

**RESOLUTION NO. 2025-02**

**NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING WAIVER OF LAND DEVELOPMENT APPROVAL TO PLUMSTEAD CHRISTIAN SCHOOL FOR THE LAND DEVELOPMENT PLAN FOR TAX MAP PARCEL #26-003-140-002 LOCATED AT 753 NEW GALENA ROAD, WHICH SAID PLANS WERE PREPARED BY HOLMES CUNNINGHAM LLC, DATED OCTOBER 2, 2024 AND LAST REVISED NOVEMBER 12, 2024, CONSISTING OF 3 SHEETS, WHICH PROPOSES THE ADDITION OF MODULAR CLASSROOMS

**WHEREAS**, Plumstead Christian School ("*Applicant*") has submitted an Application for Waiver of Land Development Approval which proposes the addition of two (2) modular classroom buildings ("*Project*") on a parcel located at or near 753 New Galena Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-003-140-002 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled Land Development Plan for Plumstead Christian School, prepared by Holmes Cunningham LLC, dated October 2, 2024 and last revised November 12, 2024, 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 December 3, 2024, revised December 5, 2024 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant shall install/ construct all improvements shown on the Plan, including, but not limited to, water and sewer facilities and stormwater facilities.
3. The former property line between the residential parcel ( formerly identified as Bucks County tax map parcel 26-003-139) and institutional parcel (identified as Bucks County tax map parcel 26-003-140-102) shall be shown on the Plan for illustrative purposes.
4. The original school parcel (TMP #26-003-140-002, 17.45 ac.) should be shown as the subject parcel. The Site Capacity Calculations, Impervious Coverage

Calculations, Resource Protection Standards and Zoning Data table shall all be revised to reflect the original school parcel. A formal Lot Consolidation Plan shall be approved by the Township as part of any subsequent Land Development phase.

5. Applicant shall obtain all required approvals from various agencies having jurisdiction over the Project, including, but not limited to: DEP Sewage Facilities Planning approval, Bucks County Health Department, and Bucks County Conservation District E & S Permit.
6. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay the required stormwater fee based on 5% of construction cost of BMP's in accordance with Resolution 2024-02. The Stormwater Maintenance Agreement shall be recorded with the Bucks County Recorder of Deeds.
7. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
8. A pre-construction meeting shall be held with Township officials and Engineer, and the Legal and Engineering escrow shall be replenished to a minimum of \$5,000.00 prior to construction.
9. All site improvements shall be completed in accordance with the approved Plan and observed by the Township Engineer prior to issuance of an occupancy permit for the modular units.
10. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
11. Applicant and its professionals shall execute, notarize and seal the Plan.
12. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
13. 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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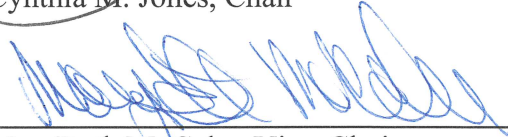
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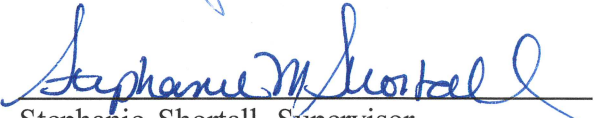
**DULY ADOPTED**, this 6 day of January, 2025, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.


ATTEST:

  
\_\_\_\_\_  
Dan Fox, Township Manager

  
\_\_\_\_\_  
Cynthia M. Jones, Chair

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

  
\_\_\_\_\_  
Stephanie Shortall, 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 2025-02 this the 6 day of January, 2025.

APPLICANT:  
PLUMSTEAD CHRISTIAN SCHOOL

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