

RESOLUTION NO. 2025 - 06

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY/ FINAL LAND DEVELOPMENT APPROVAL TO JOSEPH I. & AILEEN M. SOLANA FOR THE PRELIMINARY/ FINAL SUBDIVISION OF TAX PARCEL #26-011-051 & 26-011-034-001, LOCATED AT OR NEAR 256 FERRY ROAD, WHICH SAID PLANS WERE PREPARED BY R.L. SHOWALTER & ASSOCIATES, INC. DATED JULY 15, 2024, AND LAST REVISED DECEMBER 10, 2024, CONSISTING OF 3 SHEETS, WHICH PROPOSE THE LOT LINE CHANGE OF 256 FERRY ROAD & 393 OLD IRON HILL ROAD.

**WHEREAS**, Joseph I. & Aileen M. Solana ("*Applicant*") have submitted an application for Preliminary/ Final Land Development Approval which proposes the line lot change of 256 Ferry Road and 393 Old Iron Hill Road ("*Project*") on a parcel located at or near Ferry Road, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel Nos. 26-011-051, and 26-011-034-001 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a plan entitled 256 Ferry Road-393 Old Iron Hill Road, Lot Line Change Plan, prepared by R.L. Showalter & Associates, Inc., dated July 15, 2024, last revised December 10, 2024, consisting of three (3) sheets ("*Plan*").

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

1. Applicant shall comply with all requirements and recommendations of the Gilmore and Associates Review Letter of February 24, 2025 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant has requested, and the Board of Supervisors does hereby Grant waivers from the following provisions of the Subdivision and Land Development Ordinance conditioned on providing a conservation easement over the natural resources required to be protected at the time of future subdivision or land development of either lot:
  - a. §22-705.3.C – A waiver is requested from the requirement to widen the cartway along Ferry Road and Old Iron Hill Road.

- b. §22-706 – A waiver is requested from the requirement to provide curb and sidewalk along the property frontage.
  - c. §22-707.A.1 – A waiver is requested from the requirements to install a pedestrian walkway or recreational trail at locations that connect to schools, parks, recreation facilities, community buildings, commercial or employment centers or other facilities that are the destination of pedestrians or bicyclists.
  - d. §22-713.4 – A deferral is requested from the requirement to provide street trees along the property frontage where there are no current street trees along 393 Old Iron Hill Road at the time of future application for lot improvements for either property.
- 3. Applicant shall comply with any other technical design comments from the Township Engineer prior to the recording of the Record Plans.
  - 4. Applicant shall prepare legal descriptions for the proposed lots, area to be conveyed, legal and ultimate rights-of-way, easements, etc. as required.
  - 5. A written certification letter from a professional land surveyor shall be provided prior to the recording of the Plan indicating that the monumentation has been installed per the Plan.
  - 6. 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.
  - 7. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
  - 8. Applicant shall execute 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.
  - 9. Applicant shall execute all deeds of dedication, legal descriptions of rights-of-way, access easement descriptions, lot descriptions, notes, etc., all in a form and manner to be approved by the Township Solicitor. These deeds shall be accompanied by title insurance to the benefit of the Township indicating that title to these areas is

free and clear of all liens, encumbrances and restrictions that could adversely affect the use of these dedicated for roadways and other proper purposes.

10. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants and any outstanding preliminary and final subdivision application fees.
11. All documentation shall be executed prior to recording of Record Plans.
12. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
13. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
14. 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 Preliminary/ Final 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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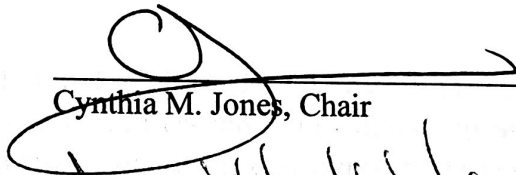
NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA  
**RESOLUTION NO. 2025-**

**DULY ADOPTED**, this 19 day of May, 2025, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

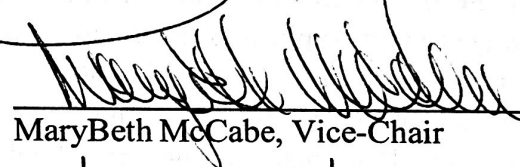
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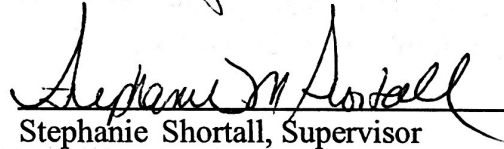
Dan Fox, Township Manager



Cynthia M. Jones, Chair

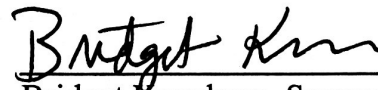


MaryBeth McCabe, Vice-Chair



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 2025-06  
this the 30<sup>TH</sup> day of May, 2025.

APPLICANT:  
JOSEPH SOLANA

Name:   
Title: OWNER