roll call vote 6-0.

   Michael Beebie, yes; Tracey Bowen, yes; John Engel, yes; Mark Glidden, yes; Marilyn Jacobson, yes; Mitchell Meyerson, yes.

OLD BUSINESS
On behalf of the Chalfont Fire Department, Mr. Beebie wanted to thank everyone who supported the Fourth of July parade event, which was met with great enthusiasm this year.

NEW BUSINESS
Mr. Glidden wanted to point out that the Bucks County Herald has acknowledged John Abbott's Chalfont history series with an article in its publication.

CORRESPONDENCE
Mr. Curran noted the letter sent from the Rickards family at 23 E. Butler Avenue regarding their next-door neighbor's project at 27 E. Butler Avenue. The letter was emailed to Borough staff and asked to be given to council, which occurred this evening. It's regarding a garage conversion that has an approved permit and work has not commenced. Mr. Curran stated everything in the letter is a civil matter and the Borough has no involvement. This is a use by right situation where there was no need for the applicant to go to the Zoning Hearing Board, they only had to apply for permits and bring the building up to proper code.

PUBLIC COMMENT
None.

UPCOMING MEETINGS

Board or Commission	Weekday	Date	Time	Venue
Police Commission Finance & Admin Committee	Thursday	July 20	6:00 PM	229 N. Broad St., Doylestown
Police Commission	Thursday	July 27	7:00 PM	229 N. Broad St., Doylestown
Chalfont Planning Commission	Monday	July 24	7:00 PM	40 N. Main St., Chalfont
Chalfont HARB	Monday	Aug 7	7:00 PM	40 N. Main St., Chalfont
Chalfont Borough Council Regular Meeting	Tuesday	Aug 8	7:00 PM	40 N. Main St., Chalfont

*Please note there was a typo on the agenda regarding the date of the August council meeting incorrectly showing August 15. The correct date of the August council meeting is August 8, 2023, and it's corrected in the content schedule listed above.

ADJOURNMENT

President Engel noted there was no other Borough business to discuss and made a motion to adjourn. Noting no objections, the meeting was adjourned at 7:37 PM.

Respectfully submitted,

Dawn M. Tremmel
Borough Secretary

Chalfont Borough
July 31, 2023
List of Borough Accounts

General Fund Profit and Loss Statement			7/31/2023	Year-to-date
Total Income			$103,393.53	$2,304,534.86
Total Expenses			($192,740.45)	($1,791,500.00)
Surplus / (Deficit)			($89,346.92)	$513,034.86
General Fund Operating Bank Account	Beginning Balance	6/30/2023	**$897,140.92**	
Outstanding items consist of expenses not paid	Deposits		$96,056.33	
in the expenses current month,	Expenses		($150,652.28)	
including transfers to and from other accts	Payroll		($40,567.02)	
	Outstanding items		$14,804.13	
	Ending Balance	7/31/2023	**$816,782.08**	
Tax Account	Beginning Balance	6/30/2023	**$0.00**	
	Borough		$5,858.22	
	Borough Debt Service		$1,436.92	
	County, Fire & EMS		$12,025.95	
	Distributions		($19,321.09)	
	Ending Balance	7/31/2023	**$0.00**	
Debt Service Fund	Beginning Balance	6/30/2023	**$187,363.43**	
2014 Note-101 N. Main St Purchase (07/2014-07/2034)	Deposits/Net Activity		$4,606.08	
2018 Note-101 N. Main St. Construction (10/2019-10/2037)	Interest		$158.95	
2019 Note-CBRPD Building Construction (10/2019-10/2039)	Disbursements		($18,554.18)	
2021 Note-CBRPD/Stormwater/Parking (12/2021-12/2041)	Ending Balance	7/31/2023	**$173,574.28**	
Recreation Bank Account	Beginning Balance	6/30/2023	**$97,707.10**	
This is for the 5K Race & Park related items	Deposits/Net Activity		$0.00	
	Funds from Reserve(10%)		$0.00	
	Interest		$83.00	
	Disbursements		($50.00)	
	Ending Balance	7/31/2023	**$97,740.10**	
Capital Fund	Beginning Balance	6/30/2023	**$423,170.47**	
Jasen Storm Water Liquid Fuels contribu ion and Aqua for Chestnut	Deposits		$220,520.00	
General Fund Transfer	Interest		$465.91	
Capital Expenses	Disbursements		($10,864.94)	
	Ending Balance	7/31/2023	**$633,291.44**	
Liquid Fuels Fund	Beginning Balance	6/30/2023	**$386,218.16**	
Liquid Fuels deposit	Deposits		$0.00	
Disbursements	Interest		$224.02	
Traffic Signal Maintenance	Disbursements		($200,000.00)	
Jasen Storm Water Liquid Fuels contr bution	Ending Balance	7/31/2023	**$186,442.18**	
			MTD	**YTD**
Stifel, Nicolaus & Co. - Reserve Fund	Beginning Balance	6/30/2023	**$3,198,481.72**	**$3,198,956.80**
	Change in Value		($46,694.58)	($95,418.97)
	Interest		$8,341.09	$56,590.40
	Transfer to General Fund			
Stifel Total Portfolio Value Bank Statement page 18, Bonds Held To Maturity	Transfer to Rec Acct (10%)			
$4,323,671	Ending Balance	7/31/2023	**$3,160,128.23**	**$3,160,128.23**

July 2023 CBRPD Commission Meeting

Chalfont Members: Brian Wallace, Marilyn Jacobson, John Engel

- Two New Britain Township officers have received a Merit Commendation from CBRPD for their assistance with an incident that occurred in Chalfont Borough on June 22, 2023.

- Pension:
  - A comparison of the 1/1/2021 vs. 1/1/2023 study was presented. The finance committee discussed various options and reviewed information on the impact of each scenario to the current MMO and the budgetary impact of each. No decision was made at this time but will be further discussed during the budget meetings.
  - Girard updating the Investment Policy Statement and the Investment Advisory Agreement. Information was provided on the money manager fees vs. the benchmark for each fund showing the relationship between cost and returns.

- Staffing:
  - There is consensus from the three Boroughs that the need for four additional officers has been established. Affordability and timing have been discussed.
  - The Commission made a motion to include two new full-time officers in the FY2024 Preliminary Budget.
  - The Commission authorized the emergency hire of an officer beginning October 1st.
  - The Commission authorized Chief Knott to begin the hiring process for an officer that is retiring in December.

- The Commission sent a letter to the Central Bucks School District School Board confirming our inability to support the SRO program for the 2023-2024 school year.

- The cost distribution is determined by each Borough's population and road miles, and the three-year average of calls for service and crime statistics. The population has been updated to the 2020 Census numbers. The cost distribution for FY2024 is as follows: Chalfont Borough 21.73%, Doylestown Borough 60.43%, and New Britain Borough 17.84%.

- Sign up for Central Bucks Regional Police Department information at Crime Watch https://bucks.crimewatchpa.com/centralbucksregionalpd/17396/

June 30, 2023

Kevin Spencer
Director of Operations
Central Bucks School District
Operations Center
320 West Swamp Road
Doylestown, PA 18901

VIA EMAIL: kspencer@cbsd.org

RE: Central Bucks School District's Proposal to Place a Central Bucks Regional Police Department Officer into Central Bucks West High School in the Position of a School Resource Officer

Dear Mr. Spencer:

The Central Bucks Regional Police Commission thanks you for the time and effort that the Administrative Staff of the Central Bucks School District ("School District") has taken in its presentation, proposal and communications with the Police Commission seeking the placement of a Central Bucks Regional Police Department ("CBRPD") officer into Central Bucks West High School ("CB West") as a School Resource Officer ("SRO"). Students and their families, as well administrators and their staff, deserve a healthy and safe school environment. Please know that the Police Commission strongly supports the School District in its efforts to keep our schools safe.

To that end, the Police Commission has taken the necessary time to review and discuss your request for an SRO, as well as the Memorandum of Understanding that your staff has proposed.

However, in the end, we regret to inform you that we decline your request for placement of a CBRPD officer into CB West as an SRO for the 2023 – 2024 School Year. Simply stated, due to current constraints on the staff and administration of CBRPD, we are unable to place a CBRPD officer at CB West for the next school year. Nonetheless, the safety of all persons within CPRPD's jurisdiction, including its students, remains our priority, and the CBRPD will continue to respond to Central Bucks schools and otherwise cooperate with the School District to maintain school safety, as it has always done.

Moreover, of equal concern, the Police Commission does not know if, and to what extent, the School Board, as a governing body, supports and will continue to support the SRO program. The matter has not been addressed at its public meetings and no commitment by the School Board, as a body, has been publicly given. Furthermore, since the SRO program itself has not

been addressed at a public School Board meeting, there has been no public comment or discussions concerning whether the parents of students want and support the SRO program at each high school. Therefore, the Police Commission does not know to what extent the parents of CB West students and/or the community support or do not support the School District's proposed placement of a police officer in CB West.

Finally, even if CBRPD had been in a position to assign an officer to the high school, the Police Commission perceives that more work is needed as the MOU was not accompanied by an operational plan from which we could assess the program. Accordingly, the Commission does not believe that the School District and the Police Commission need to continue expending their time and resources in discussing the placement of a CBRPD officer at CB West for the upcoming School Year.

Sincerely,

B. Wallace

Brian Wallace
Chairman
Central Bucks Regional Police Commission

cc: Central Bucks Board of School Directors (***Via email:*** dhunter@cbsd.org; lvlasblom@cbsd.org; dcannon@cbsd.org; scollopy@cbsd.org; tdellangelo@cbsd.org; mmahmud@cbsd.org; japepper@cbsd.org; lsciscio@cbsd.org ; kasmith@cbsd.org)
Superintendent Abram Lucabaugh, Ed.D. **(Via email:** sradcliffe@cbsd.org)
Chief Operating Officer Tara Houser (***Via email:*** thouser@cbsd.org)
David J. Truelove, Esq., Solicitor, Central Bucks Regional Police Commission (***Via email:*** dtrulove@hillwallack.com)

August 2023 Public Works Committee Streets/Parks

Members: Marilyn Jacobson, Michael Kelly, Mark Glidden, Shawn Curran

Project Updates:

- Completion of the Bristol Road Extension has been extended to 2028. Project includes adding a turn lane at Park Avenue and N. Main, and an intersection improvement at Callowhill/Ferry/Park first.
- Resurfacing project of Valley View Road and Chestnut Street for $187,750 by Gaver Industries after AQUA replaced water lines has been approved. AQUA will reimburse the Borough for their portion of the cost.
- Northern Neshaminy Trail. The trail will connect Patriot's Place, Chestnut Street Park to the Lindenfield pedestrian bridge. Letters were sent to Patriot Place residents. Acceptance of trail easement and bid for trail construction will be on Council's agenda for approval.
- Staffing of Public Works Department is under review.
- In discussion with the Neshaminy Watershed Association for replacement trees in Kelly Park.
- Chalfont Challenge 5K for 2024; plans under consideration.
- Plans for 2024 budget process underway.

Grants:

- **PA DCED Greenways, Trails and Recreation Program:** $287,500 awarded for three of four sections of the Northern Neshaminy Greenway Trail. Grant in the amount of $250,000 with a 15% match of $37,500. Easement acquired and construction package is out to bid. Construction in 2023.
- **COVID-19 ARPA H2O PA Program Grant Application submitted:** $454,509.33 replacement of Stormwater facilities in Woodview area with 15% match applied for.
- **COVID-19 ARPA Small Water and Sewer Grant Application submitted:** $423,805.41 replacement of Stormwater facilities in the Castlewood Drive area with a 35% match applied for.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
BOROUGH PROJECTS				
4300-65	NPDES Stormwater Permit for Municipal Separate Storm Sewer Systems (MS4s)	Permit required of MS4s (which the Borough is considered), which requires Borough to develop, implement and enforce a stormwater management program to reduce the discharge of pollutants to their storm sewer system.	Current permit requirements include a NOI (permit application) be submitted by 9/16/17 for the next five-year period; municipalities having a TMDL must apply for an Individual Permit instead of a General Permit; and TMDL Strategy Plans and Pollution Reduction Plans (PRP) are required for the following watershed requirements: - Neshaminy Creek: TMDL for Sediment, PRP for Total Phosphorus and Appendix B for Pathogens; - West Branch Neshaminy Creek: PRP for Total Phosphorus CKS completed renewal application, PRP and TMDL plans and submitted the documents to PADEP on September 11, 2017. Comments from PADEP were received on the TMDL and PRP Plans. Those comments were in a letter dated June 7, 2018. CKS has addressed those comments. The revised TMDL Strategy Plan and PRP were approved by Borough Council and the public comment period concluded February 14, 2019. CKS sent the revised plan to PADEP. The permit was issued on October 9, 2020 and is effective November 1, 2020. The permit expires October 31, 2025. Mary Stover of CKS met with Shawn and Pat Hallman on several occasions to review new permit requirements; annual measures to be addressed; and BMPs proposed to be implemented. The first BMP is the retrofit of the Birchwood Drive detention basin. CKS completed the Borough's Annual Progress Report (July 2021 – June 2022) and submitted it to PADEP on September 9, 2022.	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
4409 (4300-137)	Storm Sewer Replacement Project – Lindenfield Area	Replacement of deteriorated corrugated metal pipe (CMP) storm sewer in various locations throughout the Lindenfield neighborhood.	The Borough received an H2O grant in the amount of $300,000 (9/3/20) for the replacement of CMP storm sewers. The grant match is 50%; therefore, the minimum project cost must be $450,000 to receive full funding. The completion date for grant is June 30, 2023. CKS has completed the design and contract documents for bidding. Bids were opened on June 7, 2022. A total of five bids were received. The low bid was submitted by A.J. Jurich, Inc. with a bid of $1,220,909.00. Council awarded the contract to A.J. Jurich, Inc. at their meeting on June 13, 2022. CKS issued the Notice of Intent to Award to the contractor and the contract documents have been executed. A pre-construction meeting was held on August 4, 2022. Shop drawing submittal review is in progress. Materials anticipated for delivery November 2022. Construction has begun. All pipe installation complete. **All paving has been completed the week of April 24th. Final restoration of grass areas has also been completed. Final payment to contractor has been prepared.**	
4410	Northern Neshaminy Greenway Trail Project	2,650 lf of 8-ft.-wide bituminous trail extending along the North Branch of the Neshaminy Creek and connecting the Patriot Place, Lindenfield, and Chestnut Street neighborhoods.	The Borough received a Greenways, Trails, and Recreation Program (GTRP) grant in the amount of $249,971 from the DCED to complete the project. The total project cost is estimated at $294,084. CKS has begun the design. Completion deadline for the grant is June 30, 2024. The easement required at 90 W. Hamilton Street must be secured. **The project is currently out to bid. Bids are to be received August 3, 2023.**	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
DEVELOPMENT PROJECTS				
4389	Belle Property (Moser Group) Apartment Development	Project proposes to redevelop the former Chesterfield Academy School site by converting existing building into 4 multiplex apartments and 18 townhomes. (Project formerly proposed 25 garden apartments and 4 townhouses)	The project was considered by Borough Council on July 12, 2016 and the Council granted conditional approval. Revised plans addressing the Conditions of Approval and CKS's prior review have been submitted. These plans are dated November 24, 2015, last revised September 20, 2018. CKS completed a review of the plans and the conditions of approval have been addressed along with CKS's prior comments. Development Agreements have been executed. A preconstruction meeting was conducted June 17, 2019. The easement for trail and storm sewer has been secured from adjacent Aquarium Pharmaceuticals and the $10,000 fee-in-lieu of recreation has been paid to the Borough. As-built plans have recently been submitted for review and are acceptable. CKS forwarded paper and electronic copies to the Borough on September 14, 2022. A pre-paving punch list inspection has been requested by the Developer (9/24/21 email). Interior roads have been overlayed and landscaping is complete. CKS issued a final punch list dated December 13, 2021. Final punch list is now complete. Bollard at trail head has been damaged. As per discussion with Manager and Solicitor, once bollard is repaired, final construction escrow may be processed. No maintenance security is required for the project. **CKS to prepare final escrow release after "Notice of Termination" is issued for NPDES stormwater permit.**	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
4394	Patriot Station at Chalfont (131 North Main Street)	Land Development proposing the redevelopment of the former Brighten Place and St. James Church site with 68 (transit oriented) apartments, and a restaurant in the "historical" portion of the church.	The Borough drafted a Zoning Overlay District Ordinance to encourage transit-oriented and multi-property redevelopment of the area. The Ordinance was approved by Borough Council in August 2014. The Borough Council considered this project at their meeting on May 12, 2015 and granted Conditional Approval of the project. Revised plans (dated, last revised February 18, 2016) were submitted for review. CKS completed review of those plans and issued a letter dated March 25, 2016 with comments. Revised plan sheets addressing CKS's comments were received and found acceptable. Plans for recording and construction have been provided. The PennDOT Highway Occupancy Permits for the project have been secured. Agreements have been executed and a pre-construction meeting was held June 24, 2016. Site construction associated with Phase 1 is complete. CKS issued a final Punch List on June 8, 2017. Developer has addressed physical work items on Punch List. As-built plans have been provided and distributed. The maintenance security has been posted and dedication of improvements within easements has occurred. Borough Council approved the close-out of the maintenance security for Phase 1 at their March 10, 2020 meeting.	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
4400	Chalfont View (Hellberg/Swim Club Properties) Residential Subdivision	Project proposes development of the Hellberg and Lenape Valley Swim Club tracts plus the Estes and Hopkins properties (17.5 total acres) into 58 single-family residential homes having 7,000 sf minimum lots. In addition, modifications to the adjacent Chalfont Greene Stormwater Detention Basin, along with off-site improvements including the completion of sidewalk along the west side of North Main Street from Westview Avenue to Swartley-Winkleman fields, are proposed by the project.	Council conducted a Conditional Use Hearing at their July 14, 2015 meeting and granted the Conditional Use of the B-13 (Village House) and B-14 (Small Village House) within the B-12 (Planned Village Development) subject to conditions. Borough Council also approved a text amendment to the Zoning Ordinance at their July 14, 2015 meeting to address zoning. Following the above approvals, the project proposed additional residential units on two adjacent parcels (Hopkins and Estes). As a result, an amendment to the Conditional Use approval was requested to include these parcels. The amendment was considered by Council on September 13, 2016 and approved. Council granted conditional preliminary plan approval at their November 8, 2016 meeting and conditional final plan approval on June 13, 2017. Plans dated with a last revised date of May 30, 2017 are now acceptable for recording. PennDOT HOP permits have been issued. Agreements have been executed and construction has started. CKS has also completed a review of the legal descriptions and exhibit plans for the easements and right-of-way to be secured and find those documents acceptable for processing. All off-site easement/row agreements have been executed. Construction is nearly complete. Developer has completed the conversion of the temporary sediment basin to the permanent bioretention basin. Final paving of interior roads is complete. Paving of Westview Avenue has been performed. CKS issued a final punch list to the Developer on December 14, 2020. As-built plans have been approved and distributed to the Borough. Punch list work is complete. Council accepted dedication of public improvements at their meeting on June 14, 2021 starting the 18-month maintenance period. CKS prepared the final construction escrow release dated July 2, 2021 for processing. Maintenance period to end December 14, 2022. CKS recently performed a maintenance period inspection. CKS issued a letter dated October 12, 2022 with items to be addressed. **Punch list work has been completed. CKS issued a letter dated March 27, 2023 indicating the Maintenance Bond Punch List has been addressed.** **Borough Manager and Engineer met with Chalfont View HOA representatives on May 2, 2023 to discuss HOA concerns.** **This project will be removed from my report next month.**	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
4405	Chalfont Crossing Land Development	Development of the southwest corner of Bristol Road and Route 202. Project proposes 61 townhome units. Project is located in the Borough's newly adopted Butler Avenue Gateway Commercial Overlay Zoning District.	The Developer presented the project at the Planning Commission on January 28, 2019 and Council on February 12, 2019 to receive feedback on the project plus present an alternate proposal involving 62 homes with no commercial space. It appears the all-residential alternative is what the Developer is now proposing. An amendment to the Overlay Ordinance has been drafted to permit an all-residential alternative. The Ordinance amendment was considered by the PC at their meeting on May 20, 2019 and June 24, 2019, and Council approved the ordinance amendment on June 11, 2019. A set of revised plans proposing 61 townhomes was submitted, dated November 15, 2018, last revised July 29, 2019. CKS completed a review of those plans and issued a letter dated August 21, 2019, with comments. The Borough Planning Commission recommended conditional final approval of the plans at their August 26, 2019 meeting. Council conditionally approved the Land Development proposal at their meeting on November 12, 2019. The NPDES Stormwater Permit has been issued for the project. PennDOT approved the HOP application and the Traffic Signal Plans for the project. Revised plans were submitted, dated last revised October 26, 2020, addressing the conditions of approval as well as CKS's prior reviews. CKS completed a review of those plans and issued a letter dated November 3, 2020 indicating the plans were acceptable. A revised construction escrow tabulation was issued by CKS on November 4, 2020. Development agreements have been executed. Plans to be recorded. Easements associated with the off-site sidewalk to be secured. A pre-construction meeting was held December 11, 2020. Construction has started. Utilities, including storm sewer construction, are being performed. **Home building construction has begun. Sidewalk along Butler Avenue from Moyer Road to project site has been installed.**	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
4408	202 N. Main Street Land Development	Project proposes a new 2,130 sf two-story building with associated parking on a 0.4-acre lot. An existing 2,941 sf building is to remain. The new building will contain three garden apartments and the existing building will contain five garden apartments for a total of eight apartments.	The Borough's Zoning Hearing Board granted three variances for the project to permit the lot size to be 15,825 sf (20,000 sf required by Z.O. 407.2.E.1.b); 21 feet of building separation (30 feet required by Z.O. 407.2.E.1.g); and eight dwelling units (Z.O. 707.H). Land Development Plans dated April 12, 2019 have been submitted for review. CKS completed a review and issued a letter dated June 4, 2019, with comments. Borough Planning Commission considered this project at their meeting on June 24, 2019 and recommended approval with conditions. Council granted conditional approval at the July 9, 2019 meeting. Revised plans dated last revised December 3, 2019 have been submitted for review. CKS completed a review of those plans and issued a letter dated December 19, 2019 with comments to be addressed. Plans dated last revised April 6, 2020 have been submitted for review. CKS completed a review of those plans and issued a letter dated April 9, 2020 indicating the plans are now acceptable. Escrow tabulation has been prepared and issued June 16, 2020. Agreements have been prepared and executed. Plans have been recorded. A preconstruction meeting was held February 23, 2022. Site work has begun and is complete. CKS conducted a final punch list inspection and issued a letter dated November 17, 2022 with items to be addressed. **All items have been addressed. CKS prepared a final escrow release dated April 21, 2023. There is no maintenance security associated with this project. The project will be removed from my report next month.**	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

CHALFONT BOROUGH PROJECTS
ENGINEER'S STATUS REPORT
Last Updated August 1, 2023

FILE NO.	PROJECT NAME	SCOPE	CURRENT STATUS	NEXT ACTION
4411	Hilltop Trust Building Addition (125 Butler Avenue – Kyle Carr)	Project proposes a 2,604-sf building addition to the existing building located on the 0.92-acre site. Two existing apartments (B8 Residential Conversion) are to remain. Addition will be for a 3-bay garage (E16 Automotive Repair)	The Borough's Zoning Hearing Board granted variances from Sections 440-41, 440-86.D, and 440-20.A(1) which are necessary to permit the granting of a Special Exception to permit the expansion of the existing non-conforming structure. CKS completed a review of revised Land Development Plans dated January 24, 2022, last revised November 2, 2022, and issued a letter dated December 12, 2022 with comments. Borough Planning Commission recommended conditional approval to Council at their January 2023 meeting. Revised plans have recently been submitted with a latest revision date of February 14, 2023. CKS completed a review of those plans and issued a letter dated March 13, 2023, with comments. **At their meeting on May 9, 2023, Council granted conditional approval of the Land Development and requested waivers. Revised plans to be submitted addressing conditions of approval.**	

NOTE: UPDATES FOR THE CURRENT MONTH ARE IN BOLD.

