

RESOLUTION NO. 2024-08

**NEW BRITAIN TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING WAIVER OF LAND DEVELOPMENT APPROVAL TO THE ORDER OF ST. PAUL THE FIRST, HERMIT & PAULINE FATHERS FOR THE SITE PLANS FOR TAX MAP PARCEL #26-011-059 LOCATED AT 654 FERRY ROAD, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM LLC, DATED NOVEMBER 2, 2023, CONSISTING OF 3 SHEETS, WHICH PROPOSE A 4,340 SF BUILDING ADDITION

WHEREAS, the Order of St. Paul the First, Hermit & Pauline Fathers d/b/a the Shrine of Czestochowa ("*Applicant*") has submitted an Application for Waiver of Land Development Approval which proposes the construction of a 4,340 SF building addition ("*Project*") on a parcel located at or near 654 Ferry Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-011-059 ("*Property*"); and

WHEREAS, this proposal is reflected on a plan entitled Overall Site Plans for Czestochowa, prepared by Holmes Cunningham LLC, dated November 2, 2023, consisting of three (3) sheets ("*Plan*"); and

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

1. Applicant shall comply with all comments, requirements and recommendations of the Gilmore and Associates Review Letter of February 8, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. 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.
3. The topsoil stockpile is proposed over paving. The stockpile shall be relocated to a grass area.
4. 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.

5. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
6. 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.
7. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
8. All documentation shall be executed prior to recording of Record Plans.
9. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
10. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
11. 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 Waiver of 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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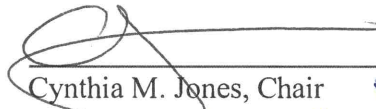
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DULY ADOPTED, this 4th day of March, 2024, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.


ATTEST:




John Granger, Interim Township Manager



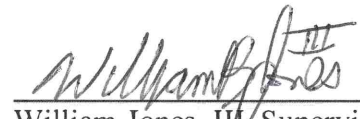
Cynthia M. Jones, Chair



MaryBeth McCabe, Esquire, Vice-Chair



Stephanie Shortall, Esquire, Supervisor



William Jones, III, Supervisor



Bridget Kunakorn, Supervisor

APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS

Applicant agrees to the above terms and conditions contained in Resolution 2024-08
this the ____ day of _____, 2024.

APPLICANT:
ORDER OF ST. PAUL THE FIRST, HERMIT
AND PAULINE FATHERS

Name: _____
Title: _____