

RESOLUTION NO. 2022 - 16

(Duly Adopted: 9/26/22)

NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/FINAL SUBDIVISION APPROVAL TO NEW BRITAIN TOWNSHIP RELATED TO THE SUBDIVISION OF A PARCEL OF REAL PROPERTY OWNED BY AUBREY P. GILMORE WHICH SAID PLANS WERE PREPARED BY GILMORE & ASSOCIATES, INC., WERE DATED JULY 21, 2022, CONSISTING OF 1 SHEET, WHICH SAID SUBDIVISION PROPOSES TO CREATE TWO (2) LOTS, ONE LOT TO CONSIST OF APPROXIMATELY 1.94 ACRES AND THE OTHER LOT TO CONSIST OF APPROXIMATELY 31.44 ACRES WHICH SAID LARGER PARCEL SHALL BE PRESERVED WITH A CONSERVATION EASEMENT.

WHEREAS, New Britain Township ("*Applicant*") has submitted an application for preliminary/final subdivision approval proposing the creation of a total of two (2) Lots ("*Project*") on a 38.1 acre parcel of land located along Keller and King Roads and identified as Bucks County Tax Map Parcel #26-004-010 ("*Property*"); and

WHEREAS, this proposal is reflected on a plan entitled "Gilmore Minor Subdivision Plan", prepared by Gilmore & Associates, Inc., dated July 21, 2022, consisting of one (1) sheet ("*Plan*"); and

WHEREAS, the New Britain Township Planning Commission reviewed the Plan at its July 28, 2022 meeting, and having found it to be in substantial compliance with the requirements of the Township Zoning Ordinance, the Township Subdivision and Land Development Ordinance, and other applicable Township regulations, recommended that preliminary/final approval be granted.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township hereby grants preliminary/final plan approval to the Project subject to Applicant's compliance with the following conditions:

1. Applicant shall comply with all recommendations of the Bucks County Planning Commission Review Letter of _____, 2022 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein. (Township Code §22-403, §22-502)
2. This approval is subject to the condition that Aubrey P. Gilmore will grant a Conservation Easement to the Applicant of approximately 31.44 acres as described

in a certain Agreement of Sale between Aubrey P. Gilmore and the Applicant dated May 16, 2022.

3. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, to the extent applicable, including, but not limited to: Pennsylvania Department of Environmental Protection (“DEP”) NPDES Permit, DEP Sewage Facilities Planning Module, Bucks County Health Department, and Bucks County Conservation District E & S Permit. (Township Code §22-406.1, §22-711, §22-720, §22-721, §22-905)
4. Applicant shall submit to the Township Engineer for review all necessary legal descriptions. (Township Code §22-406.1, §22-903, §22-904)
5. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township’s professional consultants. (Township Code §22-406.1)
6. All documentation shall be executed prior to recording of Record Plans. (Township Code §22-406)
7. Applicant and its professionals shall execute, notarize and seal the Final Record Plan. (Township Code §22-406.2)
8. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes. (Township Code §22-905)
9. This approval is conditioned upon the record owner, Aubrey P. Gilmore, granting an access easement to Richard F. Schimpf, III and Sandra L. Schimpf, owners of record of Bucks County Tax Map Parcel #26-004-010-001, which said access easement shall encumber, in part, Lot 2 as identified on the Subdivision Plan and said easement shall be subject to the approval of Applicant.

BE IT FINALLY RESOLVED, that the conditions of approval have been made known to Applicant, and this preliminary/final plan 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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DULY ADOPTED this 26th day of September, 2022, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.




Gregory T. Hood, Chairman



William B. Jones, III, Vice Chair

Cynthia M. Jones, Member



MaryBeth McCabe, Esq., Member



Stephanie Shortall, Member



Attest: Matthew West,
Township Manager