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August 3, 2023

VIA E-MAIL
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Chalfont Borough Council
Chalfont Borough Hall
40 North Main Street
Chalfont, PA 18914

Re: Solicitor's Report— August 8, 2023 Borough Council Meeting

Dear Borough Council Members:

The following is a summary of the Borough's legal matters updated from the prior report:

[redacted]

[redacted]

Very truly yours,

Michael J. Meginniss

CENTRAL BUCKS REGIONAL POLICE
Police Activity Report – July 2023

POLICE ACTIVITY	CBRPD		Chalfont Borough		Doylestown Borough		New Britain Borough	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Total Incidents	1443	11359	269	2162	907	6967	267	2230
ARRESTS								
Felonies & Misdemeanors	17	109	1	16	12	77	4	16
Summary Offenses	16	79	0	3	16	73	0	3
ACCIDENTS								
Reportable	9	61	3	16	5	39	1	6
Non-Reportable	24	205	0	22	21	159	3	24
TRAFFIC								
Traffic Citations	51	510	5	82	32	311	14	117
Warnings	150	1386	34	279	88	772	28	335
PART I CRIMES								
01 Homicide	0	0	0	0	0	0	0	0
02 Rape	0	1	0	0	0	0	0	1
03 Robbery	0	0	0	0	0	0	0	0
04 Assault	1	24	0	3	0	18	1	3
05 Burglary	0	5	0	1	0	4	0	0
06 Larceny Theft	4	43	0	4	1	34	3	5
07 Motor Vehicle Theft	1	6	0	1	1	4	0	1
09 Arson	0	0	0	0	0	0	0	0
PART II CRIMES								
10 Forgery/Counterfeit	0	7	0	0	0	7	0	0
11 Fraud	9	40	2	9	4	19	3	12
12 Embezzlement	0	0	0	0	0	0	0	0
13 Stolen Prop-Receiv, Posses	0	0	0	0	0	0	0	0
14 Vandalism	4	18	1	5	3	12	0	1
15 Weapons	2	19	1	15	1	3	0	1
16 Prostitution	0	0	0	0	0	0	0	0
17 Sex Offenses	2	10	1	2	1	7	0	1
18 Drug Violation	1	21	0	2	0	9	1	10
19 Gambling	0	0	0	0	0	0	0	0
20 Off Against Family/Child	0	0	0	0	0	0	0	0
21 DUI	4	21	2	5	2	16	0	0
22 Liquor Laws	0	6	0	1	0	5	0	0
23 Public Drunkenness	1	15	0	1	1	14	0	0
24 Disorderly Conduct	8	42	0	3	8	38	0	1
25 Vagrancy	6	16	0	0	6	16	0	0
26 All Other Offenses	8	61	1	9	7	47	0	5
3921 Abandoned 911	50	418	8	71	34	292	8	55
3820 Assist Motorists	8	50	3	16	4	29	1	5
3926 Check Well Being	24	218	0	33	20	151	4	34
3801 House Checks	3	14	2	7	1	5	0	2
4031/30 Traffic Enf/Speed Detail	214	1770	53	431	100	842	61	497
9100-05, 9122 Pro-Active Patrols	192	1381	51	368	83	667	58	346
Services provided and split evenly amongst municipalities								
8902/04 Live Scan - Assists, Employ.	39	356	13	119	13	119	13	118
8700/08 K9 Training and Assists	4	35	2	13	1	12	1	10
8518 Record Checks	6	55	2	16	2	18	2	21
9121 Training	1	1	0	0	1	1	0	0

Chalfont Borough
Total Incidents: 252
July 2023

Incident	Munic.	Date/Time	Description	Street Name
20230701M9804	27	7/1/2023 0:05	PATROL CHECKS	BUTLER
20230701M9820	27	7/1/2023 7:18	TRAFFIC ENFORCEMENT	MAIN
20230701M9821	27	7/1/2023 10:42	TRAFFIC ENFORCEMENT	BUTLER
20230702M9846	27	7/1/2023 22:20	SPEED DETAIL	MAIN
20230703M9887	27	7/3/2023 6:37	PATROL CHECKS	CHESTNUT
20230703M9902	27	7/3/2023 9:00	WEAPONS - SALE - FIREARMS	BUTLER
20230703M9892	27	7/3/2023 10:30	PATROL CHECKS	BUTLER
20230703M9893	27	7/3/2023 11:46	M.V. VIOLATION - NOT CITATIONS/WARNINGS	BUTLER
20230703M9899	27	7/3/2023 14:00	SIGNALS/SIGNS OUT	BUTLER
20230703M9905	27	7/3/2023 14:57	DOMESTIC-STAND BY	HAMILTON
20230703M9906	27	7/3/2023 15:30	PATROL CHECKS	OAK
20230703M9914	27	7/3/2023 20:15	TRAFFIC ENFORCEMENT	BRISTOL
20230703M9915	27	7/3/2023 21:01	FIREWORKS/GUN SHOTS HEARD COMP.	PATRIOT
20230704M9920	27	7/4/2023 0:35	TRAFFIC ENFORCEMENT	BUTLER
20230704M9919	27	7/4/2023 0:53	MOTOR VEHICLE WARNINGS	BUTLER
20230704M9921	27	7/4/2023 2:12	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	SUNSET
20230704M9938	27	7/4/2023 6:45	PATROL CHECKS	CHESTNUT
20230704M9944	27	7/4/2023 12:05	PATROL CHECKS	BLUE JAY
20230704M9950	27	7/4/2023 20:09	MOTOR VEHICLE CITATIONS	MAIN
20230704M9955	27	7/4/2023 21:28	TRANSPORT BY POLICE	BUTLER
20230704M9956	27	7/4/2023 21:36	ASSIST MOTORIST/DISABLE VEH	PARK
20230705M9988	27	7/5/2023 9:52	ABANDONED 911 CALLS	SKYLINE
20230705M9989	27	7/5/2023 11:20	ABANDONED 911 CALLS	MAIN
20230705M9991	27	7/5/2023 13:01	ASSIST AMBULANCE	MAIN
20230705M9995	27	7/5/2023 13:38	ABANDONED 911 CALLS	LANGHORNE
20230705M9999	27	7/5/2023 15:41	SPEED DETAIL	MAIN
20230705M9998	27	7/5/2023 15:56	MOTOR VEHICLE WARNINGS	MAIN
20230706M0007	27	7/5/2023 20:40	ASSIST OTHER POLICE AGENCY	HARTZELS
20230706M0015	27	7/6/2023 2:17	TRAFFIC ACCIDENT/REPORTABLE	BUTLER
20230706M0029	27	7/6/2023 11:25	ASSIST AMBULANCE	LANGHORNE
20230706M0036	27	7/6/2023 15:32	SPEED DETAIL	SUNSET
20230707M0056	27	7/7/2023 5:43	MENTAL SUBJECTS	PARK
20230707M0060	27	7/7/2023 8:45	PATROL CHECKS	SUNSET
20230707M0065	27	7/7/2023 9:38	RIGHT TO KNOW REQUEST	MAIN
20230707M0068	27	7/7/2023 9:55	SPEED DETAIL	PARK
20230707M0071	27	7/7/2023 11:15	PATROL CHECKS	BUTLER
20230707M0078	27	7/7/2023 13:28	OVERNIGHT PARKING	SKYLINE
20230707M0079	27	7/7/2023 13:37	OVERNIGHT PARKING	MARIAN
20230707M0081	27	7/7/2023 14:00	SPEED DETAIL	MOYER
20230707M0089	27	7/7/2023 15:00	DIRECTED PATROL	OAK
20230707M0099	27	7/7/2023 19:38	TRAFFIC ENFORCEMENT	HIBISCUS
20230707M0097	27	7/7/2023 19:45	MOTOR VEHICLE WARNINGS	HIBISCUS
20230707M0102	27	7/7/2023 21:02	PATROL CHECKS	BUTLER
20230707M0107	27	7/7/2023 21:55	TRAFFIC ENFORCEMENT	BUTLER
20230707M0112	27	7/7/2023 23:20	TRAFFIC ENFORCEMENT	BUTLER
20230708M0113	27	7/8/2023 1:18	MOTOR VEHICLE WARNINGS	BUTLER
20230708M0126	27	7/8/2023 5:51	ASSIST MOTORIST/DISABLE VEH	BUTLER
20230708M0131	27	7/8/2023 10:00	SPEED DETAIL	SUNSET

20230708M0137	27	7/8/2023 12:01	CIVIL COMPLAINTS	HILLCREST
20230708M0140	27	7/8/2023 13:45	PATROL CHECKS	MAIN
20230708M0141	27	7/8/2023 14:00	PATROL CHECKS	CHESTNUT
20230708M0144	27	7/8/2023 14:25	ABANDONED 911 CALLS	HILLCREST
20230708M0159	27	7/8/2023 19:30	TRAFFIC ENFORCEMENT	HIBISCUS
20230708M0160	27	7/8/2023 19:50	MOTOR VEHICLE WARNINGS	HIBISCUS
20230708M0162	27	7/8/2023 22:56	MOTOR VEHICLE CITATIONS	BUTLER
20230709M0184	27	7/9/2023 9:55	PATROL CHECKS	BUTLER
20230709M0185	27	7/9/2023 10:15	SPEED DETAIL	PARK
20230709M0186	27	7/9/2023 10:45	PATROL CHECKS	CHESTNUT
20230709M0188	27	7/9/2023 11:46	ASSIST AMBULANCE	MAIN
20230709M0204	27	7/9/2023 23:40	PATROL CHECKS	HAMILTON
20230709M0205	27	7/9/2023 23:44	PATROL CHECKS	CHESTNUT
20230709M0206	27	7/9/2023 23:52	PATROL CHECKS	MOYER
20230710M0208	27	7/10/2023 1:53	DIRECTED PATROL	CHESTNUT
20230710M0210	27	7/10/2023 4:10	HAZARDOUS CONDITIONS	BUTLER
20230710M0221	27	7/10/2023 12:16	ASSIST AMBULANCE	MAIN
20230710M0230	27	7/10/2023 15:05	SPEED DETAIL	SUNSET
20230710M0231	27	7/10/2023 15:25	SPEED DETAIL	PARK
20230710M0225	27	7/10/2023 15:26	HOUSECHECK-RESIDENT REQUESTED-VACATION	LILAC
20230710M0232	27	7/10/2023 15:35	DOMESTIC	MAIN
20230711M0249	27	7/11/2023 7:35	SPEED DETAIL	SUNSET
20230711M0250	27	7/11/2023 7:52	SPEED DETAIL	SUNSET
20230711M0248	27	7/11/2023 7:55	MOTOR VEHICLE WARNINGS	SUNSET
20230711M0252	27	7/11/2023 8:25	SPEED DETAIL	PARK
20230711M0266	27	7/11/2023 13:42	MESSAGE DELIVERY/NOTIFICATIONS-PD INFO	ZACHARY
20230711M0269	27	7/11/2023 14:26	POLICE INFORMATION	PATRICK
20230711M0274	27	7/11/2023 16:22	ALL OTHER - THREATS	SHERRI
20230712M0284	27	7/12/2023 4:30	OVERNIGHT PARKING	PATRIOT
20230712M0293	27	7/12/2023 6:50	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	BUTLER
20230712M0290	27	7/12/2023 8:15	PATROL CHECKS	MAIN
20230712M0295	27	7/12/2023 9:00	POLICE INFORMATION	BUTLER
20230712M0298	27	7/12/2023 10:25	FRAUD	LIMEKILN
20230712M0303	27	7/12/2023 12:34	PROTECTION ABUSE ORDERS ISSUED ONLY	LANDING
20230712M0318	27	7/12/2023 17:05	MENTAL SUBJECTS	MEGAN
20230712M0322	27	7/12/2023 20:58	MOTOR VEHICLE WARNINGS	BRISTOL
20230712M0325	27	7/12/2023 21:48	ASSIST MOTORIST/DISABLE VEH	BUTLER
20230712M0326	27	7/12/2023 22:00	TRAFFIC ENFORCEMENT	BUTLER
20230713M0337	27	7/13/2023 2:14	ABANDONED 911 CALLS	PARK
20230713M0338	27	7/13/2023 3:20	PARKING TICKETS/PROBLEMS	PATRIOT
20230713M0348	27	7/13/2023 7:28	TRAFFIC ENFORCEMENT	LILAC
20230713M0353	27	7/13/2023 8:23	MISCELLANEOUS CALLS AND COMPLAINTS	LANGHORNE
20230713M0354	27	7/13/2023 9:19	SPEED DETAIL	ROSEMORE
20230714M0388	27	7/13/2023 17:58	ABANDONED 911 CALLS	BUTLER
20230713M0380	27	7/13/2023 21:50	PATROL CHECKS	MOYER
20230713M0386	27	7/13/2023 22:40	TRAFFIC ENFORCEMENT	BUTLER
20230713M0383	27	7/13/2023 23:09	MOTOR VEHICLE WARNINGS	BUTLER
20230714M0387	27	7/14/2023 0:10	PATROL CHECKS	SUNSET
20230714M0392	27	7/14/2023 3:20	PARKING TICKETS/PROBLEMS	PATRIOT
20230714M0409	27	7/14/2023 9:45	SPEED DETAIL	MAIN
20230716M0485	27	7/14/2023 23:48	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	DEERPATH
20230715M0437	27	7/15/2023 8:18	ANIMAL COMPLAINTS	PATRICK
20230715M0444	27	7/15/2023 12:39	ALARMS - FOUNDED/UNFOUNDED	BUTLER
20230715M0446	27	7/15/2023 13:28	CIVIL COMPLAINTS	BUTLER
20230715M0461	27	7/15/2023 23:35	PATROL CHECKS	BLUE JAY

20230716M0474	27	7/16/2023 12:43	DOMESTIC	INDEPENDENCE
20230716M0487	27	7/16/2023 20:55	MOTOR VEHICLE WARNINGS	BUTLER
20230717M0507	27	7/17/2023 6:44	TRAFFIC ACCIDENT/REPORTABLE	BUTLER
20230717M0515	27	7/17/2023 8:40	SPEED DETAIL	PARK
20230717M0543	27	7/17/2023 16:04	ASSIST AMBULANCE	BRISTOL
20230717M0548	27	7/17/2023 18:17	DOMESTIC-STAND BY	HAMILTON
20230717M0551	27	7/17/2023 19:35	PATROL CHECKS	BLUE JAY
20230717M0554	27	7/17/2023 20:28	MENTAL SUBJECTS	INDEPENDENCE
20230717M0559	27	7/17/2023 22:55	PATROL CHECKS	BUTLER
20230718M0561	27	7/17/2023 23:55	PATROL CHECKS	CHESTNUT
20230718M0563	27	7/18/2023 0:40	PATROL CHECKS	MAIN
20230718M0571	27	7/18/2023 1:00	OVERNIGHT PARKING	CHESTNUT
20230718M0566	27	7/18/2023 1:45	PATROL CHECKS	HAMILTON
20230718M0574	27	7/18/2023 7:41	TRAFFIC ENFORCEMENT	BUTLER
20230718M0578	27	7/18/2023 9:28	MOTOR VEHICLE WARNINGS	BUTLER
20230718M0584	27	7/18/2023 10:44	POLICE INFORMATION	BUTLER
20230718M0585	27	7/18/2023 12:08	RIGHT TO KNOW REQUEST	MAIN
20230718M0589	27	7/18/2023 14:10	SEX OFFENSES - OTHER CHARGES	FOREST
20230718M0589-V	27	7/18/2023 14:10	VICTIM SERVICE UNIT	FOREST
20230718M0602	27	7/18/2023 19:56	MOTOR VEHICLE WARNINGS	MAIN
20230718M0603	27	7/18/2023 20:18	SPEED DETAIL	PARK
20230718M0606	27	7/18/2023 21:30	CIVIL COMPLAINTS	FAIRVIEW
20230718M0609	27	7/18/2023 22:50	PATROL CHECKS	MOYER
20230719M0614	27	7/18/2023 23:40	TRAFFIC ENFORCEMENT	MAIN
20230719M0611	27	7/19/2023 0:10	MOTOR VEHICLE WARNINGS	MAIN
20230719M0615	27	7/19/2023 0:32	PATROL CHECKS	MAIN
20230719M0619	27	7/19/2023 3:36	DIRECTED PATROL	WESTVIEW
20230719M0622	27	7/19/2023 3:50	PARKING TICKETS/PROBLEMS	CHESTNUT
20230719M0620	27	7/19/2023 3:51	PARKING TICKETS/PROBLEMS	CHESTNUT
20230719M0621	27	7/19/2023 4:01	PARKING TICKETS/PROBLEMS	CHESTNUT
20230719M0623	27	7/19/2023 4:23	PATROL CHECKS	MAIN
20230719M0640	27	7/19/2023 10:00	TRAFFIC ENFORCEMENT	MAIN
20230719M0631	27	7/19/2023 14:26	TRAFFIC ACCIDENT/REPORTABLE	BRISTOL
20230719M0632	27	7/19/2023 15:25	OVERNIGHT PARKING	OXBOW
20230719M0657	27	7/19/2023 21:17	TRAFFIC ENFORCEMENT	BUTLER
20230720M0669	27	7/20/2023 4:18	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	MAIN
20230720M0677	27	7/20/2023 9:24	ASSIST AMBULANCE	HILLCREST
20230720M0680	27	7/20/2023 10:39	FRAUD - CREDIT CARDS	BUTLER
20230720M0690	27	7/20/2023 13:00	TRAFFIC ENFORCEMENT	MAIN
20230720M0700	27	7/20/2023 14:15	TRAFFIC ENFORCEMENT	BUTLER
20230720M0693	27	7/20/2023 14:23	MOTOR VEHICLE WARNINGS	BUTLER
20230720M0694	27	7/20/2023 14:25	MOTOR VEHICLE WARNINGS	BUTLER
20230720M0697	27	7/20/2023 14:52	MOTOR VEHICLE WARNINGS	BUTLER
20230720M0701	27	7/20/2023 15:40	PROTECTION ABUSE ORDERS ISSUED ONLY	BRISTOL
20230720M0709	27	7/20/2023 18:42	ASSIST AMBULANCE	HIBISCUS
20230720M0712	27	7/20/2023 20:34	SPEED DETAIL	SUNSET
20230720M0726	27	7/20/2023 23:40	MOTOR VEHICLE WARNINGS	MAIN
20230721M0729	27	7/21/2023 0:27	ASSIST OTHER POLICE AGENCY	SUNSET
20230721M0738	27	7/21/2023 9:00	SPEED DETAIL	SUNSET
20230721M0742	27	7/21/2023 13:25	MOTOR VEHICLE WARNINGS	MAIN
20230721M0745	27	7/21/2023 14:24	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	HIBISCUS
20230721M0744	27	7/21/2023 14:40	TRAFFIC ENFORCEMENT	HIBISCUS
20230721M0755	27	7/21/2023 18:50	SPEED DETAIL	PARK
20230721M0756	27	7/21/2023 19:07	MOTOR VEHICLE WARNINGS	PARK
20230721M0757	27	7/21/2023 21:20	PATROL CHECKS	BUTLER

20230721M0767	27	7/21/2023 22:55	PATROL CHECKS	CHESTNUT
20230721M0769	27	7/21/2023 23:35	PATROL CHECKS	MAIN
20230722M0770	27	7/22/2023 0:10	PATROL CHECKS	SUNSET
20230722M0781	27	7/22/2023 1:00	OVERNIGHT PARKING	CHESTNUT
20230722M0773	27	7/22/2023 1:20	PATROL CHECKS	BLUE JAY
20230722M0774	27	7/22/2023 2:30	PATROL CHECKS	HAMILTON
20230722M0780	27	7/22/2023 4:15	PATROL CHECKS	BUTLER
20230722M0783	27	7/22/2023 8:10	TRAFFIC ENFORCEMENT	MAIN
20230722M0782	27	7/22/2023 8:17	MOTOR VEHICLE CITATIONS	MAIN
20230722M0785	27	7/22/2023 9:44	ALARMS - FOUNDED/UNFOUNDED	CASTLEWOOD
20230722M0788	27	7/22/2023 10:54	ALARMS - FOUNDED/UNFOUNDED	PATRIOT
20230722M0792	27	7/22/2023 12:23	ASSIST AMBULANCE	HILLCREST
20230722M0799	27	7/22/2023 14:10	DRIVE UNDER INFLUENCE - DRUGS	LIMEKILN
20230722M0799-A	27	7/22/2023 16:25	FINGERPRINT/BOOKING - CBRPD CRIMINAL	BROAD
20230722M0802	27	7/22/2023 19:55	PATROL CHECKS	SUNSET
20230722M0803	27	7/22/2023 20:00	SPEED DETAIL	SUNSET
20230722M0809	27	7/22/2023 22:15	PATROL CHECKS	BUTLER
20230723M0818	27	7/23/2023 0:50	PATROL CHECKS	MAIN
20230723M0819	27	7/23/2023 1:10	PATROL CHECKS	HAMILTON
20230723M0820	27	7/23/2023 1:48	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	JASEN
20230723M0821	27	7/23/2023 2:10	PATROL CHECKS	CHESTNUT
20230723M0824	27	7/23/2023 4:00	TRANSPORT BY POLICE	POPLER
20230723M0829	27	7/23/2023 8:50	MENTAL SUBJECTS	MEGAN
20230723M0842	27	7/23/2023 15:15	ALARMS - FOUNDED/UNFOUNDED	MAIN
20230723M0844	27	7/23/2023 16:47	ABANDONED 911 CALLS	HILLCREST
20230723M0845	27	7/23/2023 19:50	ANIMAL COMPLAINTS	BUTLER
20230723M0848	27	7/23/2023 22:10	PATROL CHECKS	SUNSET
20230723M0849	27	7/23/2023 22:50	PATROL CHECKS	BUTLER
20230723M0853	27	7/23/2023 23:25	PATROL CHECKS	BLUE JAY
20230724M0854	27	7/24/2023 0:05	PATROL CHECKS	HAMILTON
20230724M0863	27	7/24/2023 1:00	OVERNIGHT PARKING	CHESTNUT
20230724M0856	27	7/24/2023 1:40	PATROL CHECKS	CHESTNUT
20230724M0862	27	7/24/2023 4:40	PATROL CHECKS	BUTLER
20230724M0864	27	7/24/2023 7:30	MOTOR VEHICLE WARNINGS	BUTLER
20230724M0882	27	7/24/2023 15:00	TRAFFIC ENFORCEMENT	MAIN
20230724M0884	27	7/24/2023 15:40	DIRECTED PATROL	BLUE JAY
20230724M0886	27	7/24/2023 16:21	MOTOR VEHICLE WARNINGS	BUTLER
20230725M0898	27	7/24/2023 21:12	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	HAMILTON
20230725M0911	27	7/25/2023 8:00	TRAFFIC ENFORCEMENT	BUTLER
20230725M0918	27	7/25/2023 8:55	TRAFFIC ENFORCEMENT	MAIN
20230725M0921	27	7/25/2023 10:40	SPEED DETAIL	MAIN
20230725M0925	27	7/25/2023 11:58	MOTOR VEHICLE WARNINGS	BUTLER
20230725M0930	27	7/25/2023 12:37	DOMESTIC	INDEPENDENCE
20230725M0932	27	7/25/2023 14:43	MOTOR VEHICLE WARNINGS	MAIN
20230725M0940	27	7/25/2023 21:47	PATROL CHECKS	BUTLER
20230726M0954	27	7/25/2023 22:26	MENTAL HEALTH/302 COMMITMENT	INDEPENDENCE
20230726M0954-V	27	7/25/2023 22:26	VICTIM SERVICE UNIT	INDEPENDENCE
20230726M0948	27	7/25/2023 23:45	PARKING TICKETS/PROBLEMS	HAMILTON
20230726M0967	27	7/26/2023 8:15	TRAFFIC ENFORCEMENT	MAIN
20230726M0969	27	7/26/2023 9:23	MOTOR VEHICLE CITATIONS	BUTLER
20230726M0986	27	7/26/2023 16:20	PERMITS/LICENSES ISSUED	MAIN
20230726M0988	27	7/26/2023 16:32	OVERNIGHT PARKING	INDEPENDENCE
20230726M0995	27	7/26/2023 18:44	CIVIL COMPLAINTS	MAIN
20230727M1007	27	7/26/2023 21:46	M.V. VIOLATION - NOT CITATIONS/WARNINGS	BUTLER
20230727M1008	27	7/27/2023 0:21	ABANDONED 911 CALLS	LILAC

