



1515 Market Street, Suite 920
Philadelphia, PA 19102
267.402.3400

July 28, 2026
Via: Hand Delivery

New Britain Township
207 Park Avenue
Chalfont, PA 18914

Attention: Doreen Curtin

Re: Proposed Industrial Development
Waiver Request Letter
Walnut Street & 56 Walnut Street (TMP Nos. 26-001-099;
26-001-099-001; 26-001-099-002 and 26-001-099-003)
New Britain Township, Bucks County
Bohler Project No. PAC250095.00

Dear Doreen:

On behalf of HCI DP Land Acquisition LLC ("Hanover"), the equitable owner of the above-referenced parcels, please find the following waiver list based on Preliminary Land Development Plans that have been prepared for this project.

The waivers requested from the New Britain Township Board of Supervisors are listed below. A description of each requirement is in *italics*, followed by a justification.

1. A waiver from §22-705.3.C – Where a subdivision and/or land development abuts or contains an existing street, the applicant shall be required to improve the street to the Township standards for ultimate right-of-way and cartway widths. The following comments related to existing street improvements shall be considered:

- a. County Line Road is an arterial street which requires a cartway width of 52 feet. It appears County Line Road has a variable width cartway along the property frontage from 45 to 52 feet wide. County Line Road is a state road owned by PennDOT and any improvements are subject to PennDOT approval.

Justification: County Line Road is a PennDOT road. The road will be widened as required by PennDOT.

- b. Schoolhouse Road is considered a major collector street which requires a 48-foot cartway. It appears Schoolhouse Road has a variable width cartway along the property frontage from 22 to 32 feet wide. A variable width of widening ranging from 8 to 13 feet is required.

Justification: Schoolhouse Road abuts a potential turtle habitat area on our proposed property. Per discussions with the environmental scientist, this area of potential habitat should not be disturbed. A waiver is being requested to keep Schoolhouse Road at the width it is currently and avoid disturbing the area of potential habitat.

2. A waiver from §22-708.6.A. – All off-street parking spaces shall be set back a minimum of twenty (20) feet from any side of any non-residential building.

Justification: The applicant is requesting a waiver to allow parking to be closer than 20' to the proposed buildings. The waiver is justified because moving the parking closer to the building permits the overall site to be more condensed and reduces the total disturbance area. The waiver is also consistent with the Zoning Hearing Board's May 16, 2022 variance approval for 101 Independence Lane.

3. A waiver from §22-706.1.B – Curbs shall be installed along the property frontage of every existing street abutting a proposed subdivision and/or land development.

Justification: The applicant is requesting a waiver from the requirement to install curbs along County Line Road and along Schoolhouse Road. County Line Road is a PennDOT road. Curbing will be installed as required by PennDOT. Schoolhouse Road abuts a potential turtle habitat area on the development property. Per discussions with the environmental scientist, this area of potential habitat should not be disturbed. A waiver is being requested to minimize construction in the vicinity so that the potential habitat is not disturbed.

4. A waiver from §22-706.2.B – Sidewalks shall be installed along the property frontage of every existing street abutting a proposed subdivision and/or land development.

Justification: The applicant is requesting a waiver from the requirement to install sidewalk along along Schoolhouse Road. Schoolhouse Road abuts a potential turtle habitat area on the development property. Per discussions with the environmental scientist, this area of potential habitat should not be disturbed. A waiver is being requested to minimize construction in the vicinity so that the potential habitat is not disturbed.

5. A waiver from §22-713.2.E – Any specimen tree having a diameter of 30 inches or more, measured at 12 inches above the natural grade line, shall not be removed, whether located within a woodland area or standalone.

Justification: Specimen trees are located throughout the site, including many that were designed to line an existing driveway and surround the existing house. The locations of many of these trees would limit development potential for any proposed use. Several of these trees are noted to be dead or in decline per the arborist report provided by Rockwell Associates and are not expected to survive much longer regardless of the development. Compensatory planting as recommended by Rockwell has been provided on the Landscape Plans.

Should you have any questions or require additional information, please contact our office as soon as possible. Thank you.

Sincerely,

BOHLER, LLC



Lindsey Breylinger, Associate