

**RESOLUTION NO. 2024-07**

**NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING AMENDED FINAL LAND DEVELOPMENT APPROVAL TO HOLY PROPERTIES, LLC FOR THE AMENDED LAND DEVELOPMENT OF TAX PARCEL #26-001-103-001 LOCATED AT 324 SCHOOLHOUSE ROAD, WHICH SAID PLANS WERE PREPARED BY ARNA ENGINEERING, INC., WERE DATED SEPTEMBER 22, 2023, AND LAST REVISED JANUARY 12, 2024, CONSISTING OF 12 SHEETS, WHICH PROPOSE THE CREATION OF AN OUTDOOR STORAGE AREA AND 23 ADDITIONAL PARKING SPACES

**WHEREAS**, Holy Properties, LLC ("*Applicant*") have submitted an application for Amended Final Land Development Approval which proposes the construction of an Outdoor Storage Area along with 23 additional parking spaces ("*Project*") on a parcel located at or near 324 Schoolhouse Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-001-103-001 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled Amended Land Development Plans for Clauser Facility Expansion, prepared by ARNA Engineering, Inc., dated September 22, 2023, last revised January 12, 2024, consisting of twelve (12) sheets ("*Plan*"); and

**WHEREAS**, the New Britain Township Board of Supervisors previously granted Final Land Development Approval to the Application for this Property on January 3, 2017 as evidenced by a January 11, 2017 Letter from Peter Nelson, Esquire to Steve Clauser;

**NOW THEREFORE, BE IT ADOPTED AND RESOLVED**, that the Board of Supervisors of New Britain Township hereby grants Amended Final Land Development Approval to the Project subject to Applicant's compliance with the following conditions:

1. Applicant shall continue to comply with all conditions and requirements of the January 2017 Land Development Approval, except as modified herein.
2. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter of February 21, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
3. Applicant shall comply with all requirements and recommendations of the

Bucks County Planning Commission Review Letter dated November 6, 2023 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "B".

4. Applicant has requested, and the Board of Supervisors does hereby Grant waivers from the following provisions of the Subdivision and Land Development Ordinance:
  - a. Section 22-713.5.B.(1) – A waiver is granted to allow a reduction in the quantity of plantings around the parking area to 21 shrubs because the parking area is screened from the public road by an existing 6-foot chain-link fence with privacy slats and a row of green giant arborvitae evergreen trees.
5. Applicant shall construct all public improvements shown on the Plan, including, but not limited to, water and sewer facilities, stormwater facilities, street trees, roadway widening, installation of curbs and sidewalks, and roadway milling and overlay.
6. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay a required stormwater fee to be based on \$0.25 per every square foot of net increase of impervious area proposed.
9. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: Pennsylvania Department of Environmental Protection ("DEP") NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, Bucks County Conservation District E & S Permit, and Pennsylvania Department of Transportation Highway Occupancy Permit.
10. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
11. Applicant shall execute Amended Development and Financial Security Agreements and all other development documents (including all necessary guarantees, agreements, easements, deeds, and declarations), all in a form and manner to be approved by the Township Solicitor; Applicant shall post sufficient financial security in a form acceptable to the Township; Applicant shall provide proof of sufficient insurance coverage to the Township.
12. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by

title insurance to the benefit of the Township indicating that title to these areas is free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes.

13. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
14. All documentation shall be executed prior to recording of Record Plans.
15. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
16. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
17. The plans shall be ADA compliant, if applicable.

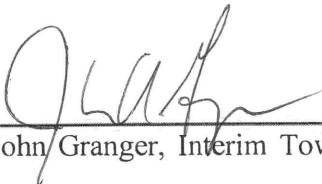
**BE IT FINALLY RESOLVED** that the conditions of approval have been made known to Applicant, and this Amended Final Land Development Approval is to be deemed expressly contingent upon Applicant's affirmative written acceptance of the said conditions on a form prescribed by the Township within 30 days of the approval of this Resolution. If an unconditional acceptance of the conditions is not received in writing by that date, the application for preliminary/final plan approval shall be deemed denied based upon Applicant's failure to agree to and/or fulfill the said conditions.

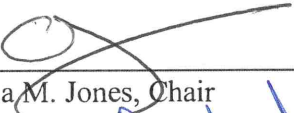
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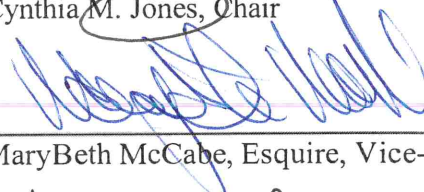
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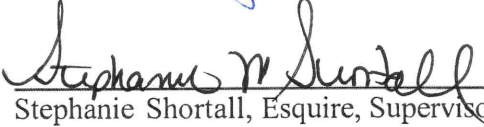
**DULY ADOPTED**, this 4<sup>th</sup> day of March, 2024, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

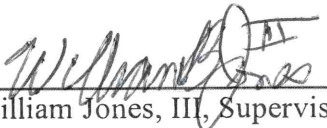
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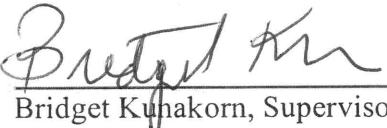
  
\_\_\_\_\_  
John Granger, Interim Township Manager

  
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Cynthia M. Jones, Chair

  
\_\_\_\_\_  
MaryBeth McCabe, Esquire, Vice-Chair

  
\_\_\_\_\_  
Stephanie Shortall, Esquire, Supervisor

  
\_\_\_\_\_  
William Jones, III, Supervisor

  
\_\_\_\_\_  
Bridget Kuhakorn, Supervisor

**APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS**

Applicant agrees to the above terms and conditions contained in Resolution 2024-07  
this the \_\_\_\_ day of \_\_\_\_\_, 2024.

APPLICANT:  
HOLY PROPERTIES, LLC

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