20230727M1014	27	7/27/2023 7:20	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	ELM
20230727M1023	27	7/27/2023 9:48	HOUSECHECK-RESIDENT REQUESTED-VACATION	LILAC
20230727M1028	27	7/27/2023 10:19	SPEED DETAIL	MAIN
20230727M1026	27	7/27/2023 10:42	MOTOR VEHICLE CITATIONS	MAIN
20230727M1035	27	7/27/2023 13:24	SUSPICIOUS PERSONS,AUTOS,CIRCUMSTANCES	BUTLER
20230727M1040	27	7/27/2023 13:48	SPEED DETAIL	SUNSET
20230727M1039	27	7/27/2023 14:13	MOTOR VEHICLE WARNINGS	SUNSET
20230727M1057	27	7/27/2023 19:25	SPEED DETAIL	SUNSET
20230727M1056	27	7/27/2023 19:49	MOTOR VEHICLE WARNINGS	SUNSET
20230727M1070	27	7/27/2023 22:09	SPEED DETAIL	MAIN
20230727M1064	27	7/27/2023 22:14	MOTOR VEHICLE WARNINGS	MAIN
20230727M1068	27	7/27/2023 23:17	MOTOR VEHICLE WARNINGS	BUTLER
20230728M1072	27	7/28/2023 0:17	MOTOR VEHICLE WARNINGS	LIMEKILN
20230728M1076	27	7/28/2023 0:39	MOTOR VEHICLE WARNINGS	BUTLER
20230728M1082	27	7/28/2023 2:28	ASSIST AMBULANCE	INDEPENDENCE
20230728M1083	27	7/28/2023 3:00	DIRECTED PATROL	WESTVIEW
20230728M1085	27	7/28/2023 4:32	PARKING TICKETS/PROBLEMS	CHESTNUT
20230728M1086	27	7/28/2023 4:40	PARKING TICKETS/PROBLEMS	CHESTNUT
20230728M1088	27	7/28/2023 4:45	PARKING TICKETS/PROBLEMS	CHESTNUT
20230728M1100	27	7/28/2023 13:42	MENTAL SUBJECTS	MEGAN
20230728M1102-A	27	7/28/2023 18:18	DRIVE UNDER INFLUENCE - ALCOHOL	ZACHARY
20230728M1102	27	7/28/2023 18:29	DISTURBANCES-OTHER (FIGHTS,DISPUTES,ETC)	ZACHARY
20230728M1102-B	27	7/28/2023 21:15	FINGERPRINT/BOOKING - CBRPD CRIMINAL	BROAD
20230729M1107	27	7/28/2023 21:22	ASSIST AMBULANCE	PARK
20230729M1129	27	7/29/2023 8:28	FIRE ALARM (FALSE)	HELLBERG
20230730M1142	27	7/29/2023 21:10	SPEED DETAIL	MAIN
20230730M1143	27	7/29/2023 22:00	PATROL CHECKS	OAK
20230730M1160	27	7/30/2023 10:09	TRAFFIC ENFORCEMENT	BUTLER
20230731M1178	27	7/30/2023 21:20	TRAFFIC ENFORCEMENT	BUTLER
20230730M1172	27	7/30/2023 21:54	MOTOR VEHICLE WARNINGS	BUTLER
20230731M1180	27	7/31/2023 3:00	CRIMINAL MISCHIEF TO BUSINESS	BUTLER
20230731M1192	27	7/31/2023 7:12	PATROL CHECKS	CHESTNUT
20230731M1197	27	7/31/2023 9:43	TRAFFIC ENFORCEMENT	LILAC
20230731M1195	27	7/31/2023 9:58	POLICE INFORMATION	BUTLER
20230731M1202	27	7/31/2023 11:15	SPEED DETAIL	MAIN
20230731M1200	27	7/31/2023 11:29	MOTOR VEHICLE WARNINGS	MAIN
20230731M1214	27	7/31/2023 14:30	PATROL CHECKS	BUTLER
20230731M1229	27	7/31/2023 20:50	PATROL CHECKS	BLUE JAY
20230731M1228	27	7/31/2023 21:39	ASSIST OTHER POLICE AGENCY	SUNSET

CHALFONT BOROUGH
PUBLIC WORKS REPORT
July 2023

Borough Parks

Mowing contiunes in all parks as needed. All low hanging branchs have been cut back.

- A few bridge planks were replaced this month.
- Two park benchs were repainted after graffiti was discovered on them.
- All flower beds were weeded.

Garage Door

A garage door at the Public Works building broke down and Des-Carr Doors Inc. came out to put new springs on it.

Street Lights

Five Victorian street light heads were replaced on Oxford Lane.

Patrick Hallman
Public Works Foreman
July 6 - August 2, 2023

CHALFONT EMERGENCY MEDICAL SERVICES, INC. d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES

Financial Report

December 31, 2022 and 2021

dunlapSLK
A Professional Corporation
Certified Public Accountants & Business Advisors

CHALFONT EMERGENCY MEDICAL SERVICES, INC.
d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES
December 31, 2022 and 2021

Table of Contents

Independent Auditors' Report

To the Board of Directors
Chalfont Emergency Medical Services, Inc.
d/b/a Chal-Brit Regional Emergency Medical Services
Chalfont, Pennsylvania

Opinion

We have audited the financial statements of Chalfont Emergency Medical Services, Inc., (Organization) which comprise the statements of financial position as of December 31, 2022 and 2021, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Chalfont Emergency Medical Services, Inc. as of December 31, 2022 and 2021, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

1300 Horizon Drive, Suite 106, Chalfont, PA 18914-3970 www.dunlapslk.com **Main:** 267.594.DSLK (3755) **Fax:** 267.594.3741

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Organization's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

DunlapSLK, PC

Chalfont, Pennsylvania
July 14, 2023

CHALFONT EMERGENCY MEDICAL SERVICES, INC.
d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES
Statements of Financial Position
December 31, 2022 and 2021

	2022	2021
Assets		
Current Assets		
Cash	$ 677,846	$ 765,966
Accounts Receivable, Net of Allowance for Uncollectible Accounts 2022 $185,000; 2021 $212,000	508,124	411,425
Prepaid Expenses	13,416	6,910
Total Current Assets	1,199,386	1,184,301
Property and Equipment, Net	557,750	576,795
Total Assets	$ 1,757,136	$ 1,761,096
Liabilities and Net Assets		
Current Liabilities		
Current Portion of Long-Term Notes	$ 3,752	$ 323,853
Accounts Payable and Accrued Expenses	34,528	31,794
Deferred Revenue	52,110	48,804
Total Current Liabilities	90,390	404,451
Long-Term Liabilities		
Notes Payable	49,398	53,150
Total Liabilities	139,788	457,601
Net Assets		
Without Donor Restrictions		
Board Designated	48,651	48,603
Undesignated	1,548,848	1,230,262
Total Without Donor Restrictions	1,597,499	1,278,865
With Donor Restrictions	19,849	24,630
Total Net Assets	1,617,348	1,303,495
Total Liabilities and Net Assets	$ 1,757,136	$ 1,761,096

See notes to financial statements.

CHALFONT EMERGENCY MEDICAL SERVICES, INC.
d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES
Statements of Activities
Years Ended December 31, 2022 and 2021

	2022			2021		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
Support and Revenue						
Ambulance Service	$ 1,106,266	$ -	$ 1,106,266	$ 1,062,665	$ -	$ 1,062,665
Municipal Support	216,991	-	216,991	209,773	-	209,773
Memberships	95,913	-	95,913	101,552	-	101,552
Donations	18,544	-	18,544	24,688	-	24,688
Grants	-	45,562	45,562	-	50,695	50,695
Interest Income	134	-	134	107	-	107
Other Income	78	-	78	7,012	-	7,012
Net Assets Released from Restrictions	50,343	(50,343)	-	56,738	(56,738)	-
Total Support and Revenue	1,488,269	(4,781)	1,483,488	1,462,535	(6,043)	1,456,492
Expenses						
Program Services	1,059,696	-	1,059,696	971,985	-	971,985
Support Services						
General and Administrative	102,744	-	102,744	100,404	-	100,404
Fundraising	7,195	-	7,195	7,674	-	7,674
Total Expenses	1,169,635	-	1,169,635	1,080,063	-	1,080,063
Increase (Decrease) in Net Assets	318,634	(4,781)	313,853	382,472	(6,043)	376,429
Net Assets						
Beginning of Year	1,278,865	24,630	1,303,495	896,393	30,673	927,066
End of Year	$ 1,597,499	$ 19,849	$ 1,617,348	$ 1,278,865	$ 24,630	$ 1,303,495

See notes to financial statements.

CHALFONT EMERGENCY MEDICAL SERVICES, INC.
d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES
Statement of Functional Expenses
Year Ended December 31, 2022

	Program Services	General and Administrative	Fundraising	Totals
Salaries	$ 542,882	$ 45,255	$ -	$ 588,137
Bad Debts	189,533	-	-	189,533
Administration Services	69,281	-	-	69,281
Employee Benefits	59,493	-	-	59,493
Payroll Taxes	44,393	3,438	-	47,831
Depreciation	44,263	1,369	-	45,632
Repairs and Maintenance	25,575	-	-	25,575
Insurance	24,407	-	-	24,407
Medical Supplies	21,682	-	-	21,682
Accounting	-	16,570	-	16,570
Technology Services	-	14,526	-	14,526
Interest	13,375	-	-	13,375
Utilities	12,130	375	-	12,505
Office Expense	-	10,055	93	10,148
Professional Fees	-	7,586	-	7,586
Membership Billing	-	-	7,102	7,102
Telephone	5,832	180	-	6,012
Miscellaneous	4,619	-	-	4,619
Postage and Delivery	-	2,673	-	2,673
Uniforms	2,182	-	-	2,182
Bank Charges	-	717	-	717
Vehicle Fuel	49	-	-	49
Conferences and Training	-	-	-	-
Total Expenses	$ 1,059,696	$ 102,744	$ 7,195	$ 1,169,635

See notes to financial statements.

CHALFONT EMERGENCY MEDICAL SERVICES, INC.
d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES
Statement of Functional Expenses
Year Ended December 31, 2021

	Program Services	General and Administrative	Fundraising	Totals
Salaries	$ 480,562	$ 44,194	$ -	$ 524,756
Bad Debts	200,278	-	-	200,278
Administration Services	56,817	-	-	56,817
Employee Benefits	45,571	-	-	45,571
Payroll Taxes	39,349	3,351	-	42,700
Depreciation	43,569	1,348	-	44,917
Repairs and Maintenance	23,231	-	-	23,231
Insurance	23,747	-	-	23,747
Medical Supplies	16,168	-	-	16,168
Accounting	-	16,360	-	16,360
Technology Services	-	17,838	-	17,838
Interest	22,607	-	-	22,607
Utilities	9,025	279	-	9,304
Office Expense	-	11,340	-	11,340
Professional Fees	-	3,843	-	3,843
Membership Billing	-	-	7,674	7,674
Telephone	5,929	183	-	6,112
Miscellaneous	2,575	-	-	2,575
Postage and Delivery	-	1,130	-	1,130
Uniforms	2,497	-	-	2,497
Bank Charges	-	538	-	538
Vehicle Fuel	-	-	-	-
Conferences and Training	60	-	-	60
Total Expenses	$ 971,985	$ 100,404	$ 7,674	$ 1,080,063

See notes to financial statements.

CHALFONT EMERGENCY MEDICAL SERVICES, INC.
d/b/a CHAL-BRIT REGIONAL EMERGENCY MEDICAL SERVICES
Statements of Cash Flows
Years Ended December 31, 2022 and 2021

	2022	2021
Cash Flows from Operating Activities		
Increase in Net Assets	$ 313,853	$ 376,429
Adjustments to Reconcile Increase in Net Assets to Net Cash Provided by Operating Activities		
Bad Debts	189,533	200,278
Depreciation	45,632	44,917
Change in Assets and Liabilities		
(Increase) Decrease in		
Accounts Receivable	(286,232)	(354,433)
Prepaid Expenses	(6,506)	(972)
Increase (Decrease) in		
Accounts Payable and Accrued Expenses	2,734	5,736
Deferred Revenue	3,306	(18,993)
Net Cash Provided by Operating Activities	262,320	252,962
Cash Flows from Investing Activities		
Purchase of Property and Equipment	(26,587)	(37,812)
Cash Flows from Financing Activities		
Principal Payments on Long-Term Notes	(323,853)	(36,367)
Net Increase (Decrease) in Cash	(88,120)	178,783
Cash		
Beginning of Year	765,966	587,183
End of Year	$ 677,846	$ 765,966
Supplemental Disclosures of Cash Flow Information		
Cash Payments for Interest	$ 13,375	$ 22,607

See notes to financial statements.

1. NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Organization

Chalfont Emergency Medical Services, Inc. (the Organization), headquartered in New Britain Township, Bucks County, Pennsylvania, provides emergency medical care and educational services to its area of responsibility, which is concentrated in Bucks County. The Organization is also operating under the name of Chal-Brit Regional Emergency Medical Services. The revenues of the Organization are provided by ambulance service revenue, municipal support, and public memberships.

Basis of Accounting

The financial statements of the Organization have been prepared on the accrual basis of accounting, whereby revenues are recognized when earned, and expenses are recognized when incurred.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Financial Statement Presentation

Accounting standards prescribe the format for general-purpose financial statements for all not-for-profit organizations. The financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (US GAAP), which require the Organization to report information regarding its financial position and activities according to the following net asset classifications:

Net Assets Without Donor Restrictions - Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. These net assets may be used at the discretion of the Organization's management and the Board of Directors.

Net Assets With Donor Restrictions - Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by the actions of the Organization or by the passage of time. Other donor restrictions may be perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity. The Organization had no assets with perpetual donor restrictions at December 31, 2022 and 2021 and during the years then ended.

Cash

The Organization maintains its cash accounts in several banks. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000. The Organization has not experienced any losses in such accounts. Management believes it is not exposed to any significant credit risk on cash.

1. NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Accounts Receivable
Accounts receivable are stated at unpaid balances, less an allowance for doubtful accounts. The Organization provides for losses on accounts receivable using the allowance method. The allowance is based on experience, third-party contracts, and other circumstances, which may affect the ability of patients to meet their obligations. Receivables are considered impaired if full principal payments are not received in accordance with the contractual terms. It is the Organization's policy to charge off uncollectible accounts receivable when management determines the receivable will not be collected. Accounts receivable amounted to $257,270 as of December 31, 2020.

Property and Equipment
Property and equipment are stated at cost. Depreciation is provided generally on a straight-line basis over the estimated service lives of the respective classes of property. The estimated useful lives of depreciable assets are:

Classifications	Years
Building	10-40
Ambulances	5-10
Radio and Equipment	3-10

Revenue Recognition and Deferred Revenue
The Organization derives the majority of its revenue from ambulance services, municipal support, grants and membership fees. Revenue from certain grants, ambulance services, and membership fees are recognized under these new standards as described below.

Grants
The Organization receives grant funding from various sources. The grant agreements contain conditions relating to performance requirements or the incurrence of allowable expenditures. Revenue is recognized over time as each requirement is met or as the allowable expenditure is incurred. Any funds received prior to the Organization's right to recognize revenue is reported as deferred revenue in the statement of financial position. The Organization received a grant totaling $5,000 that is recognized as deferred revenue in the statement of financial position as of December 31, 2022. There was no deferred revenue as of December 31, 2021 and 2020.

Membership
The Organization offers a subscription plan, designed to save individuals out-of-pocket expenses. The subscription entitles the subscriber to emergency treatment and transport to area hospitals at no additional cost. The annual subscription plan is mailed to all households in May and is in effect from July to June. There are currently five levels of subscription membership to choose from at varying prices to accommodate different individual and family needs. The Organization recognizes membership fee revenue over the period for which the fee covers. The Organization received membership fees totaling $47,110 and $48,804 that have been recognized as deferred revenue in the statement of financial position as of December 31, 2022 and 2021, respectively. As of December 31, 2020, deferred revenue was $52,749.

1. NATURE OF ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue Recognition and Deferred Revenue (continued)

Ambulance Services
The Organization receives ambulance revenue from providing high quality basic and advanced life support pre-hospital care to the community in which they serve. When someone receives services without a membership, the Organization utilizes Cornerstone Adminisystems, Ambulance Billing Experts, to handle the payments and reimbursements with third-party insurance payers. In the case of emergency situations, no formal agreement has been reached; however, an oral contract is typically reached since the customer calls the Organization to request their assistance. The performance obligation is satisfied by the pre-hospital care provided. The transaction price is determined at the point in time in which Cornerstone Adminisystems has enough information to process claims for the customer. The insurance companies reimburse the provider on a fee-for-service basis and the Organization recognizes the revenue as they provide the service. Appropriate allowances giving recognition to third-party arrangements are also accounted for on an accrual basis.

Contributions
Contributions, including unconditional promises to give, are recorded as revenue when received. Property and other non-cash contributions are recorded at fair value at the date of gift or bequest. Contributions are considered to be available for unrestricted use unless they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assts without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Revenue recognized over time amounted to $141,475 and $152,247 during the years ended December 31, 2022 and 2021, respectively. Revenue recognized at a point in time amounted to $1,106,266 and $1,062,665 during the years ended December 31, 2022 and 2021, respectively.

Allocation of Expenses
The costs of providing the various programs and supporting activities of the Organization have been summarized on a functional basis in the statements of activities and functional expenses. Accordingly, certain costs have been allocated among the program and supporting activities based on time and effort.

Income Tax Status
The Organization is qualified as a non-profit organization under Section 501(c)(3) of the Internal Revenue Code. Accordingly, its income related to its tax exempt purpose is not subject to federal or state income taxes. The Organization did not have any unrelated business income for the years ended December 31, 2022 and 2021 that would be subject to federal or state income taxes. Consequently, the accompanying financial statements do not reflect any provision for income taxes.

The Organization accounts for uncertainty in income taxes using a recognition threshold of more-likely-than-not to be sustained upon examination by the appropriate taxing authority. Measurement of the tax uncertainty occurs if the recognition threshold is met. Management determined there were no tax uncertainties that met the recognition threshold in 2022 and 2021.

The Organization's Forms 990, Federal Return of Organizations Exempt from Income Tax, for the previous three years remains subject to examination by the Internal Revenue Service.

2. AVAILABILITY AND LIQUIDITY

Financial assets available for general expenditures, that is, without donor or other restrictions limiting their use within one year of December 31, 2022, comprise of the following:

Financial Assets at Period End	
Cash	$ 677,846
Accounts Receivable	508,124
Total Financial Assets	1,185,970
Less Amounts Not Available to be Used Within One Year	
Net Assets with Donor Restrictions	19,849
Board Designated Net Assets	48,651
	68,500
Financial Assets Available to Meet General Expenditures Over the Next Year	$ 1,117,470

Management believes that the Organization has sufficient financial assets on hand to meet operating cash flow needs.

3. PROPERTY AND EQUIPMENT

At December 31, 2022 and 2021, property and equipment is detailed as follows:

	Cost 12/31/2022	Depreciation 2022	Accumulated Depreciation 12/31/2022	2022 Net Book Value
Building	$ 609,044	$ 15,305	$ 226,104	$ 382,940
Ambulances	200,180	20,018	93,689	106,491
Equipment	245,496	10,309	177,177	68,319
	$ 1,054,720	$ 45,632	$ 496,970	$ 557,750

	Cost 12/31/2021	Depreciation 2021	Accumulated Depreciation 12/31/2021	2021 Net Book Value
Building	$ 609,044	$ 15,306	$ 210,799	$ 398,245
Ambulances	200,180	20,018	73,671	126,509
Equipment	218,909	9,593	166,868	52,041
	$ 1,028,133	$ 44,917	$ 451,338	$ 576,795

4. NOTES PAYABLE

The Organization had a loan with Penn Community Bank that matured on January 1, 2033. The monthly payment on the loan was $3,383, including interest. The loan was secured by real estate. On November 14, 2013, the loan was modified and the interest rate set at 4.5% per annum from December 1, 2013 through November 1, 2018. On that date and every five years thereafter, the interest was to be reset at the greater of the five-year constant maturity treasury index plus 2.75% per annum or 4.5% per annum. However, the Organization made additional payments and paid off the loan as of August 2022. At December 31, 2022 and 2021, the outstanding balance on this loan was $0 and $320,175, respectively.

On September 16, 2019, the Organization issued two loans with KS StateBank for a total of $88,830 consisting of a five year loan for $26,915, and a one year loan for $61,915 to finance the purchase of a 2018 Ford Ambulance Truck. The annual payment on the five year loan is $6,580, including interest at 7.09% per annum. The Organization made additional payments and paid off the loan as of June 2021. The annual payment on the one year loan was due September 2020, including interest at 7.09% per annum. However, in May 2020, the Organization received a Pennsylvania Emergency Management Agency (PEMA) loan for $61,915, to satisfy the KS StateBank one year loan. The monthly payment on the PEMA loan is $398, including interest. The loan matures on June 1, 2035, and the interest rate is 2% per annum. At December 31, 2022 and 2021, the outstanding balance on this loan was $53,150 and $56,828, respectively. The loans are secured by the ambulance.

Aggregate maturities of these note payables are as follows:

Year Ending December 31,	Amount
2023	$ 3,752
2024	3,828
2025	3,905
2026	3,984
2027	4,065
2028 and Thereafter	33,616
	$ 53,150

5. FINANCE COMMITMENT

In July 2022, the Organization entered into a note payable agreement for $56,128 at 8.10% with KS Statebank to finance a portion of the purchase price for an ambulance. As of December 31, 2022, the Organization has not received the ambulance due to delays and the delivery date is unknown. Due to the delay, the Organization has not received the funds from KS Statebank. As of December 31, 2022, the Organization has a commitment to repay the loan at the negotiated amount and terms contingent upon receipt of the ambulance.

6. DESIGNATED NET ASSETS WITHOUT DONOR RESTRICTIONS

The Board of Directors has designated $48,651 and $48,603 of the net assets without donor restrictions balance held at December 31, 2022 and 2021, respectively, for ambulance-designated debt service.

7. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are available for the following purposes at December 31:

	2022	2021
Strike Team	$ 13,446	$ 13,446
Emergency Vehicle Purchase	6,403	11,184
	$ 19,849	$ 24,630

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes or by occurrence of other events specified by donors as follows:

	2022	2021
Purposes Restrictions Accomplished:		
Debt Reduction	$ 45,562	$ -
Emergency Vehicle Purchase	4,781	15,036
Heart Monitor Purchase	-	23,267
Worker's Compensation Insurance	-	15,048
Covid-19 Related Expenditures	-	3,387
	$ 50,343	$ 56,738

8. SIMPLE IRA PLAN

The Organization established a Simple IRA Plan for its employees on October 28, 2021. All employees are eligible to participate in the Plan upon the later of the Plan's effective date or the employee's date of hire. The Organization makes a matching contribution equal to the employees' salary reduction contributions up to a limit of 3% of employees' compensation for the year. The Organization's employer matching contribution percentage rate is, as a matter of policy, determined each year by the Board of Directors. For the years ended December 31, 2022 and 2021, the matching amount was $9,021 and $1,888, respectively.

9. LAND LEASE

The Organization's building is located on land owned by New Britain Township and leased for $1 per year. The lease runs for 20 years ending in 2027, with three additional three-year renewal terms unless either party provides three months' notice of termination.

10. COMPENSATED ABSENCES

The Organization has a paid time off policy that covers time off from work for personal purposes, vacations, and other occasions. According to the policy, paid time off can only be carried over up to 72 hours and anything beyond that can be paid out by approval from supervisor. At December 31, 2022 and 2021, the balance in accrued vacation was $7,710 and $7,809, respectively.

11. SUBSEQUENT EVENTS

Management has evaluated events and transactions that occurred after December 31, 2022, through July 14, 2023, the date the financial statements were available to be issued and determined the following needs to be disclosed.

The Organization purchased an Ambulance in May 2023 for $255,895.

