

RESOLUTION NO. 2022-23

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP AMENDING RESOLUTION 2022-07 RELATED TO THE GRANT OF PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL TO BUTLER PIKE PROPERTIES, LP, FOR THE LAND DEVELOPMENT PLANS FOR BUTLER PIKE PROPERTIES, LP, PREPARED BY HOLMES CUNNINGHAM, LLC, DATED NOVEMBER 30, 2021, CONSISTING OF 21 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF TWO BUILDINGS FOR RESIDENTIAL AND COMMERCIAL PURPOSES.

WHEREAS, the Board of Supervisors of New Britain Township, adopted Resolution 2022-07 on March 21, 2022, which said Resolution approved the preliminary/final land development plans of Butler Pike Properties, LP for the project depicted on plans prepared by Holmes Cunningham, LLC, dated November 30, 2021, which proposed the construction of two buildings for residential and commercial purposes; and

WHEREAS, the Board of Supervisors of New Britain Township desires to make certain amendments to that Resolution which said amendments are made with the concurrence of Butler Pike Properties, LP (the "Applicant") as hereinafter set forth.

NOW, THEREFORE, BE IT ADOPTED AND RESOLVED, that the Board of Supervisors of New Britain Township herein amends Resolution 2022-07 as follows:

1. The obligation of the Applicant to construct the off-premises sidewalk through the property owned by Giovanni Spatola and Mariano Spatola is revised so as to reduce the width of the easement necessary to construct the sidewalk from 30 feet to 15 feet with a further understanding that the easement shall only be used for the sidewalk and related improvements and shall not contain any utilities. The property owned by Giovanni Spatola and Mariano Spatola is further identified as Bucks County Tax Parcel #26-005-023-002.
2. The obligation to complete certain drainage improvements on the Spatola property is rescinded, except, however, if prior to the completion of the project by the Applicant, the Applicant can secure an easement from the Spatola property owners to permit the construction of the off-site drainage improvements on the Spatola property, Applicant shall complete those drainage improvements.
3. In all other respects, Resolution 2022-07 is reaffirmed and ratified subject only to the modifications to same as set forth in this Resolution.

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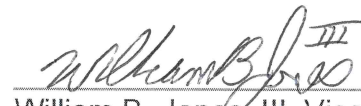
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DULY ADOPTED this 17th day of October, 2022, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.


ATTEST:


Matthew West, Township Manager


Gregory T. Hood, Chairman


William B. Jones, III, Vice Chairman


Cynthia M. Jones, Member


MaryBeth McCabe, Esquire, Member


Stephanie Shortall, Member