Chalfont Emergency Medical Services, Inc.
Calls For
June 2023

Number of Calls- 168

116 ALS
52 BLS

In Service Time ALS 100%

Calls by Municipality

New Britain Twsp.	59
Hilltown Twsp.	37
Warrington Twsp.	14
Chalfont Boro.	10
New Britain Boro.	7
Doylestown Twsp.	2
Doylestown Boro.	1
Other	38

Note: Cover call Details
Grandview (M151) - 38 Calls
Souderton (M339) - 5 Calls
Lansdale (VMSC) - 2 Calls
St. Lukes (M108) - 3 Calls

Yearly Call Volume Comparsion

2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	% of Calls
NBT	49	39	73	64	60	59							344	24.52%
Hilltown Twp.	52	35	47	45	41	37							257	18.32%
New Britain Boro	3	9	7	8	9	7							43	3.06%
Chalfont	18	13	11	14	12	10							78	5.56%
Warrington	10	9	10	13	6	14							62	4.42%
Doylestown Twp.	2	2	2	4	3	2							15	1.07%
Doylestown Boro	1	0	0	3	1	1							6	0.43%
Other	27	17	21	31	31	38							165	11.76%
TOTAL CALLS	162	124	171	182	163	168	0	0	0	0	0	0	970	0.00%

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	% of Calls
NBT	70	65	59	61	79	58	43	56	73	64	62	67	757	53.96%
Hilltown Twp.	46	41	36	40	39	30	37	37	45	46	41	43	481	34.28%
New Britain Boro	8	8	5	5	7	8	6	7	9	10	9	10	92	6.56%
Chalfont	12	16	11	10	11	13	14	9	14	11	9	22	152	10.83%
Warrington	11	7	4	9	10	14	10	7	5	5	12	18	112	7.98%
Doylestown Twp.	16	4	7	5	8	6	4	3	5	8	7	7	80	5.70%
Doylestown Boro	1	1	1	2	1	2	2	0	1	0	3	3	17	1.21%
Other	60	64	45	43	26	32	26	54	29	42	24	39	484	34.50%
TOTAL CALLS	224	206	168	175	181	163	142	173	181	186	167	209	2175	100.00%

2021	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	% of Calls
NBT	50	64	78	62	65	67	63	59	59	49	40	56	712	50.75%
Hilltown Twp.	35	29	41	28	20	40	38	47	42	42	27	33	422	30.08%
New Britain Boro	5	6	7	5	8	8	11	8	8	6	8	6	86	6.13%
Chalfont	14	13	11	14	16	13	16	11	20	18	9	6	161	11.48%
Warrington	11	4	5	4	7	7	7	7	7	10	7	9	85	6.06%
Doylestown Twp.	7	2	8	3	5	5	5	5	9	3	2	1	55	3.92%
Doylestown Boro	0	0	2	1	1	0	0	1	1	1	1	0	8	0.57%
Other	39	36	34	31	50	44	45	59	66	49	24	51	528	37.63%
TOTAL CALLS	161	154	186	148	172	184	185	197	212	178	118	162	2057	100.00%

June 2023

Date	Hour	134-B	134-BR	134-B Total	134-I	134-IR	134-I Total	134A	134-AR	134-A Total	134-ANY
Total	Hours	9	0	9	0	0	0	720	0	720	720
Percent	Hours	1%	0%	1%	0%	0%	0%	100%	0%	100%	100%
Jun 01	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 02	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 03	Hours	9	0	9	0	0	0	24	0	24	24
	Pcnt	37%	0%	37%	0%	0%	0%	100%	0%	100%	100%
Jun 04	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 05	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 06	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 07	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 08	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 09	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 10	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 11	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 12	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 13	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 14	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 15	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 16	Hours	0	0	0	0	0	0	24	0	24	24

	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 17	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 18	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 19	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 20	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 21	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 22	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 23	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 24	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 25	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 26	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 27	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 28	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 29	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jun 30	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%

Chalfont Emergency Medical Services, Inc.
Calls For
July 2023

Number of Calls- 194

129 ALS
65 BLS

In Service Time ALS 100%

Calls by Municipality

New Britain Twsp.	55
Hilltown Twsp.	41
Chalfont Boro.	16
Warrington Twsp.	7
New Britain Boro.	7
Doylestown Twsp.	6
Doylestown Boro.	2
Other	60

Note: Cover call Details
Grandview (M151) – 58 Calls
Souderton (M339) - 8 Calls
Lansdale (VMSC) - 7 Calls
St. Lukes (M108) - 7 Calls

Yearly Call Volume Comparsion

2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	% of Calls
NBT	49	39	73	64	60	59	55						399	28.44%
Hilltown Twp.	52	35	47	45	41	37	41						298	21.24%
New Britain Boro	3	9	7	8	9	7	7						50	3.56%
Chalfont	18	13	11	14	12	10	16						94	6.70%
Warrington	10	9	10	13	6	14	7						69	4.92%
Doylestown Twp.	2	2	2	4	3	2	6						21	1.50%
Doylestown Boro	1	0	0	3	1	1	2						8	0.57%
Other	27	17	21	31	31	38	60						225	16.04%
TOTAL CALLS	162	124	171	182	163	168	194	0	0	0	0	0	1164	0.00%

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	% of Calls
NBT	70	65	59	61	79	58	43	56	73	64	62	67	757	53.96%
Hilltown Twp.	46	41	36	40	39	30	37	37	45	46	41	43	481	34.28%
New Britain Boro	8	8	5	5	7	8	6	7	9	10	9	10	92	6.56%
Chalfont	12	16	11	10	11	13	14	9	14	11	9	22	152	10.83%
Warrington	11	7	4	9	10	14	10	7	5	5	12	18	112	7.98%
Doylestown Twp.	16	4	7	5	8	6	4	3	5	8	7	7	80	5.70%
Doylestown Boro	1	1	1	2	1	2	2	0	1	0	3	3	17	1.21%
Other	60	64	45	43	26	32	26	54	29	42	24	39	484	34.50%
TOTAL CALLS	224	206	168	175	181	163	142	173	181	186	167	209	2175	100.00%

2021	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL	% of Calls
NBT	50	64	78	62	65	67	63	59	59	49	40	56	712	50.75%
Hilltown Twp.	35	29	41	28	20	40	38	47	42	42	27	33	422	30.08%
New Britain Boro	5	6	7	5	8	8	11	8	8	6	8	6	86	6.13%
Chalfont	14	13	11	14	16	13	16	11	20	18	9	6	161	11.48%
Warrington	11	4	5	4	7	7	7	7	7	10	7	9	85	6.06%
Doylestown Twp.	7	2	8	3	5	5	5	5	9	3	2	1	55	3.92%
Doylestown Boro	0	0	2	1	1	0	0	1	1	1	1	0	8	0.57%
Other	39	36	34	31	50	44	45	59	66	49	24	51	528	37.63%
TOTAL CALLS	161	154	186	148	172	184	185	197	212	178	118	162	2057	100.00%

Date	Hour	134-B	134-BR	134-B Tota	134-I	134-IR	134-I Total	134A	134-AR	134-A Tota	134-ANY
Total	Hours	0	0	0	0	0	0	739	0	739	739
Percent	Hours	0%	0%	0%	0%	0%	0%	99%	0%	99%	99%
Jul 01	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 02	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 03	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 04	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 05	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 06	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 07	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 08	Hours	0	0	0	0	0	0	19	0	19	19
	Pcnt	0%	0%	0%	0%	0%	0%	79%	0%	79%	79%
	0700										
	0800										
	0900										
	1000										
	1100										
Jul 09	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 10	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 11	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 12	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 13	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%

Jul 14	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 15	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 16	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 17	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 18	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 19	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 20	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 21	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 22	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 23	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 24	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 25	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 26	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 27	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 28	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 29	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%
Jul 30	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%

Jul 31	Hours	0	0	0	0	0	0	24	0	24	24
	Pcnt	0%	0%	0%	0%	0%	0%	100%	0%	100%	100%

Chalfont Fire Company
Chiefs Report - July 2023

Total # of incidents: 23

Types of Calls

1. Fire	0
2. Rescue and Medical assist	4
3. Good Intent	7
4. Alarm Systems	9
5. Hazardous Condition	2
6. Service Call	1

Total Staff Hours for calls: 168:12:00

Alarms per municipality

Bedminster Twp	1
Chalfont Boro	1
Dublin Boro	1
New Britain Twp	16
Colmar/Hatfield Twp	1
Upper Makefield Twp	1
Warwick Twp	1
Perkasie Boro	1

Training-Maintenance and Drills 3

Total training hours 248:00:00 Total Available Points: 26

TOTAL STAFF HRS FIRES AND TRAINING 416:12:00

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 8/2/2023 3:21:13 PM

Incident Type and Street Name for Date Range

Incident Status: Reviewed | Start Date: 07/01/2023 | End Date: 07/31/2023

Incident Date	Address	Incident Type
07/05/2023	N 5th St, Perkasie, PA 18944	Cover assignment, standby, moveup
07/05/2023	E Fairwood Dr, Chalfont, PA 18914	CO detector activation due to malfunction
07/07/2023	Brittany Dr, Chalfont, PA 18914	Alarm system activation, no fire - unintentional
07/08/2023	Harrison Forge Ct, Chalfont, PA 18914	Alarm system activation, no fire - unintentional
07/08/2023	County Line Rd, Chalfont, PA 18914	Alarm system activation, no fire - unintentional
07/09/2023	Anthem Way, Chalfont, PA 18914	Carbon monoxide detector activation, no CO
07/09/2023	Cassandra Dr, Chalfont, PA 18914	Good intent call, other
07/13/2023	Creek Rd, Chalfont, PA 18914	Good intent call, other
07/14/2023	W Butler Ave, Chalfont, PA 18914	Gas leak (natural gas or LPG)
07/14/2023	Deep Run Rd, Dublin, PA 18917	Dispatched & cancelled en route
07/15/2023	Ferry Rd, Chalfont, PA 18914	Alarm system activation, no fire - unintentional
07/15/2023	New Jersey Ave, Chalfont, PA 18914	Medical assist, assist EMS crew
07/15/2023	Wrightstown Rd, Washington Crossing, PA 18977	Swift water rescue
07/15/2023	Golf Club Dr, Warwick, PA 18929	Swift water rescue
07/19/2023	Ridge Rd, Perkasie, PA 18944	Dispatched & cancelled en route
07/22/2023	Park Ave, Chalfont, PA 18914	Removal of victim(s) from stalled elevator
07/25/2023	County Line Rd, Chalfont, PA 18914	Arcing, shorted electrical equipment
07/28/2023	Township Line Rd, Chalfont, PA 18914	Smoke scare, odor of smoke
07/28/2023	Schoolhouse Rd, Chalfont, PA 18914	Good intent call, other
07/28/2023	Hilltown Pk, Chalfont, PA 18914	Alarm system activation, no fire - unintentional
07/29/2023	Hellberg Ave, Chalfont, PA 18914	Alarm system activation, no fire - unintentional
07/29/2023	Stewart Ln, Chalfont, PA 18914	Dispatched & cancelled en route
07/31/2023	Wynstone Ct, Colmar, PA 18915	Alarm system activation, no fire - unintentional

Total incidents: 23

Lists the Incident Date, Street Name (including City, State, Zip), and Incident Type of incidents occurring within the given Date Range. Only Reviewed incidents are included.

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 8/2/2023 3:22:49 PM

Incidents per Zone for Date Range

Start Date: 07/01/2023 | End Date: 07/31/2023

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 21 - Bedminster Twp				
2023-12210	611 - Dispatched & cancelled en route	07/19/2023	3115 Ridge Rd	34/74
			Total # Incidents for 21:	1
ZONE: 27 - Chalfont Boro				
2023-12901	745 - Alarm system activation, no fire - unintentional	07/29/2023	27 Hellberg Ave	34/74
			Total # Incidents for 27:	1
ZONE: 31 - Dublin Boro				
2023-11847	611 - Dispatched & cancelled en route	07/14/2023	103 Deep Run Rd	34/74
			Total # Incidents for 31:	1
ZONE: 48 - New Britian Twp.				
2023-11188	736 - CO detector activation due to malfunction	07/05/2023	230 E Fairwood Dr	34/74
2023-11275	745 - Alarm system activation, no fire - unintentional	07/07/2023	200 Brittany Dr	34/74
2023-11330	745 - Alarm system activation, no fire - unintentional	07/08/2023	107 Harrison Forge Ct	34/74
2023-11352	745 - Alarm system activation, no fire - unintentional	07/08/2023	4275 County Line Rd	34/74
2023-11403	746 - Carbon monoxide detector activation, no CO	07/09/2023	1019 Anthem Way	34/74
2023-11436	600 - Good intent call, other	07/09/2023	232 Cassandra Dr	34/74
2023-11762	600 - Good intent call, other	07/13/2023	245 Creek Rd	34/74
2023-11839	412 - Gas leak (natural gas or LPG)	07/14/2023	329 W Butler Ave	34/74
2023-11898	745 - Alarm system activation, no fire - unintentional	07/15/2023	654 Ferry Rd	34/74
2023-11900	311 - Medical assist, assist EMS crew	07/15/2023	100 New Jersey Ave	34/74
2023-12391	353 - Removal of victim(s) from stalled elevator	07/22/2023	272 Park Ave	34/74
2023-12585	445 - Arcing, shorted electrical equipment	07/25/2023	4365 County Line Rd	34/74
2023-12816	651 - Smoke scare, odor of smoke	07/28/2023	303 Township Line Rd	34/74
2023-12823	600 - Good intent call, other	07/28/2023	54 Schoolhouse Rd	34/74
2023-12878	745 - Alarm system activation, no fire - unintentional	07/28/2023	46 Hilltown Pk	34/74
2023-12909	611 - Dispatched & cancelled en route	07/29/2023	101 Stewart Ln	34/74
			Total # Incidents for 48:	16
ZONE: 55 - Colmar/Hatfield Twp				
2023-13043	745 - Alarm system activation, no fire - unintentional	07/31/2023	116 Wynstone Ct	34/74
			Total # Incidents for 55:	1

Only REVIEWED incidents included. Archived Zones cannot be unarchived.

INCIDENT NUMBER	INCIDENT TYPE	DATE	LOCATION	APPARATUS
ZONE: 72 - Upper Makefield Twp				
2023-11960	363 - Swift water rescue	07/15/2023	1895 Wrightstown Rd	34/74
			Total # Incidents for 72:	1
ZONE: 76 - Warwick				
2023-11975	363 - Swift water rescue	07/15/2023	1150 Golf Club Dr	34/74
			Total # Incidents for 76:	1
ZONE: 77 - Perkasie PD				
2023-11183	571 - Cover assignment, standby, moveup	07/05/2023	100 N 5th St	34/74
			Total # Incidents for 77:	1

TOTAL # INCIDENTS: 23

Only REVIEWED incidents included. Archived Zones cannot be unarchived.

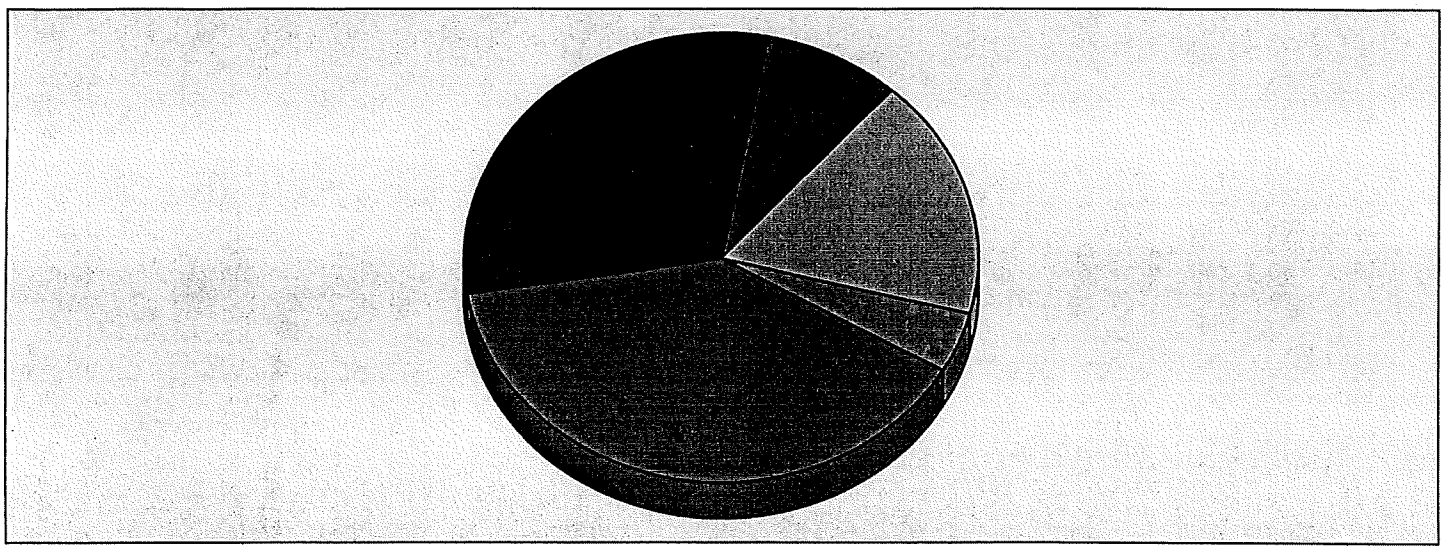
Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 8/2/2023 3:22:02 PM

Major Incident Types by Month for Date Range

Start Date: 07/01/2023 | End Date: 07/31/2023



False Alarm & False Call | Hazardous Condition (No Fire) | Service Call | Good Intent Call | Rescue & Emergency Medical Service Incident

INCIDENT TYPE	JUL	TOTAL
False Alarm & False Call	9	9
Good Intent Call	7	7
Hazardous Condition (No Fire)	2	2
Rescue & Emergency Medical Service Incident	4	4
Service Call	1	1
Total	23	23

Only REVIEWED incidents included

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 8/2/2023 3:20:52 PM

Code Hours Summary per Training Code For Date Range
Training Code(s): All Training Codes | Start Date: 07/01/2023 | End Date: 07/31/2023

Total Training Hours By Code	
Total Hours for Training Code: M34/74	74:00
Total Hours for Training Code: PP34/74	60:00
Total Hours for Training Code: T34/74	114:00

Totals for all selected Training Codes 7/1/2023 - 7/31/2023	44 personnel	248:00

Displays the total training hours per for each of the selected Training Codes. NOTE that this report only applies to accounts that are set to Track Hours by Training Code. Archived Training Codes are not included in this report. This report also includes hours for non-agency Personnel. This report pulls training hours from the Training Code Hours field on the Info Page.

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 8/2/2023 3:22:26 PM

Personnel Hours for Incidents for Date Range (Not Payroll Related)

Start Date: 07/01/2023 | End Date: 07/31/2023

PERSONNEL	TIME SPENT ON INCIDENTS (Hours:Minutes Dispatched to Cleared Scene)
Beebie , Michael T	9:43
Bintner , Mike	3:53
Bosche, Ray	0:17
Carlen, Lance	1:52
Coffey , Curtis	1:32
Dacanay , Al	6:24
Dando , Rob	3:34
Delzingaro, Howard	9:31
Dossick , Neil	4:42
Emma, Ryan	7:42
Fabryk , Tedd	2:44
Garretson, Jim	6:22
Garretson, Nicholas	0:22
Greenly , John	8:30
Guinan , Chris J	5:50
Guinan , Riley	4:47
Guinan, Alex	3:07
Kapcsandi , Kyle	0:46
Karpovich, Joe	7:07
Keagy , Gayle	9:43
Kissinger, Steve	1:23
Lenskold, Pete	5:17
Marino , Nick	10:11
Martin , Rob	5:36
McGinnis-Dacanay , Sue	6:09
Price , Robert (Bob)	1:05
Schea , Fred	5:02
Schea , Rick	3:20
Schea , Tim	0:17
Schmid, Dan	0:20
Schwartz , Kyle D	5:54
Stern , Jeff	5:10
Stronski , Wallace	1:05
Such, Kevin	6:13
Temple, Andrew	2:18
Teschner , Diane	3:50
Teschner , Randy J	1:04
Tilley, Beth	0:31

Only Personnel responding to incidents on an apparatus included. Only REVIEWED incidents included.

PERSONNEL	TIME SPENT ON INCIDENTS (Hours:Minutes Dispatched to Cleared Scene)
Wantz, Ryan	4:57
Total:	168:12

Only Personnel responding to incidents on an apparatus included. Only REVIEWED incidents included.

Chalfont Chemical Fire Company

Chalfont, PA

This report was generated on 8/2/2023 3:21:41 PM

Total Points per Personnel for Date Range for Pay Grade

Pay Grades: All Pay Grades | Personnel: All Personnel | Start Date: 07/01/2023 | End Date: 07/31/2023

PERSONNEL	INCIDENTS	TRAINING	EVENTS	TOTAL
Beebie, Michael T	19	3	0	22
Bintner, Mike	10	2	0	12
Blakeslee, Kelly	0	1	0	1
Bosche, Ray	1	2	0	3
Brant, Chuck	0	1	1	2
Carlen, Lance	6	2	0	8
Clements, James R	0	3	0	3
Coffey, Curtis	5	3	0	8
Dacanay, Al	11	2	0	13
Dando, Rob	7	3	0	10
Delzingaro, Howard	15	3	0	18
Dossick, Neil	5	3	2	10
Emma, Ryan	10	3	0	13
Fabryk, Tedd	6	3	0	9
Garretson, Jim	11	3	0	14
Garretson, Nicholas	1	0	0	1
Greenly, John	19	3	0	22
Guinan, Alex	10	3	0	13
Guinan, Chris J	9	2	0	11
Guinan, Riley	11	2	0	13
Guinan, Tyler	0	1	0	1
Kapcsandi, Kyle	1	3	0	4
Karpovich, Joe	15	3	0	18
Keagy, Gayle	16	2	0	18
Kissinger, Steve	2	3	3	8
Lenskold, Pete	14	2	0	16
Marino, Nick	20	3	0	23
Martin, Rob	14	2	0	16
McGinnis-Dacanay, Sue	9	3	0	12
McGuire, Dennis	0	3	0	3
Price, Robert (Bob)	3	2	0	5
Reinhart, John	0	3	0	3
Rhoades, Orison	0	1	0	1
Schea, Fred	9	2	0	11
Schea, Rick	4	0	0	4
Schea, Tim	1	0	0	1
Schmid, Dan	1	0	0	1
Schwartz, Kyle D	8	3	0	11
Shapiro, Alexander	0	1	0	1
Stern, Jeff	11	3	0	14

This report only includes Reviewed Incidents, Reviewed Classes, and Locked Events

PERSONNEL	INCIDENTS	TRAINING	EVENTS	TOTAL
Stronski, Wallace	5	1	0	6
Such, Kevin	14	2	0	16
Temple, Andrew	3	0	0	3
Teschner, Diane	8	3	0	11
Teschner, Randy J	5	3	0	8
Tilley, Beth	3	1	3	7
Wantz, Ryan	13	2	0	15
Yates, Dave	0	3	0	3
Yates, Lorraine	0	3	0	3

This report only includes Reviewed Incidents, Reviewed Classes, and Locked Events

BUSTAMANTE
ENGINEERS INC.

875 N. Easton Road, 3B
Doylestown, PA 18902
215.340.6990
www.BustamanteEngineers.com
Info@BustamanteEng.com

June 1, 2023

Dan Jenkins, Zoning Officer
Chalfont Borough
40 North Main Street
Chalfont, PA 18914

RE: Waiver of Land Development Application – 196 E. Butler Avenue's Parking Lot Improvement Plan

Dear Dan,

We provide you with this submission package to request a Land Development waiver for the proposed parking lot improvements at 196 E. Butler Avenue's property in conjunction with the request of Land Development for the use of the apartment units at the second floor of the building.

Items that are involved in the parking lot improvement plans include the removal of the gas canopy and its concrete slab beneath, removal and replacement of signs on the property, and the creation of adequate amount and dimension of parking spaces that includes eliminating some impervious surfaces. The parking space requirements were determined by the uses of the existing shops and the proposed 5 apartment units on the second floor. There are 20 existing parking spaces at the rear of the property that are a deeded easement that are not to be reconfigured or relined.

In this LD waiver application package, we include a sketch plan of the proposed parking lot layout, preliminary renderings of the parking lot, Alta Survey plan, signage details and a Zoning Hearing Board Application. The following zoning variances are requested and are outlines in the attached Zoning Hearing Board Application:

1. Signage requirements –

    a. §440-118.C.1- Number. A premises may erect and maintain only one ground sign.

    Reason for request: There is more than one business on the property and there is currently more than one sign on the property. The proposed signs are to be identical but utilized by both businesses on the property.

    b. §440-118.C.4: Height. No portion of any ground sign shall be in excess of eight feet above grade level.

    Reason for request: Current signage on the property and neighboring properties do not meet the requirements listed in this section of code and the proposed signage will be uniform.

c. §440-118.C.5.(b): Illumination of ground signs shall be external and shall be shielded.

   Reason for request: The desired design of the signage includes three lights at the top of the sign on either side. The design of the structure is to match the design of the exterior of the business and the desired business environment.

2. Parking location within buffer yeads –

   a. §440-33.J: Except at entrance and exit drives, all parking shall be set back from the ultimate right-of-way line at least 15 feet. The distance between this required setback and the future right-of-way shall be maintained as a planting strip.

      Reason for request: To meet the parking buffers, this lot would not allow for enough parking for the permitted uses on the property. We understand that this section of the ordinance is for new development from raw ground to a proposed facility and since this application is an existing facility with a layout that does not currently meet zoning standards, we feel that the proposed layout is better than what exists and can meet parking space requirements with this variance request.

Please review the attached items and if there are any other items that need to be included on the next Zoning Hearing Board, please let us know.

Sincerely,

Justin DiNardo, EIT
Bustamante Engineers, Inc.
JND/gsb

Attachments:

- Zoning Hearing Board Application
- Parking Lot Improvement Plan by Bustamante Engineers, Inc. dated 06/01/2023
- Alta Survey plan as prepared by Gilmore & Associates, Inc. 7/15/22
- Proposed sign layout and dimensions by LUCE Architects
- Parking Lot Improvement Rendering Plans by LUCE Architects – 1 Sheet

ZONING HEARING BOARD APPLICATION

BOROUGH OF CHALFONT, BUCKS COUNTY, PA

1. **The undersigned hereby:**

   _____ Requests a Special Exception

   x_____ Requests a variance

   _____ Challenges the validity of a Zoning Ordinance or Map

   _____ Appeals from the actions of the Zoning Officer

   State the action being appealed: _____

   _____

   _____ Wishes a unified appeal in accordance with Municipal Planning Code Section 913

2. **Property Owner Information:**

   Name: Debra Carr C/O Tommy Carr Email: [redacted]

   Address: _____ Cell Phone: [redacted]

3. **Applicant Information:** ☐ Check if same as property owner and skip to number 4.

   Name: Justin DiNardo Email: justin@bustamanteengineers.com

   Address: 875 N. Easton Rd., Doylestown, PA 18902 Cell [redacted]

   If applicant is not the owner, what is the applicant's authority or interest in this property?

   Design engineer of proposed parking lot layout

4. **Property Address/Location:** 196 E. Butler Avenue, Chalfont, PA 18914

5. **Description of premises:** (Attach lot plan and improvements both existing and proposed.)

   Tax Parcel Number: 07-008-012-002

   Zoning District: CC - Corridor Commercial

   Present Use: Multiuse

6. **Nature of Proposed Improvement**: removal of gas canopy, new parking lot layout, removal and replacement of signage

   _____

   _____

   _____

7. **Appeal From Action of the Zoning Officer:**

   Action Taken: _____

   Date of Action: _____

   Action was in error because: _____

   _____

8. **Challenge the validity of a Zoning Ordinance or Map**

   Ordinance or Map challenged is _____

   The problem with it is _____

   The Ordinance is invalid because _____

ZONING HEARING BOARD APPLICATION

BOROUGH OF CHALFONT, BUCKS COUNTY, PA

9. **Special Exception**

Nature of the Special Exception sought: _____

_____

This is allowed under Article _____, Section _____, Subsection _____ of the Zoning Ordinance.

Reason for this request: _____

_____

10. **Request for Variance**

Nature of the Variance sought: Number of signs on property, height of signs, lighting for signs, parking buffer yards

_____

Variance requested is from Article _____, Section _____, Subsection _____ of the Zoning Ordinance.
State the unique circumstances and the hardship justifying the request for variance _____
please see transmittal letter for the (4) four requested variances

_____

_____

11. **Unified Appeal** (as defined in Section 913.1 of the MPC, complete section 7,8,9, or 10 above setting forth the Zoning question(s) for the Board's consideration, and complete the following.)

The development or development plan is designated as follows: _____

_____

The non-zoning issue(s) for which testimony will be presented is (are):_____

_____

I hereby affirm that the foregoing are true and correct statements of fact.

_____ _____

SIGNATURE OF APPLICANT **DATE SIGNED**

Notice to applicant: Ten (10) copies of this application including all plans and drawings must be submitted to the Zoning Officer along with the **required fees** and **escrow** as determined by the Borough's current fee schedule.
***Please note:** applications for special exceptions require eight (8) additional copies to be submitted.

Date Received as Complete by Zoning Officer _____

Date Sent to Zoning Hearing Board _____

Notes: _____

_____

Final Disposition: _____

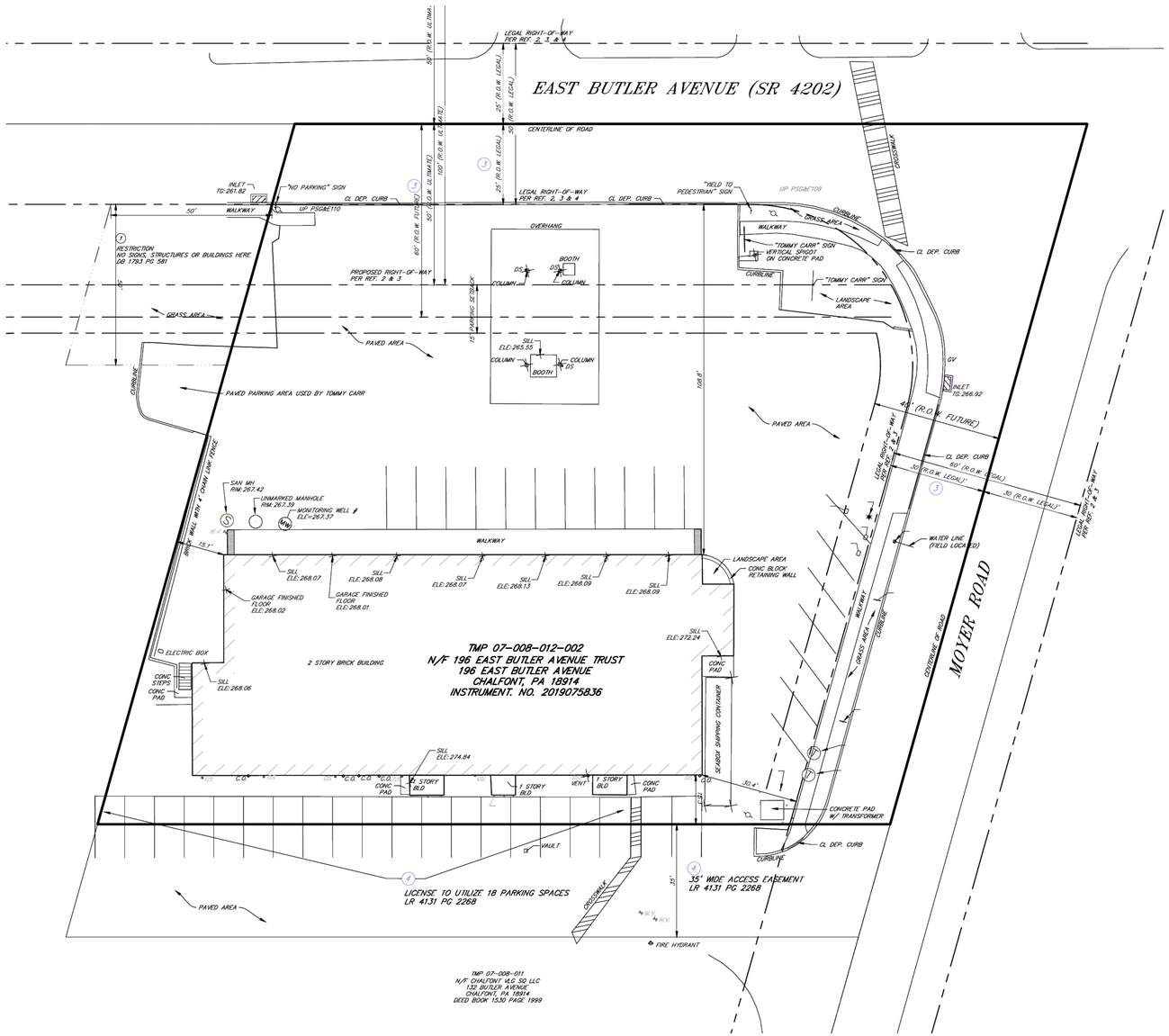
_____

_____

_____

PARKING LOT LAYOUT PROJECT

CARR PROPERTY
196 E. BUTLER AVE
CHALFONT, PA 18914



1 EXISTING SITE PLAN

SCALE: 1" = 20' - 0"

PROPERTY NOTES:

PARCEL NUMBER: 07-008-012-002
OWNER: 196 EAST BUTLER AVENUE TRUST
ZONED: CC - COMMERCIAL CORRIDOR

1. SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE 2022.
2. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK.

DEEDED RESTRICTIONS:

1. RESTRICTIONS IN DEED BOOK 1793 PAGE 581 **(RESTRICTION " NO BUILDINGS, SIGNS, STRUCTURES OR ANY OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ON THE IMMEDIATELY ADJOINING PROPERTY... WITHIN 50' (FEET) IN DEPTH FROM THE SOUTHERLY SIDE OF ROUTE 202 FOR A DISTANCE OF 50 FEET..." LOCATED ON TMP 07-008-011 AS SHOWN) RESTRICTION "THE ADJOINING PROPERTY... WILL NOT BE USED FOR OR IN CONNECTION WITH THE OPERATION OF A GASOLINE SERVICE STATION OR FILLING STATION FOR THE SALE OF GASOLINE, MOTOR FUEL, PETROLEUM PRODUCTS, AUTOMOTIVE ACCESSORIES OR AUTOMOTIVE SERVICE GENERALLY..." BLANKET IN NATURE TO TMP 07-008-011).**
2. TITLE TO THAT PORTION OF THE PREMISES WITHIN THE BED OF ALL PUBLIC AND PRIVATE ROADS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THEREIN **(SHOWN ON SURVEY, SEE REFERENCE 8 AND 9)**.
3. SUBJECT TO PROVISION OF ACTS OF ASSEMBLY AUTHORIZING THE DEPARTMENT OF TRANSPORTATION TO EXTEND THE BOUNDARY LINES OF STATE ROADS **(NOT SURVEY RELATED)**
4. EASEMENTS IN LAND RECORD 563 PG 1842 **(BLANKET IN NATURE TO SUBJECT PROPERTY) AND LAND RECORD 4131 PG 2268 (LICENSE FOR CHALFONT VILLAGE SQUARE LLC TO UTILIZE PARKING SPACES IN COMMON WITH SUBJECT PROPERTY IS LOCATED PARTIALLY ON THE SUBJECT PROPERTY AND PARTIALLY ON TMP 07-008-011 AS SHOWN; ACCESS EASEMENT BENEFITING THE SUBJECT PROPERTY IS LOCATED ON TMP 07-008-011 AS SHOWN)**

GENERAL NOTES:

1. MEANS AND METHODS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL NOT SUPERVISE, DIRECT, OR HAVE CONTROL OVER CONTRACTOR'S WORK. THE ENGINEER SHALL NOT HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS ASSOCIATED WITH THE WORK.
3. ALL NOTES ARE TYPICAL, UNLESS NOTED OTHERWISE.
4. ALL WORK SHALL CONFORM TO THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL EXISTING BUILDING CODE, AND TO ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
5. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
6. IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
7. THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL OTHER APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
8. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE.
9. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
10. WHERE ALTERATIONS INVOLVE AN EXISTING SUPPORTING STRUCTURE, THE CONTRACTOR SHALL PROVIDE SHORING AND PROTECTION REQUIRED TO ENSURE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
11. BRACING, SHEETING, SHORING, ETC., REQUIRED TO SUPPORT EXISTING BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR; DETAILED SHOP DRAWINGS SHALL BE PREPARED INDICATING ALL WORK TO BE PERFORMED.
12. USE OF CONSTRUCTION DOCUMENTS AS ERECTION OR SHOP DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
13. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL WASTE OFF-SITE AND CLEAN UP THE SITE BEFORE COMPLETION OF STRUCTURAL WORK.

Drawing Notes

No.	Description	Revised By	Date
A	SKETCH PLAN	JND	06/01/2023

BUSTAMANTE ENGINEERS INC.

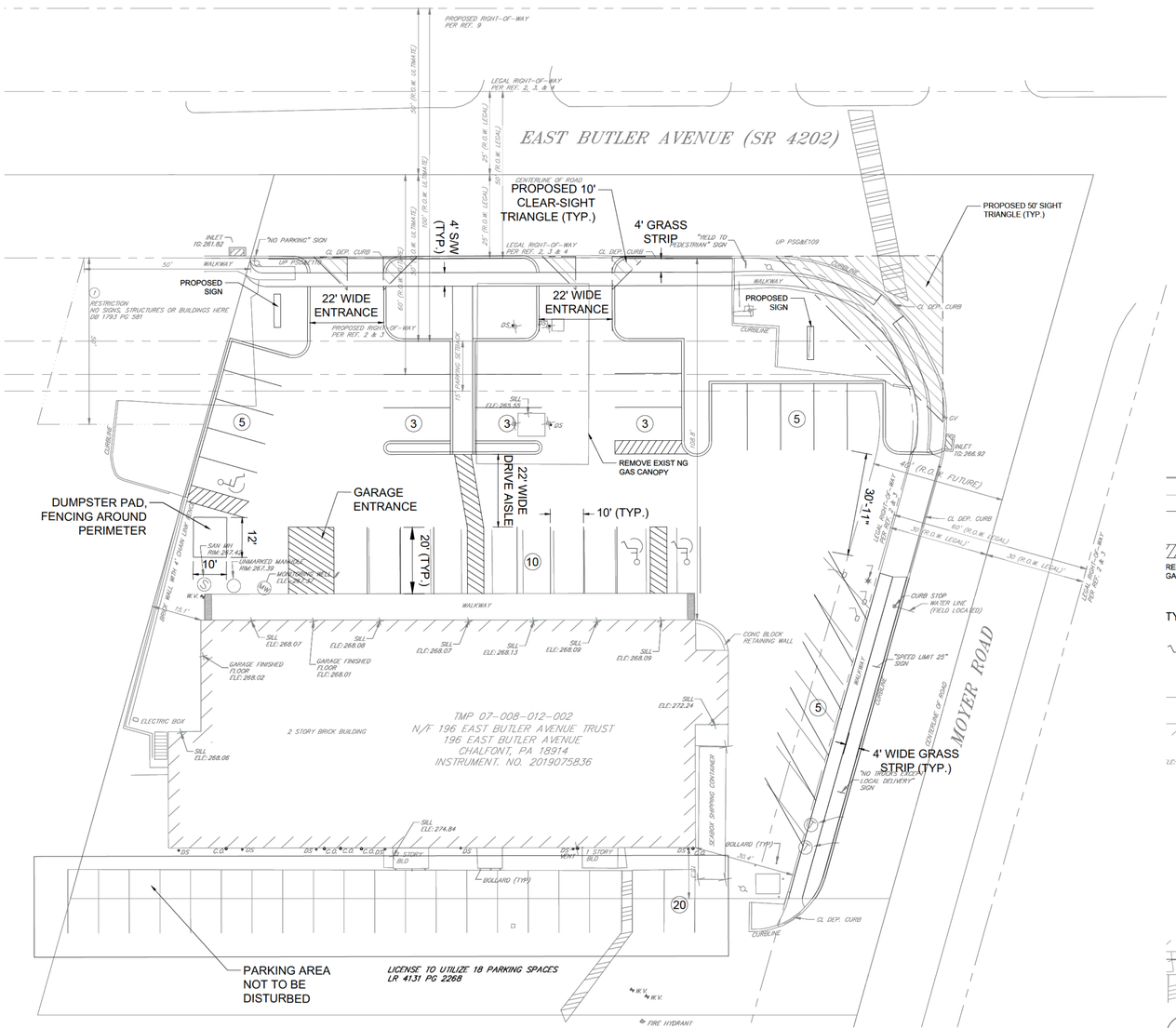
Firm Name and Address

BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

Client:
CARR PROPERTY
196 E. BUTLER AVE
CHALFONT, PA

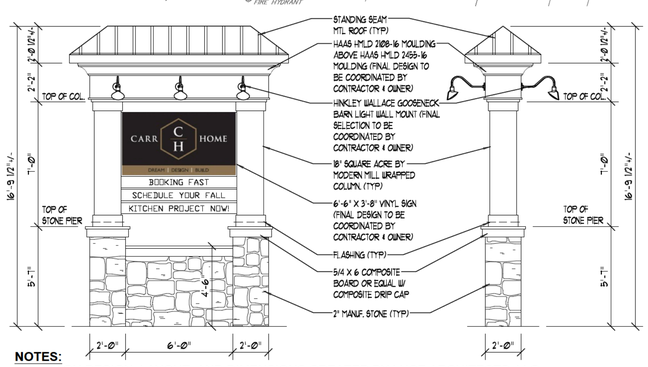
Project:
PARKING LOT IMPROVEMENT PLAN

Revision: A
Date: JUNE 1, 2023
Scale: AS NOTED
Sheet: S1
1 of 2



2 PROPOSED SITE PLAN

SCALE: 1" = 20' - 0"



NOTES:

1. SIGN DESIGN, LAYOUT, AND DIMENSIONS CREATED BY LUCE ARCHITECTS, LLC.

3 PROPOSED SIGN

SCALE: N.T.S.

PROPERTY NOTES:

PARCEL NUMBER: 07-008-012-002
OWNER: 196 EAST BUTLER AVENUE TRUST
ZONED: CC - COMMERCIAL CORRIDOR

1. SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, INC. IN JUNE 2022.
2. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK.

PARKING SPACE REQUIREMENTS

USE E16: AUTOMOBILE REPAIR
1 OFF STREET PARKING PER 200 SQUARE FEET OF GROSS FLOOR AREA
FLOOR AREA OF TOMMY'S AUTO REPAIR SHOP: 5,290 SF
REQUIRED PARKING SPACES: 26 SPACES

USE D1: OFFICES
1 OFF STREET PARKING PER 200 SQUARE FEET OF GROSS FLOOR AREA
FLOOR AREA IN CARR'S HOME IMPROVEMENT: 3,537 SF
REQUIRED PARKING SPACES: 18 SPACES

PROPOSED 2ND FLOOR APARTMENTS
2 SPACES PER DWELLING UNITS (5 UNITS PROPOSED)
REQUIRED PARKING SPACES: 10 SPACES

ADA PARKING SPACE REQUIREMENTS PER 2018 IBC: 3 SPACES FOR 51-75 SPACES
ADA PARKING PROPOSED: 3 SPACES

TOTAL REQUIRED PARKING SPACES: 54 SPACES
PROPOSED PARKING SPACES: 54 SPACES (INCL. 3 ADA ACCESSIBLE)

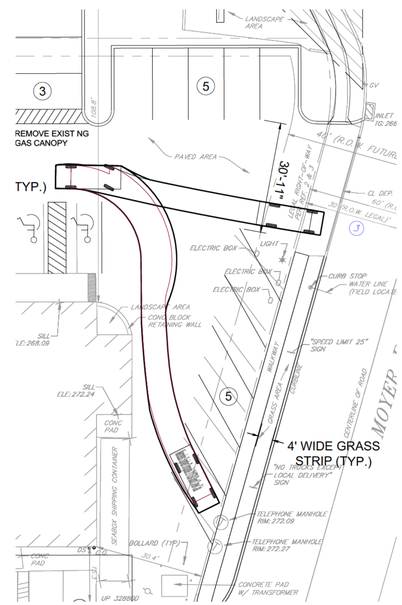
VARIANCE REQUESTS:

SIGNAGE:

1. §440-118.C.1: PROPOSED (2) TWO SIGNS ON SITE.
2. §440-118.C.4: PROPOSED SIGN HEIGHTS ARE ±16'-9".
3. §440-118.C.5.(b): ILLUMINATION OF GROUND SIGN WILL BE AT TOP OF PROPOSED COLUMN

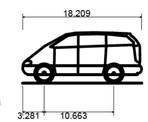
PARKING:

4. §440-33.J: PROPOSED PARKING AREAS WITHIN 15 FEET OF ULTIMATE R.O.W.



4 VEHICULAR PLAN

SCALE: 1" = 20' - 0"



Mercedes Sprinter Dropside 211CDI Short Crew Cab	
Overall Length	18.209ft
Overall Width	6.529ft
Overall Body Height	7.760ft
Min Body Ground Clearance	1.312ft
Track Width	6.529ft
Lock-to-lock time	5.00s
Wall to Wall Turning Radius	20.177ft

SKETCH PLAN

Drawing Notes

No.	Description	Revised By	Date
A	SKETCH PLAN	JND	06/01/2023

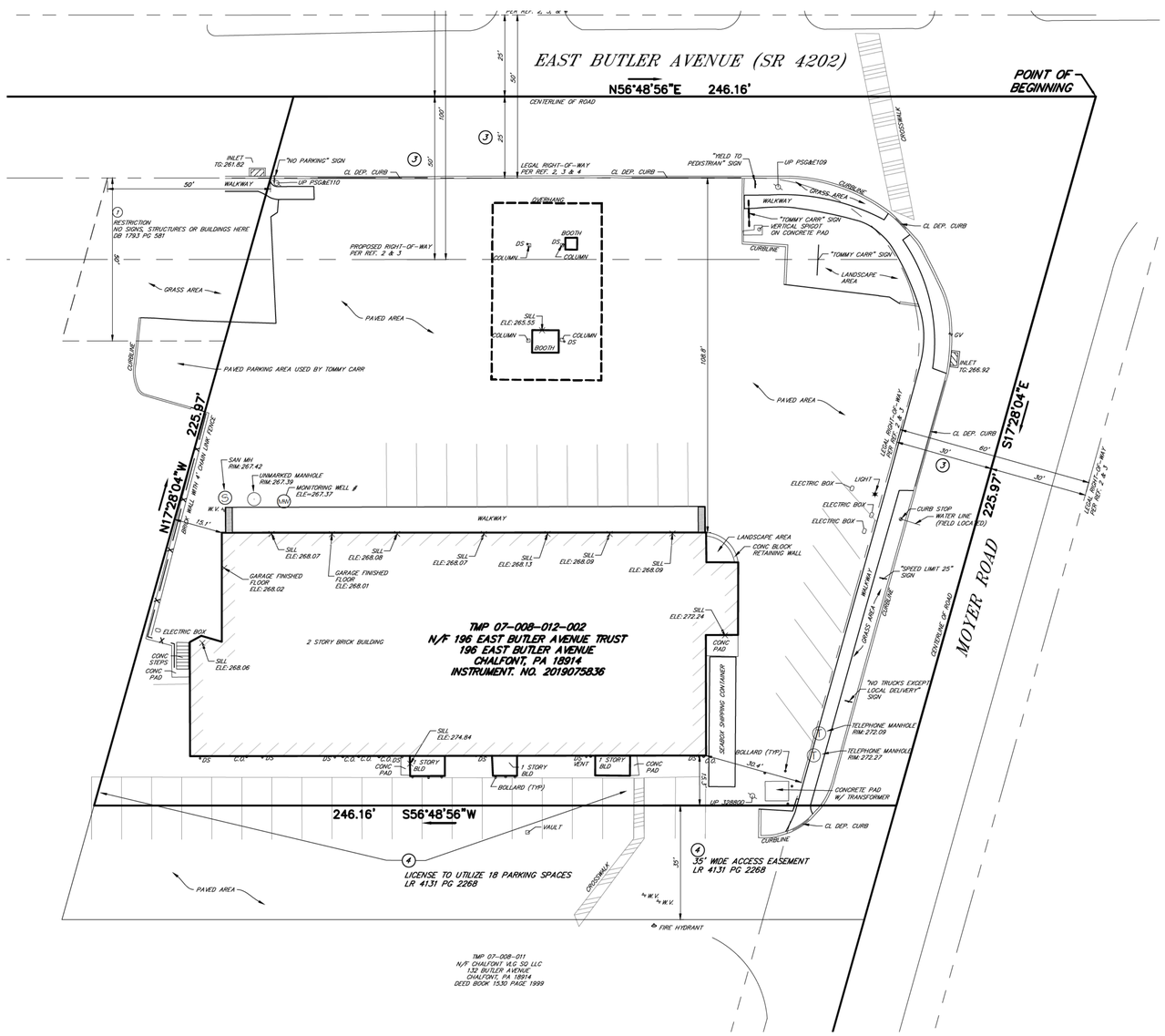
BUSTAMANTE ENGINEERS INC.

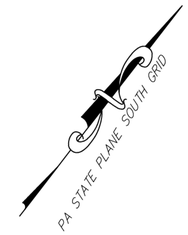
Firm Name and Address
BUSTAMANTE ENGINEERS, INC
875 N. EASTON, SUITE 3B
DOYLESTOWN, PA 18902

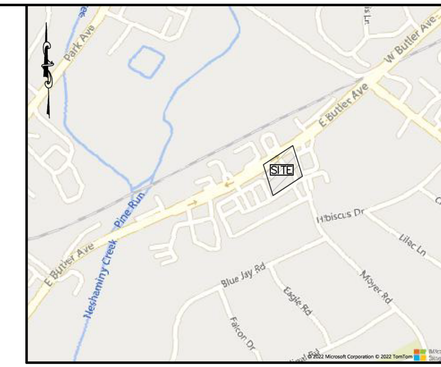
Client:
CARR PROPERTY
196 E. BUTLER AVE
CHALFONT, PA

Project:
PARKING LOT IMPROVEMENT PLAN

Revisson: A
Date: JUNE 1, 2023
Scale: As Noted
Sheet: S2
2 of 2







LOCATION MAP

500 00 500 1000
SCALE IN FEET

SCALE: 1"=500'

NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCEL 07-008-012-002 AS SHOWN ON THE TAX MAP OF THE BOROUGH OF CHALFONT, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

2. CONTAINING 53,545 SQ FT OR 1.2292 ACRES, MORE OR LESS

3. THIS SURVEY IS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES, NC. IN JUNE 2022 AND THE REFERENCED INFORMATION LISTED HEREON AND THIS SURVEY WAS PREPARED WITH REFERENCE TO A L EN SEARCH PREPARED BY TOHICKON SETTLEMENT SERVICES, WITH AN EFFECTIVE DATE OF APR L 25 2022 WITH THE FOLLOW NG SURVEY EXCEPTIONS LISTED N SCHEDULE B, SECTION II.

(1) RESTRICTIONS IN DEED BOOK 1793 PAGE 581 **(RESTRICTION " NO BUILDINGS, SIGNS, STRUCTURES OR ANY OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ON THE IMMEDIATELY ADJOINING PROPERTY... WITHIN 50' (FEET) IN DEPTH FROM THE SOUTHERLY SIDE OF ROUTE 202 FOR A DISTANCE OF 50 FEET..." LOCATED ON TMP 07-008-011 AS SHOWN) RESTRICTION "THE ADJOINING PROPERTY... WILL NOT BE USED FOR OR IN CONNECTION WITH THE OPERATION OF A GASOLINE SERVICE STATION OR FILLING STATION FOR THE SALE OF GASOLINE, MOTOR FUEL, PETROLEUM PRODUCTS, AUTOMOTIVE ACCESSORIES OR AUTOMOTIVE SERVICE GENERALLY..." BLANKET IN NATURE TO TMP 07-008-011)**

(2) TITLE TO THAT PORTION OF THE PREMISES WITH N THE BED OF ALL PUBLIC AND PRIVATE ROADS IS SUBJECT TO PUBLIC AND PRIVATE RIGHTS THERE N **(SHOWN ON SURVEY, SEE REFERENCE 8 AND 9)**

(3) SUBJECT TO PROVISION OF ACTS OF ASSEMBLY AUTHORIZ NG THE DEPARTMENT OF TRANSPORTATION TO EXTEND THE BOUNDARY LINES OF STATE ROADS **(NOT SURVEY RELATED)**

(4) EASEMENTS IN LAND RECORD 563 PG 1842 **(BLANKET IN NATURE TO SUBJECT PROPERTY) AND LAND RECORD 4131 PG 2268 (LICENSE FOR CHALFONT VILLAGE SQUARE LLC TO UTILIZE PARKING SPACES IN COMMON WITH SUBJECT PROPERTY IS LOCATED PARTIALLY ON THE SUBJECT PROPERTY AND PARTIALLY ON TMP 07-008-011 AS SHOWN ACCESS EASEMENT BENEFITING THE SUBJECT PROPERTY IS LOCATED ON TMP 07-008-011 AS SHOWN)**

4. SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS EITHER WRITTEN OR IMPLIED.

5. VERTICAL DATUM IS NAVD88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

6. HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (NAD 83) ESTABLISHED BY GLOBAL POSITION NG SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNET-GPS VIRTUAL REFERENCE STATION SYSTEM.

7. PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERM NED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLA N PER REFERENCE NO. X PER FLOOD NSURANCE RATE MAP (FIRM) 42017C-0287-K, EFFECTIVE DATE MARCH 21 2017.

AS-SURVEYED DESCRIPTION:

All that certain parcel of land of in the Borough of Chalfont, County of Bucks and Commonwealth of Pennsylvania as shown on a plan entitled "ALTA/NSPS Land Title Survey, Tommy Carr Tire & Automotive, 196 East Butler Avenue", sheet 1 of 1, prepared by Gilmore & Associates, Inc., 65 E Butler Ave, Suite 100, New Britain, Pennsylvania, dated July 15, 2022 and described as follows:

Beginning at the point of intersection of the centerline of East Butler Avenue (SR 4202) (50' wide legal right-of-way) with the centerline of Moyer Road (60' wide legal right-of-way), and from said Point of Beginning the following courses based on the Pennsylvania State Plane Coordinate System South, thence;

1. Along the centerline of Moyer Road, South 17° 28' 04" East, for a distance of 225.97 feet to a point on the dividing line between TMP 07-008-012-002, lands now or formerly 196 East Butler Avenue Trust and TMP 07-008-011, lands now or formerly Chalfont Village Square LLC, thence;

2. Along said lands of Chalfont Village Square LLC, also being along the northerly line of a 35' wide access easement recorded in Land Record Book 4131, Page 2268, South 56° 48' 56" West, for a distance of 246.16 feet to a corner, thence;

3. Still along said lands of Chalfont Village Square LLC, North 17° 28' 04" West, for a distance of 225.97 feet to a point in the centerline of East Butler Avenue (SR 4202), thence;

4. Along the centerline of East Butler Avenue, North 56° 48' 56" East, for a distance of 246.16 feet to the Point of Beginning.

Containing 53,545 square feet, or 1.2292 acres, more or less

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 – 1076

811

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL NO. 20221154369

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON APRIL 28, 2018 PENNSYLVANIA ACT 50.

GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.

REFERENCES:

1. TAX MAP FOR THE BOROUGH OF CHALFONT, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA.

2. PLAN ENTITLED "SURVEY & TOPOGRAPHIC PLAN MADE FOR SUN O L COMPANY", PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS NC, DATED JANUARY 21 1965

3. PLAN ENTITLED "FINAL PLAN OF ROBIN GLEN FARMS" BY ENGINEERING & PLANNING ASSOCIATES NC, DATED JUNE 20 1962, RECORDED ON SEPTEMBER 26 1962 IN PLAN BOOK 24 PAGE 32

4. PLAN ENTITLED, "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS AUTHORIZ NG ACQUISITION OF RIGHT-OF-WAY IN BUCKS COUNTY" BY MICHAEL BAKER JR NC, RECORDED ON JANUARY 16 2015 N INSTRUMENT NO. 2015003020

AREA

TOTAL PARCEL AREA= 53,545 SQ FT +/- OR 1.2292 ACRES +/-
RIGHT OF WAY AREA= 13,148 SQ FT +/- OR 0 301844791 AC +/-

PARKING SPACES

STANDARD SPACES:	36
HANDICAPPED SPACES:	0
ELECTRIC VEHICLE SPACES:	0
TOTAL	36

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA CERTIFIES TO:

TOHICKON SETTLEMENT SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE N ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETA L REQU REMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN JUNE OF 2022.

DATE

DONALD P. RAPSINSKI, P.L.S.
PA. LICENSE NO. SU-043355-E

20 0 20 40
SCALE IN FEET
1"=20'

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES
CORPORATE HEADQUARTERS
65 EAST BUTLER AVENUE, SUITE 100, NEW BRITAIN, PA 18901 • (215) 345-4330 • www.gilmore-assoc.com

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DONALD P. RAPINSK
LAND SURVEYOR
SU-043355-E

REV.	DESCRIPTION	DATE	BY

ALTA/NSPS LAND TITLE SURVEY

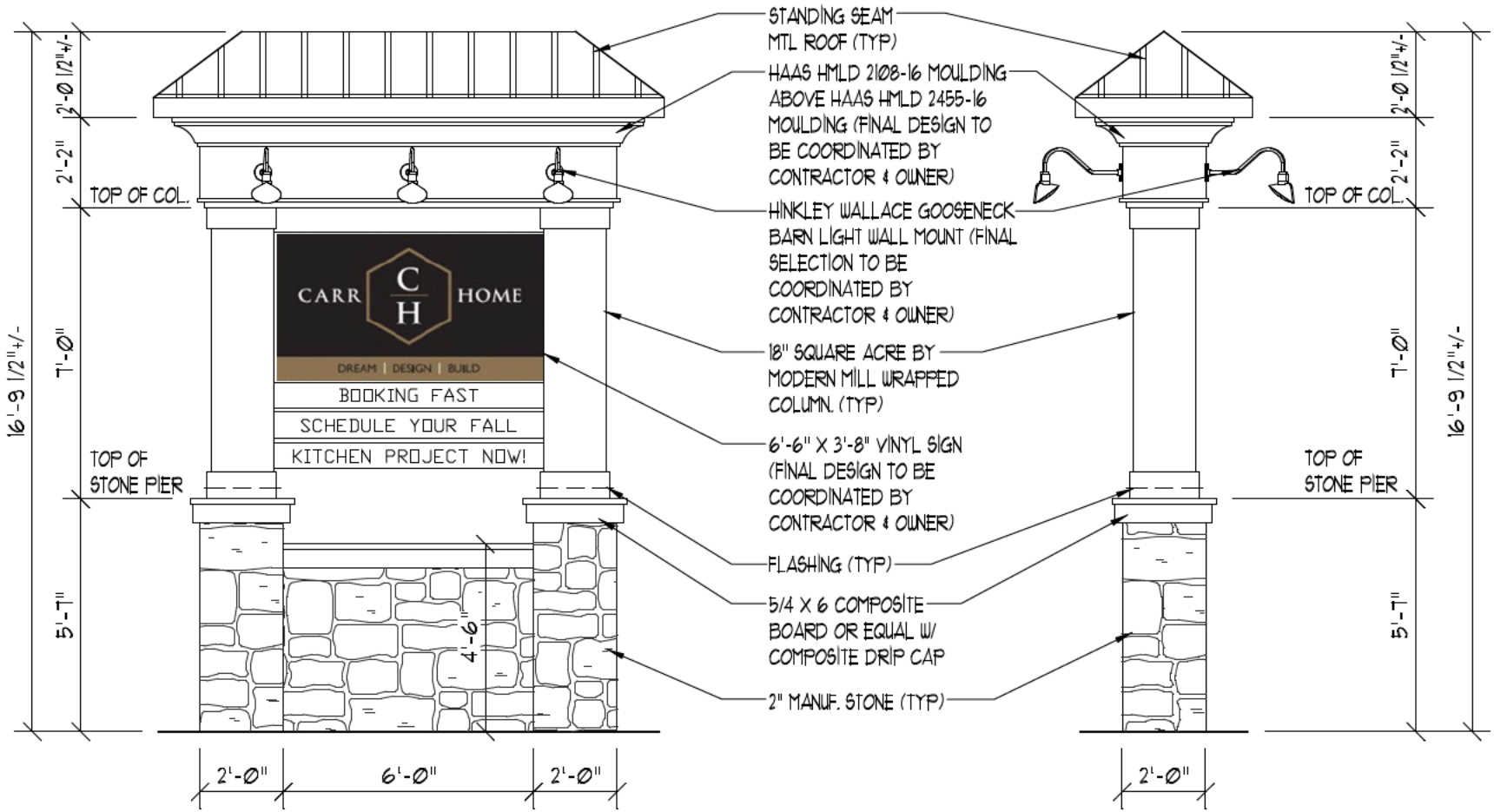
TOMMY CARR TIRE & AUTOMOTIVE 196 EAST BUTLER AVENUE

TMP 07-008-012-002
CHALFONT BOROUGH, BUCKS COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

PROJECT No.: 2112030	
TAX MAP PARCEL No.: 07-008-012-002	
TOTAL AREA: 1.2 AC.	TOTAL LOTS: 1
DATE: 07/15/22	SCALE: 1"=20'
DRAWN BY: HMD	CHECKED BY: XX

SHEET NO.: 1 OF 1


STANDING SEAM MTL ROOF (TYP)
HAAS HMLD 2108-16 MOULDING ABOVE HAAS HMLD 2455-16 MOULDING (FINAL DESIGN TO BE COORDINATED BY CONTRACTOR & OWNER)
HINKLEY WALLACE GOOSENECK BARN LIGHT WALL MOUNT (FINAL SELECTION TO BE COORDINATED BY CONTRACTOR & OWNER)
18" SQUARE ACRE BY MODERN MILL WRAPPED COLUMN. (TYP)
6'-6" X 3'-8" VINYL SIGN (FINAL DESIGN TO BE COORDINATED BY CONTRACTOR & OWNER)
FLASHING (TYP)
5/4 X 6 COMPOSITE BOARD OR EQUAL W/ COMPOSITE DRIP CAP
2" MANUF. STONE (TYP)
TOP OF COL.
TOP OF STONE PIER
CARR HOME
DREAM | DESIGN | BUILD
BOOKING FAST
SCHEDULE YOUR FALL
KITCHEN PROJECT NOW!
16'-9 1/2"+/-
2'-0 1/2"+/-
2'-2"
7'-0"
5'-7"
4'-6"
2'-0"
6'-0"
2'-0"
2'-0"

196 E. Butler Ave.

Signage & Parking Layout

| CHALFONT BOROUGH |

196 E. Butler Ave, Chalfont, PA

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS CAN DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND SITE CONDITIONS.

LUCE ARCHITECTS

11/11/2022 70 572203

196 E. Butler Ave.

Signage & Parking Layout

| CHALFONT BOROUGH |

196 E. Butler Ave, Chalfont, PA

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LUCE ARCHITECTS

11/11/2022 71 572203

196 E. Butler Ave.

Signage & Parking Layout

| CHALFONT BOROUGH |

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LUCE ARCHITECTS

11/11/2022 72 572203

196 E. Butler Ave.

Signage & Parking Layout

| CHALFONT BOROUGH |

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LUCE ARCHITECTS

11/11/2022 73 572203

196 E. Butler Ave.

Signage & Parking Layout

| CHALFONT BOROUGH |

196 E. Butler Ave, Chalfont, PA

THE ARCHITECTURAL PLANS AND ELEVATIONS ARE ARCHITECTURAL CONCEPTS. DETAILS CAN DIMENSIONS SHOWN MAY VARY FROM FINAL ARCHITECTS PLANS, BUILDER FIELD CHANGES AND SITE CONDITIONS.

LUCE ARCHITECTS

11/11/2022 74 572203

LUCE
ARCHITECTS

5502 N. Easton Road, Doylestown, PA 18902 • contact@lucearchitects.com • 215.674.5950 • *lucearchitects.com*

DATE: May 26, 2023

TO: Chalfont Borough – Borough Council

FROM: Michael Girard
Luce Architects

RE: 196 E Butler Ave – Land Development Waiver Request

This letter is in regards to the proposed change of use to the existing second floor of the building located at 196 E Butler Ave. The existing second floor is currently being used as office space. Which we will be converted to apartments for rent. Per Chalfont borough code this would require a land development application to be submitted.

We are requesting a waiver to the land development as we are keeping the existing second floor envelope. This conversion will not alter the unique exterior of the building and the apartments will be completely in the existing footprint. The site has adequate parking in the rear for the apartments. For the proposed apartments we need ten (10) parking spaces and there are currently twenty (20) parking spaces along the rear of the building. You can see this on the survey by Gilmore & Associates dated July 15, 2022.

The owner is also in the process of working with an engineer to remove the existing canopy that has been there since the lot was used as a gas station and rework the parking in the front of the building. This will further enhance the character of the site by allowing the full uniqueness of the building to be seen from Butler Ave while adding landscaping islands where none currently exist and reducing the existing impervious surface coverage. All of these site improvements will add to the character as you enter into the borough.

If you have any questions or need further information please do not hesitate to call.

Sincerely,

Michael Girard

BEFORE THE ZONING HEARING BOARD OF THE BOROUGH OF CHALFONT

IN RE: APPLICATION OF 196 EAST BUTLER AVENUE TRUST

In accordance with the terms and conditions of the Chalfont Borough Zoning Ordinance (2000 Update), to wit, Section 114-62, wherein the Zoning Hearing Board (hereinafter "ZHB") is authorized to grant variances and accept appeals from the determination of the Borough Zoning Officer under certain terms and conditions, a meeting of the ZHB was held on June 28, 2023 at 7:00 p.m. (hereinafter the "Hearing") at the Chalfont Borough Hall, 40 North Main Street, Chalfont, Bucks County, Pennsylvania 18914, concerning a parcel of property located at 196 E. Butler Avenue, Chalfont, PA 18914 (the "Property"). The Applicant was 196 EAST BUTLER AVENUE TRUST the owner of the Property, pursuant to an agreement of sale (the "Applicant").

Notice of the Hearing and the purpose thereof was given by advertisements published in The Intelligencer of Doylestown, Bucks County, Pennsylvania on June 14 and June 21, 2023 and by written notice to adjacent property owners on January 12, 2018, in compliance with Article 18 of the Chalfont Borough Zoning Ordinance and the Pennsylvania Municipalities Planning Code. The Property was duly posted with a public notice on June 21, 2023. Copies of the Notices are on file with the ZHB. The Legal Notice, proof of publication, mailing certification, property posting and application were marked Exhibits B-1 thru B-5 respectively, at the Hearing.

Present at the Hearing were:

Michael McNally, Chair
Stephen C. Goldblum, member
Hunter Heppe, member

Also present at the Hearing were: David M. Shafkowitz, Esq., solicitor to the ZHB and Daniel Jenkins from Keystone Municipal Services, Inc.

The Applicant, was represented by Justin DiNardo. Testimony was presented from Tommy Carr, the principal of the Applicant, Justin DiNardo, the Applicant's engineer and Mike Gerrard, the Applicant's architect. All witnesses were duly sworn.

The following exhibits were marked and admitted into evidence at the Hearing:

For the ZHB:

B-1	Copy of the Application
B-2	Proof of Publication
B-3	Resident Mailing Certification
B-4	Property Posting Certification

B-5 Legal Notice

For the Applicant:

A-1 Photos marked A-D
A-2 Architectural Rendering of the Proposed Use

A court reporter was present at the Hearing to record the proceedings. Based on the testimony and evidence presented at the Hearing, the ZHB makes the following:

FINDINGS OF FACTS

1. The Property is located at 196 E. Butler Avenue in the Borough of Chalfont and is also known as Bucks County Tax Map Parcel Nos. 7-008-012-002.

2. The Property is located in the CC Corridor Commercial Zoning District of Chalfont Borough. The Property is currently improved with an existing two story structure and a canopy with existing parking.

3. The Property is currently being used for auto repair and home repair/remodeling use.

4. The Property is owned by the Applicant.

5. The Property fronts on East Butler Avenue and Moyer Road and has existing ingress and egress points on the Property from both streets.

6. The Applicant presented testimony from Justin DiNardo from Bustamante Engineers.

7. Mr. DiNardo testified that he was the design engineer for the project.

8. Mr. DiNardo testified that the Applicant is proposing to covert the second floor of the existing two story structure to 5 rental units, to re-configure the parking lot and remove the existing canopy.

9. Mr. DiNardo testified that 54 parking spaces are proposed for the project. Specifically 10 parking spaces are earmarked for the residential units and 44 parking spaces are earmarked for the commercial uses conducted on the Property.

10. Mr. DiNardo testified that there are several variances required for the proposed project.

11. Mr. DiNardo testified that a variance from the buffer requirements was necessary to maintain the required parking.

12. Mr. DiNardo testified that the removal of the canopy will provide the Applicant with the opportunity to re-configure the parking lot for better use and circulation.

13. Mr. DiNardo testified that the parking lot revisions will result in a reduction of impervious cover.

14. Mr. DiNardo testified regarding the existing signage on the Property. Specifically, there is one ground sign and one pole sign on the Property.

15. Mr. DiNardo testified that it is the Applicant's intention to replace the one existing ground sign with two new signs; one at each corner of the Property.

16. No evidence was presented by the Applicant indicating whether the existing signs were pre-existing/non-conforming signs.

17. Mr. DiNardo testified that neither of the proposed signs meet the dimensional criteria set forth in the Zoning Ordinance.

18. Mr. DiNardo testified that the proposed signs required the extra height to accommodate aesthetic features.

19. Mike Gerrard from Luce Architects testified on behalf of the Applicant.

20. Mr. Gerrard testified that the Applicant is proposing two (2) 2 bedroom units and three (3) 1 bedroom units for the second floor.

21. Mr. Gerrard testified that the access to the residential units is in the rear of the building.

22. Mr. Gerrard testified that the footprint of the existing building will not be altered.

23. Mr. Gerrard testified that the total square footage of the Property is 53,545 square feet.

24. Mr. Gerrard testified that when calculating the net site area, which requires the ultimate right of way to be deducted, the permitted density on the Property would be 4.9 units and 5 units is being proposed.

25. Mr. Gerrard testified that the units will comply with all applicable fire codes and will be fully sprinklered.

26. Mr. Gerrard testified that the Applicant is proposing to extend the existing sidewalk along all frontages, with a grass strip and plantings as depicted on the plan submitted with the Application.

DISCUSSION

Applicant seeks several variances to permit the construction of five (5) residential units on the second floor of the existing structure located on the Property. Additionally, the Applicant is seeking the necessary variances to permit two (2) new signs; one at each end of the Property along Butler Pike. It is the Applicant's intent to re-use the second floor of the existing structure for residential use rather than commercial storage which is no longer needed.

The Applicant has requested the following variances:

1. A variance from Section 440-86.H to allow five (5) apartments on the property at a density of approximately 5.4 dwelling units per acre within the CC Zoning District, which allows a maximum of four (4) dwelling units per acre, based on the existing net site area;

2. A variance from Section 440-118.C.1 requiring that only one ground sign may be erected on the premises.

3. A variance from Section 440-118.C.4 requiring that no portion of any ground sign shall be in excess of eight feet in height above grade level.

4. A variance from Section 440-33.J stating that except at the entrance and exit drives, all parking areas shall be set back from the ultimate right of way line by at least 15 feet and such area shall be maintained as a planting strip.

When requesting a variance, it is the Applicant's burden to produce sufficient evidence of record to satisfy the requirements of Section 114-162 of the Zoning Ordinance. Additionally, pursuant to Section 907 of the Pennsylvania Municipalities Planning Code, The ZHB may grant a variance, provided that all of the following findings are made, where relevant in a given case:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the applicable ordinance or the neighborhood or district in which the property is located;

2. That because of such physical characteristics or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of

the applicable ordinance and that the authorization of a variance is therefore necessary to enable a reasonable use of the property;

3. That such unnecessary hardship has not been created by the Applicant;

4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and

5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.

Upon review of the evidence of record, the Board finds that the Applicant has successfully satisfied the conditions for the grant of the density variance and parking variance. However, the Board finds that the Applicant did not satisfy their burden of establishing the variances for the proposed signs.

The Property is currently improved with a two story structure which is occupied by two existing commercial uses. The second floor is currently being used for commercial storage. The Applicant seeks to convert the second floor to 5 residential for rent units. The apartment use is permitted in the CC Corridor Commercial District, however, not at the density proposed.

Nevertheless, the hardship associated with this variance was not caused by the Applicant. The calculation regarding density in this zoning district is set forth in Section 440-86.H of the Zoning Ordinance. This provision requires the Applicant to net out the ultimate right of way from the site calculation, thereby showing non-conformance. If the Applicant was not forced to net out the ultimate right of way area, the Property would have a permitted 4.9 dwelling units per acre, based on a gross site area.

Since the area of the ultimate right of way is already committed to the existing uses on the Property, it is the Zoning Ordinance that imposes the hardship on the Applicant. Accordingly, the Board finds that the Applicant is entitled to the density variance to permit the density of 5.4 units per acre.

As for the parking set back, the Applicant explained that if it was required to comply with the setback, that it would otherwise require a parking variance. Once again, the Zoning Ordinance has imposed this hardship on the Applicant thereby requiring the grant of the parking set back variance. In an attempt to mitigate the variance request, the Applicant has agreed to complete and connect the sidewalk along its frontages on Moyer Road and Butler Pike as well as provide a planting strip, although smaller than is required by the Zoning Ordinance.

As for the sign variances, the Board finds that no testimony was presented to support the requested relief. Accordingly, the Board has denied the variances requested as to number and size for each sign. Should the Applicant seek to construct one sign on the Property at the desired size, the Board may be in a position to look favorably on that request.

Based on these reasons, the Board finds that the Applicant has satisfied the criteria established for the granting the variances related to density and parking set back but has failed in meeting their burden with regard to number and size of the proposed signs.

CONCLUSIONS OF LAW

Based on the above findings of fact, and discussion, together with the testimony and evidence presented at the Hearing, the ZHB hereby finds as a matter of law that the Applicant is entitled to a variance from Section 440-86.H to permit a density of 5.4 units per acre and a variance from Section 440-33.J to permit parking in the required set back as depicted on the plans presented during the course of the Hearing. However, the ZHB finds as a matter of law that the Applicant is not entitled to a variance from Section 44-118.C.1 which permits only one ground sign or Section 440-118.C.4 which limits a ground sign to 8 feet in height.

In witness whereof, based on the above Findings of Fact, Discussion and Conclusions of Law, together with the testimony and evidence presented at the Hearing, the ZHB, this __ day of July, 2023 enters the following

ORDER

Applicant is entitled to a variance from Section 440-86.H to permit a density of 5.4 units per acre and a variance from Section 440-33.J to permit parking in the required set back as depicted on the plans presented during the course of the Hearing, with the following conditions:

1. That the Applicant obtain all relevant permits and approvals and pay all associated fees before commencing any construction related activity;
2. That the Applicant construct all proposed improvements approved herein, in substantial conformance with the plans and elevations presented during the course of the Hearing;
3. That the Applicant install all landscaping depicted on the plans and elevations presented during the course of the Hearing; and
4. That the Applicant provide and/or construct all parking related improvements, including, but not limited to the removal of the canopy, before a certificate of occupancy is issued for any apartment unit.

The Applicant's requests for a variance from Section 44-118.C.1 which permits only one ground sign or Section 440-118.C.4 which limits a ground sign to 8 feet in height is hereby denied.

CHALFONT BOROUGH
ZONING HEARING BOARD

By: _____
Michael McNally, Chair

By: _____
Stephen C. Goldblum, member

By: _____
Hunter Heppe, member

{02707813;v2 }

3Prepared By: **Michael J. Meginniss, Esquire**
Begley, Carlin & Mandio, LLP
680 Middletown Boulevard
Langhorne, PA 19047

Return To: **Michael J. Meginniss, Esquire**
Begley, Carlin & Mandio, LLP
680 Middletown Boulevard
Langhorne, PA 19047

TMP No: **07-006-077-001**

TRAIL EASEMENT AGREEMENT

THIS TRAIL EASEMENT AGREEMENT (the "Agreement") is made this _____ day of _____, 2023____, by and between **AVL PROPERTIES LLC** (hereinafter referred to as "GRANTOR"), owner of certain property located in Chalfont Borough, Bucks County, Pennsylvania, known as Bucks County Tax Parcel No. 07-006-077-001, and the **BOROUGH OF CHALFONT** (hereinafter referred to as "GRANTEE"), a political subdivision of the Commonwealth of Pennsylvania that maintains its principal offices at 40 N. Main Street, Chalfont, Pennsylvania.

BACKGROUND

A. Grantor is the owner of a certain parcel of ground known as Tax Parcel No. 07-006-077-001, located at 90 Hamilton Street, Chalfont Borough, Bucks County, Pennsylvania ("Grantor's Parcel").

B. A trail is proposed to be constructed along the south-eastern portion of Grantor's Parcel bordering the Patriot Drive Subdivision to connect certain sporting fields owned by Grantee (the "Trail").

C. The Trail to be constructed is more particularly shown on the Trail Easement Plan attached hereto as Exhibit "A" prepared by CKS Engineers, Inc. dated August 6, 2020, last revised April 7, 2022 ("Trail Easement Plan") and more fully described on the Legal Description attached hereto as Exhibit "B" prepared by CKS Engineers, Inc. dated August 6, 2020, last revised October 19, 2022 ("Easement Area") for the purposes expressed herein.

D. Grantor and Grantee desire to establish certain easements on Grantor's Parcel, on the terms and conditions as set forth herein.

NOW, THEREFORE, intending to be legally bound hereby, the parties hereto agree as follows:

1. Grant of Trail Easement. Grantor hereby grants and declares to Grantee a public trail easement over the portion of Grantor's Parcel, as more particularly shown on the Trail Easement Plan attached hereto as Exhibit "A", for the purpose of allowing the public to utilize the

Trail for access to the certain sporting fields being connected by the Trail. At any time, should the Trail cease to be used for connecting the certain sporting fields, this Agreement shall be terminated upon 30 days written notice by either party to the other.

2. Construction of the Trail. Grantee agrees to construct any improvements in connection with the use and enjoyment of the Trail within the Easement Area granted pursuant to this Agreement, it being understood that such construction shall be performed in accordance with the following requirements:

(i) For the purpose of construction only Grantor grants Grantee a six foot wide Temporary Construction Easement more particularly shown on Exhibit "A" ("Temporary Construction Easement Area").

(ii) All construction shall be performed in a good and workmanlike manner in accordance with sound engineering practice and in compliance with all applicable laws, ordinances, rules and regulations of any local, state and federal agencies and only upon receipt of any and all required permits to effectuate the construction, it being understood and agreed that all costs with respect to the engineering, construction and securing permits shall be borne by Grantee. Copies of all permits and consents required shall be delivered to Grantor.

(iii) All improvements constructed by Grantee shall be paid for entirely by Grantee and Grantee shall guarantee that no mechanic's or other liens shall be filed against the property of Grantor.

(iv) Grantee shall provide thirty (30) days advanced written notice of when construction of the Trail will begin and will complete the construction of the Trail expeditiously subject to any delays caused beyond the control of Grantee.

3. Maintenance of Easement Area. Grantee, its heirs, successors and assigns, at all times hereafter, shall have the obligation of maintaining the Easement Area in good condition, including but not limited to restoration of the Easement Area following any installation, maintenance and/or repair of the Trail. Said obligation also includes routine maintenance such as grass cutting and snow removal. Within 30 days of the issuance of any termination notice specified in paragraph 1 above, Grantee shall remove any fences it has installed and return the Easement Area to its condition prior to the granting of this easement

4. Indemnification. Grantee and its agents, contractors and vendors shall indemnify, defend, and hold Grantor harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, personal injury, death, damage to persons or property claims, workers' compensation claims, reasonable attorneys' fees, court costs, and disbursements made against or incurred by Grantor) which arise from or relate to Grantee's exercise of its rights and obligations under this Easement Agreement and Temporary Construction Easement and also which arise from or relate to any third party's (including members of the public) access to or use of the Easement Area and Temporary Construction Easement Area.

5. Insurance. Grantee and its agents, contractors and vendors shall maintain, at their expense, and keep in force at all times during the term of this Agreement, a policy of commercial general liability insurance, including coverage for contractual liability, from an insurer reasonably

acceptable to Grantor, with a combined single limit of not less than $1,000,000 per occurrence, $2,000,000 aggregate and umbrella coverage in the amount of $4,000,000 per occurrence which shall include coverage against claims for bodily injury, death, or property damage occurring on, in or about the Easement Area and/or the Temporary Construction Easement Area. Grantor and its officers, directors, employees and agents shall be named as additional insureds on such insurance policies on a primary and non-contributory basis. Grantee and any agent, contractor and vendor of Grantee shall be required to maintain workers' compensation insurance in accordance with statutory requirements. Prior to making any entry onto the Easement Area or Temporary Construction Easement Area, Grantee shall furnish to Grantor (a) certificates of insurance evidencing the foregoing coverages and, except as to Grantee, providing that such insurance policy may not be cancelled on less than ninety days prior written notice to Grantor and (b) proof of payment of the insurance premium. Specific exception is hereby granted to Grantee to acquire group self-insurance coverage from Delaware Valley Insurance Trust and Delaware Valley Workers Compensation Trust or any other municipal group self-insurer established and operating under the authority of the Pennsylvania Intergovernmental Cooperation Act – 53 Pa C.S.A. Section 481 et seq. and the Pennsylvania Political Subdivision Tort Claims Act – 42 Pa. C.S.A. Section 8541 et seq.

6. Waiver of Subrogation. Grantee waives all subrogation rights against grantee. All insurance policies issued to Grantee shall contain a waiver of subrogation provision waiving the insurer's right of subrogation against Grantor.

7. Remuneration. Grantor is granting the foregoing easement rights to Grantee in exchange for One ($1.00) Dollar consideration.

8. Realty Transfer Tax. Grantee will be responsible for the payment of any realty transfer taxes imposed as a result of the easements granted by this Agreement,

9. Miscellaneous.

(i) The preambles are incorporated herein by reference.

(ii) This Agreement shall be a covenant running with the land and shall be binding upon and inure to the parties hereto and their respective successors and assigns. The terms "assigns" shall be defined in this Agreement to include the owners of the property described herein from time to time.

(iii) Paragraphs 4,5, 6, and 8. shall survive termination of this Agreement.

(iv) This Agreement constitutes the entire agreement with respect to the subject matter hereof. No amendment or modification of this Agreement shall be binding unless in writing and signed by both parties.

(v) This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Pennsylvania.

(vi) This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together shall constitute one and the same

instrument.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties hereto have caused this Agreement to be executed.

ATTEST:

_____

GRANTOR

AVL PROPERTIES LLC

By: _____

Name: Vince Leonard

Title: President

GRANTEE

ATTEST:

_____

CHALFONT BOROUGH

By: _____

Name: _____

Title: _____

{00991685/}

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF BUCKS :

On this, the 11 day of July, 2023, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned individual, personally appeared, Vincent Paul Leonard, who acknowledged himself/herself to be the President of **AVL PROPERTIES LLC**, and that he/she, as such officer, being authorized to do so, executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
BARBARA KLINGERMAN - Notary Public
Bucks County
My Commission Expires Mar 22, 2024
Commission Number 1240365

Barbara Klingerman
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA :
: **ss.**
COUNTY OF BUCKS :

On this, the _____ day of _____, 20___, before me, a Notary Public in and for the Commonwealth of Pennsylvania, the undersigned individual, personally appeared, _____, who acknowledged himself/herself to be the _____ of the **BOROUGH OF CHALFONT**, and that he/she, as such officer, being authorized to do so, executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

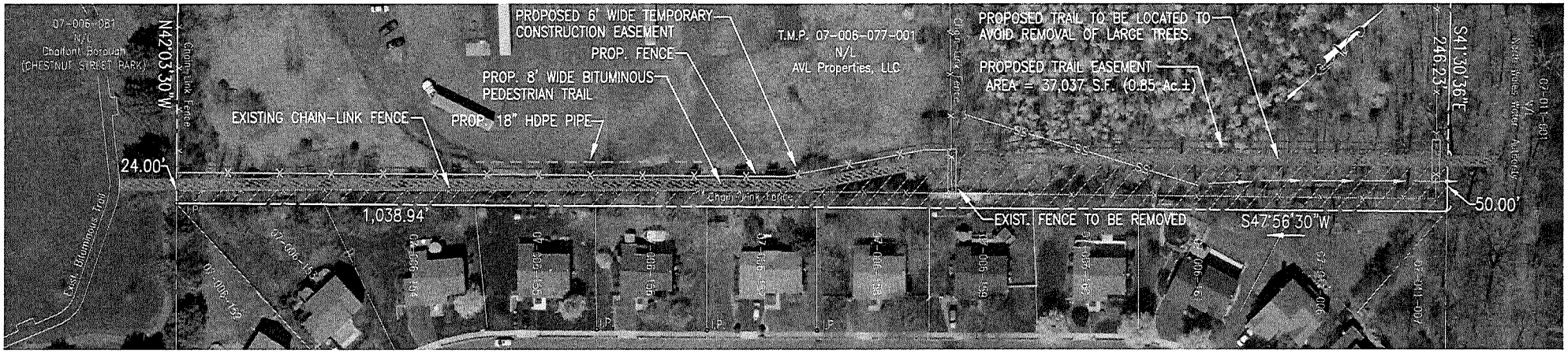
_____
NOTARY PUBLIC

{00991685/}

EXHIBIT "A"

PLAN – EXISTING CONDITIONS

SCALE : 1" = 80'



PLAN – PROPOSED CONDITIONS

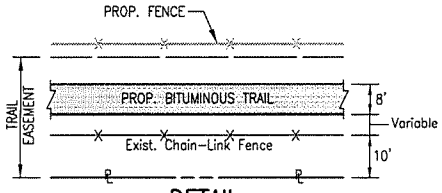
SCALE : 1" = 80'

LEGEND

- PROP. PRIVACY FENCE
- PROP. 8' WIDE BITUMINOUS TRAIL
- PROP. TRAIL EASEMENT
- PROP. 18" HDPE PIPE
- EXISTING SWALE
- SS — EXISTING STORM SEWER
- EXISTING FENCE TO BE REMOVED

NOTE:

METES AND BOUNDS FOR T.M.P. 07-006-077-001 AS SHOWN HEREON TAKEN FROM DEED AS RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 2825, PAGE 751.



DETAIL

0 40 80 160 240 FT.

SCALE : 1" = 80'

CKS ENGINEERS
4259 W. Swamp Road
Suite 410
Doylestown, PA 18902
www.cksengineers.com
215.340.0600

Rev. No.	Date	Description
3	4/20/22	Revised Easement
2	1/8/21	General Revisions
1	12/11/20	Revised Easement

TRAIL EASEMENT CONCEPT PLAN

N/L
AVL Properties, LLC
T.M.P. 07-006-077-001

Chalfont Borough, Bucks County, Pennsylvania

Date:	Scale:	Drawn By:	Plan No.	Sheet No.
12/1/20	AS NOTED	TNS	4300-162	1 OF 1
		Checked By: MFG		

T:/Auto30/Chalfont Borough/4300-162/CAD/4300-162 TRAIL EASEMENT PLAN AERIAL 11x17.dwg*CJ

EXHIBIT "B"

Rev. October 19, 2022
Rev. April 7, 2022
Rev. May 24, 2021
Rev. Dec. 16, 2020
Ref: #4300-162
August 6, 2020

LEGAL DESCRIPTION

TRAIL EASEMENT

TMP 07-006-077-001

N/L AVL PROPERTIES, LLC

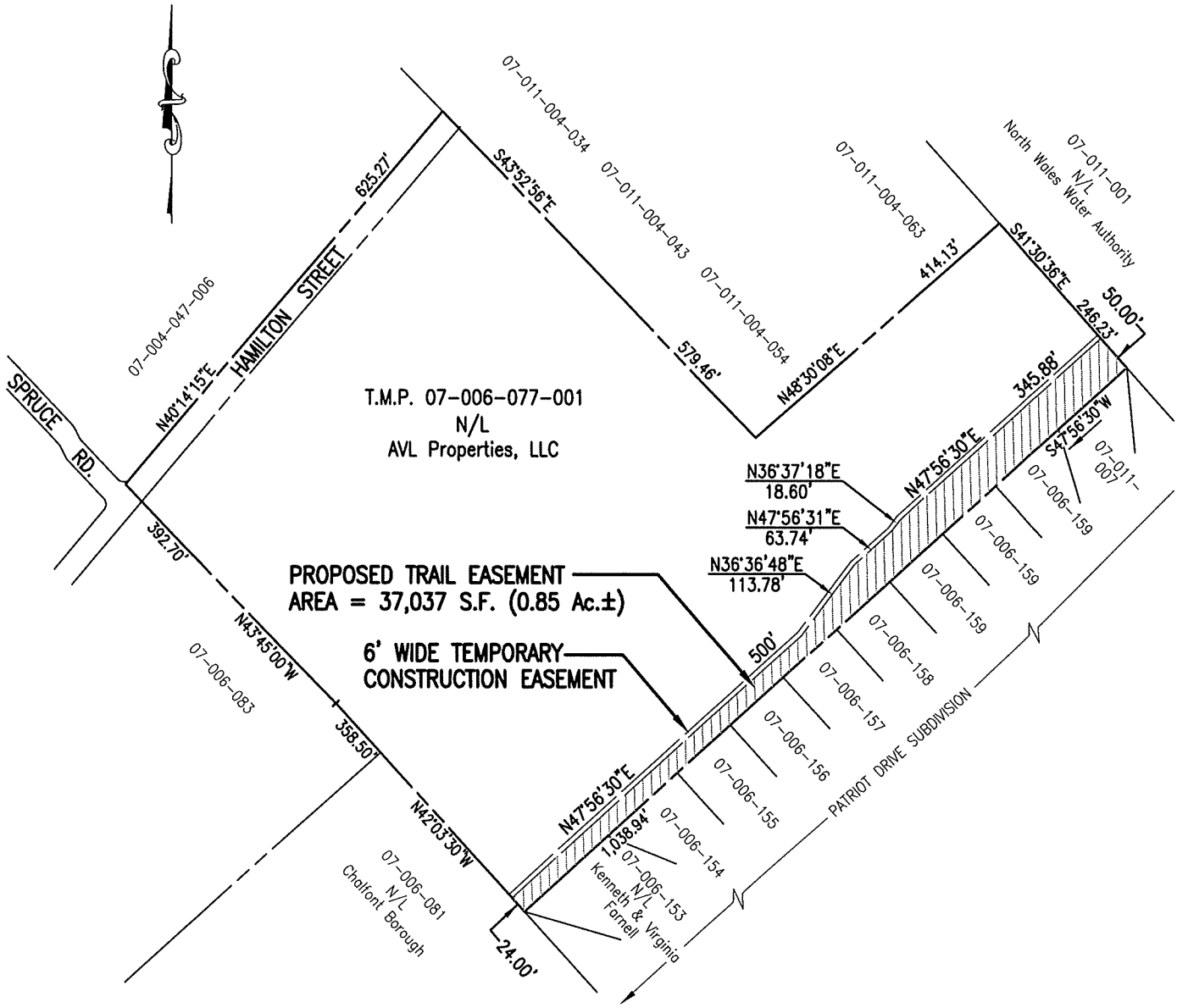
CHALFONT BOROUGH, BUCKS COUNTY

DESCRIPTION OF ALL THAT CERTAIN variable strip of land situate in Chalfont Borough, County of Bucks, Commonwealth of Pennsylvania, for a Trail Easement described in accordance with a plan entitled "Trail Easement Plan" – N/L AVL Properties, LLC, TMP 07-006-0077-001, as prepared by CKS Engineers, Inc., Doylestown, Pennsylvania, dated August 6, 2020, last revised April 7, 2022.

BEGINNING at a point, said point located at the southern most property corner of lands of now or late AVL Properties, LLC (TMP 07-006-0077-001); said point also being the common corner of lands of now or late AVL Properties, LLC (TMP 07-006-0077-001) and lands of now or late Kenneth and Virginia Farnell (TMP 07-006-153); thence from said point of Beginning, along the common property line of lands of now or late AVL Properties, LLC (TMP 07-006-0077-001) and lands of now or late Chalfont Borough (TMP 07-006-081) N 42° 03' 30" W, 24.00 feet to a point; thence through the lands of now or late AVL Properties, LLC (TMP 07-006-0077-001) the following five courses and distances: 1) N 47° 56' 30" E, 500 feet to a point; thence 2) N 36° 36' 48" E, 113.78 feet to a point; thence 3) N 47° 56' 31" E, 63.74 feet to a point; thence 4) N 36° 37' 18" E, 18.60 feet to a point; thence 5) N 47° 56' 30" E, 345.88 feet to a point, said point being on the common property line of lands of now or late AVL Properties, LLC (TMP 07-006-0077-001) and lands of now or late North Wales Water Authority (TMP 07-011-001); thence along the aforementioned common property line S 41° 30' 36" E, 50.00 feet to a point, a corner; thence along the common property line of AVL Properties, LLC (TMP 07-006-077-001) and the properties of "Patriot Drive Subdivision", S 47° 56' 30" W, 1,038.94 feet to the first mentioned point and place of BEGINNING.

CONTAINING 37,037 square feet, more or less.

Subject to a 6-foot-wide temporary construction easement as shown and dimensioned on the aforesaid Trail Easement Plan.



PLAN

SCALE : 1" = 200'

0 100 200 400 600 FT.

SCALE: 1" = 200'

METES AND BOUNDS FOR T.M.P. 07-006-077-001 AS SHOWN HEREON TAKEN FROM DEED AS RECORDED IN THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN DEED BOOK 2825 PAGE 751.

Rev. No.	Date	Description
3	4/7/22	Revised Easement
2	5/24/21	Revised Owner
1	12/11/20	Revised Easement

CKS ENGINEERS

4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

TRAIL EASEMENT PLAN

N/L
AVL PROPERTIES, LLC
T.M.P. 07-006-077-001

Chalfont Borough, Bucks County, Pennsylvania

Date:	Scale:	Drawn By:	Plan No.	Sheet No.
8/6/20	AS NOTED	TNS	4300-162	1 OF 1
		Checked By: MFG		

CKS ENGINEERS

4259 W. Swamp Road
Suite 410
Doylestown, PA 18902

www.cksengineers.com
215.340.0600

August 3, 2023
Ref: #4410

(Sent via email)

Borough of Chalfont
40 North Main Street
Chalfont, PA 18914

Attention: Shawn Curran, Borough Manager

Reference: Northern Neshaminy Greenway Trail Project
Contract No.4410
Recommendation for Contract Award

Dear Shawn:

As you are aware, a bid opening was held on August 3, 2023 for the Northern Neshaminy Greenway Trail Project. The project generally involves the construction of 1,365 linear feet of an 8-foot-wide bituminous trail, buffer plantings, and restoration work within Chalfont Borough property and easement areas along the North Branch of the Neshaminy Creek (Trail A). Also included are Add/Alternate items associated with an additional 1,130 linear feet of 8-foot-wide bituminous trail connecting the base bid trail to the Borough's Chestnut Street Park (Trail B). The Borough had ten (10) bidders on the project. The bid amounts for Trail A ranged from a low of $153,745.00 to a high of $291,656.00. The low bid was submitted by JNS Paving and Excavating Corp. of Chalfont, PA. The bid amounts for Trail A and Trail B combined ranged from a low of $305,210.00 to a high of $624,814.00. The low bid for the Trail A and B combined was submitted by Passerini and Sons, Inc. of Hilltown, PA. Please note, the grant amount awarded to the Borough for this project was $249,971.00. Enclosed for your use is a tabulation of the bids received.

We have reviewed the bid packages submitted by both JNS Paving and Excavating Corp. and Passerini and Sons, Inc. and find their bids to be in order with the appropriate Bid Bond, etc. We also find the bid amounts to be appropriate. Further, CKS has worked with both contractors and find them to be qualified to perform the work bid. Therefore, if the Borough decides to award just the Base Bid – Trail A work alone, CKS recommends that the contract be awarded to JNS Paving and Excavating Corp. in the bid amount of $153,745.00. If the Borough decides to award both the Base Bid – Trail A and Trail B bid items, CKS recommends that the contract be awarded to Passerini and Sons, Inc. in the amount of $305,210.00.

I will be prepared to discuss this project with the Council at their meeting on Tuesday, August 8, 2023. In the meantime, if you have any questions or require any additional information on this matter, please do not hesitate to contact me.

Very truly yours,
CKS ENGINEERS
Borough Engineers

Patrick P. DiGangi, P.E.

PPD/klk
Enclosure

cc: Michael J. Meginniss, Esquire, Begley, Carlin & Mandio, LLP (w/encl.) (via email)
Darrel Card, Chalfont Borough (w/encl.) (via email)
James F. Weiss, CKS Engineers (w/encl.)
J.J. Kelso, CKS Engineers (w/encl.)
File (w/encl.)

CHALFONT BOROUGH, BUCKS COUNTY

NORTHERN NESHAMINY GREENWAY PROJECT

BID SUMMARY

BID DATE: AUGUST 3, 2023

	CONTRACTOR	BASE BID	BASE BID + ADD/ALTERNATE NO. 1
1	JNS Paving and Excavating, Corp 81 Woodside Avenue Chalfont, PA 18914	**$153,745.00**	$353,925.00
2	Passerini and Sons, Inc. PO Box 464 Hilltown, PA 18927	$154,155.00	**$305,210.00**
3	Gaver Industries Inc. DBA Barker & Barker Paving 1401 Easton Avenue Bethlehem, PA 18018	$187,951.93	$441,465.96
4	Delaware Environmental Construction Services 935 Rahway Drive Newark Delaware, 19711	$195,941.25	$425,722.25
5	T. Schiefer Contractors, Inc. 3864 Old Easton Road Doylestown, PA 18902	$202,715.00	$483,355.00
6	GoreCon, Inc. 3240 Bristol Road Chalfont PA 18914	$217,308.24	$529,442.89
7	Land Tech Enterprises 3084 Bristol Road Warrington, PA 18976	$217,950.00	$477,750.00
8	Richard E Pierson Construction Company, Inc. 426 Swedesboro Road Pilesgrove, NJ 08098	$217,957.50	$444,846.25
9	AH Cornell & Son, Inc. PO Box 311 Jamison, PA 18929	$246,385.00	$535,195.00
10	Marino Corporation 1400 Cressman Road, P.O. Box 1209 Skippack, PA 19474	$291,656.00	$624,814.00

CHALFONT BOROUGH, BUCKS COUNTY

NORTHERN NESHAMINY GREENWAY PROJECT

BID TABULATION

No.	Description	Unit Of Measure	Quantity	(1) JNS Paving and Excavating, Corp.		(2) Passerini and Sons Inc.		(3) Gaver Industries Inc. DBA Barker & Barker Paving		(4) Delaware Environmental Construction Services		(5) T. Schiefer Contractors, Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
1	Clearing and Site Preparation, Complete	LS	1	*$38,800.00*	$38,800.00	*$18,000.00*	$18,000.00	*$7,808.64*	$7,808.64	*$3,500.00*	$3,500.00	*$13,000.00*	$13,000.00
2	Construction Entrance	EA	2	*$5,000.00*	$10,000.00	*$3,300.00*	$6,600.00	*$2,440.44*	$4,880.88	*$4,500.00*	$9,000.00	*$2,500.00*	$5,000.00
3	Removal of Compost Sock	LS	1	*$3,500.00*	$3,500.00	*$2,750.00*	$2,750.00	*$2,567.68*	$2,567.68	*$5,000.00*	$5,000.00	*$2,500.00*	$2,500.00
4	Rock Filter	EA	3	*$1,400.00*	$4,200.00	*$1,250.00*	$3,750.00	*$1,295.11*	$3,885.33	*$500.00*	$1,500.00	*$1,500.00*	$4,500.00
5	Unclassified Excavation Below Subgrade	CY	25	*$35.00*	$875.00	*$100.00*	$2,500.00	*$144.00*	$3,600.00	*$450.00*	$11,250.00	*$200.00*	$5,000.00
6	Excavations as Directed by Engineer	CY	25	*$35.00*	$875.00	*$100.00*	$2,500.00	*$144.00*	$3,600.00	*$450.00*	$11,250.00	*$200.00*	$5,000.00
7	Bituminous Trail Consisting of 6" 2A Material Base Course, Filter Fabric and 2" 9.5 mm Wearing Course with Infiltration Trench	SY	1290	*$55.00*	$70,950.00	*$42.00*	$54,180.00	*$104.46*	$134,753.40	*$97.00*	$125,130.00	*$96.00*	$123,840.00
8	Unimproved Area Restoration – Topsoil, Seed and Mulch, etc.	SY	2600	*$4.20*	$10,920.00	*$17.00*	$44,200.00	*$2.40*	$6,240.00	*$6.00*	$15,600.00	*$7.00*	$18,200.00
9	Miscellaneous 2A Material – Stone	CY	25	*$75.00*	$1,875.00	*$45.00*	$1,125.00	*$60.00*	$1,500.00	*$250.00*	$6,250.00	*$200.00*	$5,000.00
10	Grant Project Sign	LS	1	*$850.00*	$850.00	*$250.00*	$250.00	*$480.00*	$480.00	*$1,300.00*	$1,300.00	*$500.00*	$500.00
11	Furnish and Install Shrubs	EA	85	*$70.00*	$5,950.00	*$120.00*	$10,200.00	*$139.20*	$11,832.00	*$59.25*	$5,036.25	*$150.00*	$12,750.00
12	Furnish and Install Trees	EA	9	*$550.00*	$4,950.00	*$900.00*	$8,100.00	*$756.00*	$6,804.00	*$125.00*	$1,125.00	*$825.00*	$7,425.00
BASE BID TOTALS					**$153,745.00**		**$154,155.00**		**$187,951.93**		**$195,941.25**		**$202,715.00**
ALTERNATE/ADD-ON NO. 1													
13	Clearing and Site Preparation, Complete	LS	1	*$37,400.00*	$37,400.00	*$16,000.00*	$16,000.00	*$7,808.64*	$7,808.64	*$15,000.00*	$15,000.00	*$18,000.00*	$18,000.00
14	Rock Filter	EA	2	*$1,400.00*	$2,800.00	*$1,250.00*	$2,500.00	*$1,295.11*	$2,590.22	*$550.00*	$1,100.00	*$1,500.00*	$3,000.00
15	Compost Sock, Complete in Place	LF	600	*$7.00*	$4,200.00	*$18.00*	$10,800.00	*$2.14*	$1,284.00	*$15.00*	$9,000.00	*$5.00*	$3,000.00
16	Construction Entrance	EA	1	*$5,500.00*	$5,500.00	*$3,300.00*	$3,300.00	*$4,880.89*	$4,880.89	*$4,500.00*	$4,500.00	*$2,500.00*	$2,500.00
17	Unclassified Excavation Below Subgrade	CY	25	*$35.00*	$875.00	*$100.00*	$2,500.00	*$144.00*	$3,600.00	*$550.00*	$13,750.00	*$200.00*	$5,000.00
18	Excavations as Directed by Engineer	CY	25	*$35.00*	$875.00	*$100.00*	$2,500.00	*$144.00*	$3,600.00	*$550.00*	$13,750.00	*$200.00*	$5,000.00
19	Furnish and Install 12" HDPE Cross Pipe, Complete in Place	LF	180	*$60.00*	$10,800.00	*$68.00*	$12,240.00	*$116.91*	$21,043.80	*$75.00*	$13,500.00	*$120.00*	$21,600.00
20	Furnish and Install Flared End Sections (FES), Complete in Place	EA	2	*$900.00*	$1,800.00	*$350.00*	$700.00	*$849.69*	$1,699.38	*$900.00*	$1,800.00	*$5,000.00*	$10,000.00
21	Bituminous Trail Consisting of 6" 2A Material Base Course, Filter Fabric and 2" 9.5 mm Wearing Course with Infiltration Trench	SY	1010	*$55.00*	$55,550.00	*$42.00*	$42,420.00	*$107.31*	$108,383.10	*$95.00*	$95,950.00	*$96.00*	$96,960.00
22	Unimproved Area Restoration – Topsoil, Seed and Mulch, etc.	SY	2000	*$4.50*	$9,000.00	*$17.00*	$34,000.00	*$2.40*	$4,800.00	*$6.25*	$12,500.00	*$7.00*	$14,000.00
23	Miscellaneous 2A Material – Stone	CY	25	*$75.00*	$1,875.00	*$45.00*	$1,125.00	*$60.00*	$1,500.00	*$250.00*	$6,250.00	*$200.00*	$5,000.00
24	Fence	LF	635	*$85.00*	$53,975.00	*$22.00*	$13,970.00	*$100.00*	$63,500.00	*$39.00*	$24,765.00	*$100.00*	$63,500.00
25	Rip-Rap	LS	1	*$1,850.00*	$1,850.00	*$1,800.00*	$1,800.00	*$600.00*	$600.00	*$7,500.00*	$7,500.00	*$5,000.00*	$5,000.00
26	Furnish and Install Evergreen Trees	EA	48	*$285.00*	$13,680.00	*$150.00*	$7,200.00	*$588.00*	$28,224.00	*$217.00*	$10,416.00	*$585.00*	$28,080.00
ALTERNATE/ADD-ON NO. 1 TOTAL					**$200,180.00**		**$151,055.00**		**$253,514.03**		**$229,781.00**		**$280,640.00**
AWARD SCENARIOS													
BASE BID					**$153,745.00**		**$154,155.00**		**$187,951.93**		**$195,941.25**		**$202,715.00**
BASE BID + ALTERNATE/ADD-ON NO. 1					**$353,925.00**		**$305,210.00**		**$441,465.96**		**$425,722.25**		**$483,355.00**

CHALFONT BOROUGH, BUCKS COUNTY

NORTHERN NESHAMINY GREENWAY PROJECT

BID TABULATION

No.	Description	Unit Of Measure	Quantity	(6) GoreCon Inc.		(7) Land Tech Enterprises		(8) Richard E Pierson Construction Co Inc		(9) AH Cornell & Son, Inc.		(10) Marino Corporation	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID													
1	Clearing and Site Preparation, Complete	LS	1	*$15,500.00*	$15,500.00	*$39,000.00*	$39,000.00	*$65,000.00*	$65,000.00	*$6,500.00*	$6,500.00	*$33,400.00*	$33,400.00
2	Construction Entrance	EA	2	*$1,784.00*	$3,568.00	*$3,500.00*	$7,000.00	*$3,300.00*	$6,600.00	*$3,500.00*	$7,000.00	*$3,080.00*	$6,160.00
3	Removal of Compost Sock	LS	1	*$2,815.00*	$2,815.00	*$5,300.00*	$5,300.00	*$4,500.00*	$4,500.00	*$5,500.00*	$5,500.00	*$7,400.00*	$7,400.00
4	Rock Filter	EA	3	*$1,630.00*	$4,890.00	*$725.00*	$2,175.00	*$810.00*	$2,430.00	*$1,255.00*	$3,765.00	*$2,200.00*	$6,600.00
5	Unclassified Excavation Below Subgrade	CY	25	*$100.00*	$2,500.00	*$125.00*	$3,125.00	*$67.00*	$1,675.00	*$50.00*	$1,250.00	*$292.00*	$7,300.00
6	Excavations as Directed by Engineer	CY	25	*$100.00*	$2,500.00	*$125.00*	$3,125.00	*$86.30*	$2,157.50	*$55.00*	$1,375.00	*$292.00*	$7,300.00
7	Bituminous Trail Consisting of 6" 2A Material Base Course, Filter Fabric and 2" 9.5 mm Wearing Course with Infiltration Trench	SY	1290	*$105.00*	$135,450.00	*$100.00*	$129,000.00	*$82.00*	$105,780.00	*$140.00*	$180,600.00	*$134.00*	$172,860.00
8	Unimproved Area Restoration – Topsoil, Seed and Mulch, etc.	SY	2600	*$10.50*	$27,300.00	*$6.50*	$16,900.00	*$7.15*	$18,590.00	*$10.00*	$26,000.00	*$13.60*	$35,360.00
9	Miscellaneous 2A Material – Stone	CY	25	*$78.00*	$1,950.00	*$65.00*	$1,625.00	*$53.00*	$1,325.00	*$95.00*	$2,375.00	*$124.00*	$3,100.00
10	Grant Project Sign	LS	1	*$350.00*	$350.00	*$500.00*	$500.00	*$2,000.00*	$2,000.00	*$985.00*	$985.00	*$2,060.00*	$2,060.00
11	Furnish and Install Shrubs	EA	85	*$130.00*	$11,050.00	*$75.00*	$6,375.00	*$49.00*	$4,165.00	*$88.00*	$7,480.00	*$72.00*	$6,120.00
12	Furnish and Install Trees	EA	9	*$1,048.36*	$9,435.24	*$425.00*	$3,825.00	*$415.00*	$3,735.00	*$395.00*	$3,555.00	*$444.00*	$3,996.00
BASE BID TOTALS					**$217,308.24**		**$217,950.00**		**$217,957.50**		**$246,385.00**		**$291,656.00**
ALTERNATE/ADD-ON NO. 1													
13	Clearing and Site Preparation, Complete	LS	1	*$34,000.00*	$34,000.00	*$27,000.00*	$27,000.00	*$12,600.00*	$12,600.00	*$17,525.00*	$17,525.00	*$44,000.00*	$44,000.00
14	Rock Filter	EA	2	*$1,630.00*	$3,260.00	*$725.00*	$1,450.00	*$725.00*	$1,450.00	*$1,255.00*	$2,510.00	*$2,022.00*	$4,044.00
15	Compost Sock, Complete in Place	LF	600	*$9.71*	$5,826.00	*$5.50*	$3,300.00	*$8.40*	$5,040.00	*$9.50*	$5,700.00	*$14.60*	$8,760.00
16	Construction Entrance	EA	1	*$2,285.14*	$2,285.14	*$4,000.00*	$4,000.00	*$3,300.00*	$3,300.00	*$3,500.00*	$3,500.00	*$3,400.00*	$3,400.00
17	Unclassified Excavation Below Subgrade	CY	25	*$100.00*	$2,500.00	*$125.00*	$3,125.00	*$67.00*	$1,675.00	*$50.00*	$1,250.00	*$292.00*	$7,300.00
18	Excavations as Directed by Engineer	CY	25	*$100.00*	$2,500.00	*$125.00*	$3,125.00	*$86.30*	$2,157.50	*$55.00*	$1,375.00	*$292.00*	$7,300.00
19	Furnish and Install 12" HDPE Cross Pipe, Complete in Place	LF	180	*$56.00*	$10,080.00	*$60.00*	$10,800.00	*$125.00*	$22,500.00	*$75.00*	$13,500.00	*$73.00*	$13,140.00
20	Furnish and Install Flared End Sections (FES), Complete in Place	EA	2	*$987.00*	$1,974.00	*$595.00*	$1,190.00	*$1,100.00*	$2,200.00	*$350.00*	$700.00	*$383.00*	$766.00
21	Bituminous Trail Consisting of 6" 2A Material Base Course, Filter Fabric and 2" 9.5 mm Wearing Course with Infiltration Trench	SY	1010	*$110.00*	$111,100.00	*$120.00*	$121,200.00	*$82.00*	$82,820.00	*$140.00*	$141,400.00	*$134.00*	$135,340.00
22	Unimproved Area Restoration – Topsoil, Seed and Mulch, etc.	SY	2000	*$17.00*	$34,000.00	*$6.50*	$13,000.00	*$7.15*	$14,300.00	*$10.00*	$20,000.00	*$18.00*	$36,000.00
23	Miscellaneous 2A Material – Stone	CY	25	*$78.14*	$1,953.50	*$65.00*	$1,625.00	*$53.00*	$1,325.00	*$100.00*	$2,500.00	*$124.00*	$3,100.00
24	Fence	LF	635	*$96.00*	$60,960.00	*$75.00*	$47,625.00	*$83.75*	$53,181.25	*$82.00*	$52,070.00	*$82.00*	$52,070.00
25	Rip-Rap	LS	1	*$6,176.01*	$6,176.01	*$1,000.00*	$1,000.00	*$2,500.00*	$2,500.00	*$3,500.00*	$3,500.00	*$1,954.00*	$1,954.00
26	Furnish and Install Evergreen Trees	EA	48	*$740.00*	$35,520.00	*$445.00*	$21,360.00	*$455.00*	$21,840.00	*$485.00*	$23,280.00	*$333.00*	$15,984.00
ALTERNATE/ADD-ON NO. 1 TOTAL					**$312,134.65**		**$259,800.00**		**$226,888.75**		**$288,810.00**		**$333,158.00**
AWARD SCENARIOS													
BASE BID					**$217,308.24**		**$217,950.00**		**$217,957.50**		**$246,385.00**		**$291,656.00**
BASE BID + ALTERNATE/ADD-ON NO. 1					**$529,442.89**		**$477,750.00**		**$444,846.25**		**$535,195.00**		**$624,814.00**

Legend

- Proposed Multi-Use Trail
- Existing Bituminous Trail
- Existing Concrete Sidewalk
- Existing Trail Bridge

NORTHERN NESHAMINY GREENWAY TRAIL
PATRIOT DRIVE TO CHESTNUT STREET PARK TO LINDENFIELD TRAIL/BRIDGE
CHALFONT BOROUGH, BUCKS COUNTY, PA

98

June 21, 2020
REF# 4300-160
CKS Engineers,Inc.

RESOLUTION No. 2023-___

CHALFONT BOROUGH, BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE CHALFONT BOROUGH COUNCIL AWARDING THE NORTHERN NESHAMINY GREENWAY TRAIL PROJECT, CONTRACT No. 4410, FOR ONLY "TRAIL A" TO JNS PAVING AND EXCAVATING CORP. OF CHALFONT, PA

Whereas, the Borough Code at 8 Pa.C.S.A.§3301.1(c)(3) requires approval of formal agreements by Resolution of Borough Council,

Whereas, the project was competitively bid in compliance with the requirements of the Borough Code at 8 Pa.C.S.A.§1402; and

NOW THEREFORE BE IT RESOLVED that the Chalfont Borough Council approves, by adoption of this resolution, the bid proposal for "Trail A" by JNS Paving and Excavating Corp. in the amount of $153,745.00.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Chalfont Borough on the 8th day of August, 2023.

ATTEST

_____

Shawn Curran, Borough Manager

CHALFONT BOROUGH COUNCIL

By:

_____

John R. Engel, President

RESOLUTION No. 2023-___

CHALFONT BOROUGH, BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE CHALFONT BOROUGH COUNCIL AWARDING THE NORTHERN NESHAMINY GREENWAY TRAIL PROJECT, CONTRACT No. 4410, FOR BOTH "TRAIL A and TRAIL B" TO PASSERINI AND SONS, INC. OF PIPERSVILLE, PA

Whereas, the Borough Code at 8 Pa.C.S.A.§3301.1(c)(3) requires approval of formal agreements by Resolution of Borough Council,

Whereas, the project was competitively bid in compliance with the requirements of the Borough Code at 8 Pa.C.S.A.§1402; and

NOW THEREFORE BE IT RESOLVED that the Chalfont Borough Council approves, by adoption of this resolution, the bid proposal for both "Trail A and Trail B" by Passerini and Sons, Inc. in the amount of $305,210.00.

THIS RESOLUTION WAS DULY ADOPTED by the Borough Council of Chalfont Borough on the 8th day of August, 2023.

ATTEST

_____

Shawn Curran, Borough Manager

CHALFONT BOROUGH COUNCIL

By:

_____

John R. Engel, President

801 Cassatt Road
Suite 111
Berwyn, PA 19312

Tel +1 610 687.5644

www.milliman.com

July 10, 2023

Mr. Darrell Card
Finance Director
Chalfont Borough
40 North Main Street
Chalfont, PA 18914

Re: Borough of Chalfont 2024 Minimum Municipal Obligation for the Non-Uniformed Money Purchase Pension Plan

Dear Darrell:

Enclosed is the 2024 Minimum Municipal Obligation (MMO) filing for the Non-Uniformed Money Purchase Plan. The form must be submitted to the Municipality's governing body no later than September 30, 2023.

Please review the MMO form provided and let me know of any errors and/or inaccuracies.

The MMO displayed in item C4 is for budgeting purposes only. The actual Borough contribution during 2024 will be determined based on actual payroll. Therefore, the actual Borough contribution for 2024 may be higher or lower than the MMO shown. It is anticipated that the 2024 MMO will be satisfied through a combination of state aid and local revenue.

Data Reliance

In preparing this filing, we relied without audit on information provided by Chalfont Borough. This information includes, but is not limited to, plan documents/ordinances, census data, and actuarial valuation reports as of January 1, 2022. If the underlying data or information is inaccurate or incomplete, the results of our analysis may likewise be inaccurate or incomplete.

We performed a limited review of the data used directly in our analysis for reasonableness and consistency and have not found material defects in the data. If there are material defects in the data, it is possible that they would be uncovered by a detailed, systematic review and comparison of the data to search for data values that are questionable or for relationships that are materially inconsistent. Such a review was beyond the scope of our assignment.

I am a member of the American Academy of Actuaries and meet its Qualification Standards to render the actuarial opinion contained herein.

Feel free to call me at 610-975-5051 if you have any questions.

Sincerely,

Timothy J. Nugent, FSA

TJN:hs\0078CFB01-18
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Enclosure

Borough of Chalfont Non-Uniformed Money Purchase Plan
Financial Requirement and Minimum Municipal Obligation
For 2024 Municipal Budget

A. Normal Cost

1. Employer Contribution Rate as a Percentage of Payroll	8.00%
2. Estimated 2023 Payroll for Active Participants	$500,035
3. Total Employer Contribution (A1 x A2)	$40,003

B. Financial Requirement

1. Total Employer Contribution (A3)	$40,003
2. Anticipated Administrative Expenses	0
3. Amortization Payment, if any	0
4. Financial Requirement (B1 + B2 + B3)	$40,003

C. Minimum Municipal Obligation

1. Financial Requirement (B4)	$40,003
2. Anticipated Employee Contributions (A2 x 0.0%)	0
3. Funding Adjustment, if any	0
4. Minimum Municipal Obligation (C1 - C2 - C3)	$40,003

Notes

1. Deposit into the Plan's assets must be made by December 31, 2024 to avoid an interest penalty.
2. 2024 General Municipal Pension System State Aid may be used to fund part or all of the municipal obligation and must be deposited within 30 days of receipt. Any remaining balance must be paid from municipal funds.
3. Any delinquent Minimum Municipal Obligations from prior years must be included in the 2024 budget along with an interest penalty.

Certification

I hereby certify that the above calculations, to the best of my knowledge, are true, accurate, and conform with the provisions of Chapter 3 of Act 205 of 1984.

Chief Administrative Officer

Date

Prepared using the January 1, 2023 Actuarial Valuation

PLANNING COMMISSION

2022 ANNUAL REPORT

The Chalfont Borough Planning Commission submits the following report to the Chalfont Borough Council in accordance with the Pennsylvania Municipal Planning Code, Article II, Section 207.

CHALFONT BOROUGH PLANNING COMMISSION 2022 ANNUAL REPORT

Planning Commission Members in 2022		Term Expires
Citizen Members:	Paul Borgia (Chairman)	2024
	Greg Bustamante (Vice-Chairman)	2026
	Linda Goodwin	2026
	Michael St. John	2024
	Robert Milligan	2024

BRPC Liaison:	Evan Stone
HARB Liaison:	Troy C. Hill, AIA
Borough Manager:	Shawn Curran
Staff Zoning Officer:	Dan Jenkins
Borough Engineer:	CKS Engineers, Pat DiGangi
Recording Secretary:	Dawn Tremmel

Planning Commission Public Meeting Dates in 2022

May 23
June 27
July 25
Aug 22
Sept 26
Oct 24
Nov 28

Planning Commission Training and Workshops Attended in 2022

Paul Borgia attended an online class through PMPEI; Managing the Subdivision Review Process.

Land Development and Subdivision Applications Reviewed in 2022

None.

Concept or Sketch Plans Reviewed in 2022

None.

Ordinance Drafts and Reviews in 2022

None.

Miscellaneous Business and/or Action

1. Advisory opinion regarding Conditional Use Hearing for 196 E. Butler Avenue, TMP #07-008-012-002, for an Occupancy Permit for "E15 Automobile Sales" – application withdrawn during meeting.

Long Term Goals (5 years)

- Comprehensive Plan update is in progress.
- Encourage additional retail establishments & connect businesses with appropriate spaces. (Ref. T.O.D. pg. 97).
- Pursue options for funding public improvements and revitalization projects.

Ongoing Goals (Continuous)

- Training workshops.
- Be more aware of existing business community's needs that can be incorporated into plans as they are presented to the Commission.
- Bristol Road Extension.