

RESOLUTION NO. 2025 - 08

NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NEW BRITAIN TOWNSHIP GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL TO SPOTLESS BRANDS, LLC FOR THE LAND DEVELOPMENT OF TAX PARCEL #26-006-101-001 LOCATED AT OR NEAR 545 W. BUTLER AVENUE, WHICH SAID PLANS WERE PREPARED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC, DATED APRIL 3, 2025, AND LAST REVISED JUNE 3, 2025, CONSISTING OF 18 SHEETS, WHICH PROPOSE THE CONSTRUCTION OF A 2,904 SF DRIVE-THROUGH CAR WASH.

**WHEREAS**, Spotless Brands, LLC ("*Applicant*") has submitted an Application for Preliminary / Final Land Development Approval which proposes the construction of a 2,904 SF drive-through car wash ("*Project*") on a parcel located at or near 545 W. Butler Avenue, New Britain Township, Bucks County, Pennsylvania, further identified as Tax Map Parcel No. 26-006-101-001 ("*Property*"); and

**WHEREAS**, this proposal is reflected on a Plan Set entitled Land Development Plan Prepared for Flagship Carwash, prepared by Van Cleef Engineering Associates, LLC, dated April 3, 2025, last revised June 3, 2025, consisting of eighteen (18) sheets ("*Plan*"); and

**WHEREAS**, Applicant has modified the Plan to fit its use of the Property, which is to construct a drive through car wash, which is permitted by right as Use J19 in the Commercial (C-1) Zoning District;

**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 June 17, 2025 unless herein modified. A true and correct copy of this letter is attached hereto and incorporated herein as Exhibit "A".
2. Applicant shall comply with any other technical design comments from the Township Engineer prior to the recording of the Record Plans.
3. The Applicant shall coordinate with the Fire Marshal to ensure access to the Property for Emergency Vehicles.

4. Applicant shall construct all public improvements shown on the approved Final 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.
5. Applicant shall execute the required Stormwater Maintenance Agreement in a form approved by the Township Solicitor. Applicant shall pay a required stormwater fee to be based 5% of the estimated construction cost of the proposed stormwater facilities plus a separate storm sewer fee of \$905.00 based on existing street frontage.
6. Applicant agrees to provide a supplemental stormwater contribution in addition to the stormwater management they are installing on the Property in the amount of Ten Thousand (\$10,000.00) Dollars.
7. Applicant agrees to provide the Township with a traffic signal maintenance contribution in the amount of Five Thousand (\$5,000.00) Dollars.
8. Applicant shall pay a required park and recreation fee based on a proposed building area of 2,904 sf at a rate of \$2,500.00 per 4,000 sf, for a total of \$1,815.00.
9. Within sixty (60) days of recording of the Plan, Applicant shall submit renderings and design specifications for a "Welcome to New Britain Township" monument sign to be constructed on the Property. The renderings and design specifications shall be approved by the Township Board of Supervisors and Township Engineer. Construction of the sign shall be completed prior to final occupancy issuance.
9. 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.
10. Applicant shall submit to the Township Engineer for review all necessary legal descriptions and construction cost estimates of the site improvements.
11. 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.
12. 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.

13. Applicant shall pay all appropriate fees applicable to this Project including all outstanding bills from the Township's professional consultants.
14. All documentation shall be executed prior to recording of Record Plans.
15. Applicant and its professionals shall execute, notarize and seal the Final Record Plan.
16. Applicant shall comply with all other applicable Township, County, State, and Federal rules, regulations, codes, ordinances, and statutes.
17. The Plan shall be ADA compliant, if applicable.

**BE IT FURTHER RESOLVED** that the following waivers from the Township's Subdivision and Land Development Ordinance are granted by the Board of Supervisors at Applicant's request dated April 3, 2025, revised June 6, 2025:

1. SALDO Section 403 – A waiver is granted to not require the Applicant to submit separate preliminary and final submissions.
2. SALDO Section 706.1.D & 708.6.I – A waiver is granted from the requirement that all curbs must have a minimum 5-foot radius.
3. SALDO Section 707.2.F – A waiver is granted from the requirement to provide 6-foot-wide sidewalk adjacent to parking stalls, on the condition that the Applicant provides wheel stops for the parking spaces.
4. SALDO Section 711.4.C – A waiver is granted from the requirement that the top and bottom slopes be a minimum of five (5) feet from the property lines.
5. SALDO Section 712.5.E – A waiver is granted from the requirement that storm sewers be reinforced concrete pipe with a minimum diameter of 15 inches.
6. SALDO Section 722.4.C.(1)(a)(b)(2) – A waiver is granted from the Bulter Avenue Corridor Overlay District 25-foot setback requirement for parking areas and interior drives from Butler Avenue and 10-foot setback from other street lines.
7. SALDO Section 722.4.C.(7)(b) – A waiver is granted from the requirement that all street trees be planted in the planting strip between the curbline and the sidewalk.
8. SALDO Section 722.4.D.(6) – A waiver is granted from the requirement to provide bicycle parking.

**BE IT FINALLY RESOLVED** that the conditions of approval have been made known to Applicant, and this Preliminary and 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 Final plan approval shall be deemed denied based upon Applicant's failure to agree to and/or fulfill the said conditions.

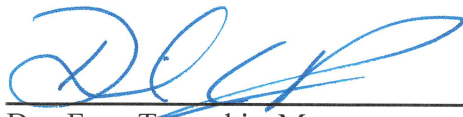
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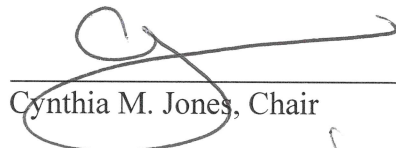
NEW BRITAIN TOWNSHIP  
BUCKS COUNTY, PENNSYLVANIA  
**RESOLUTION NO. 2025- 08**

**DULY ADOPTED**, this 21 day of July, 2025, by the Board of Supervisors of New Britain Township, in lawful session duly assembled.

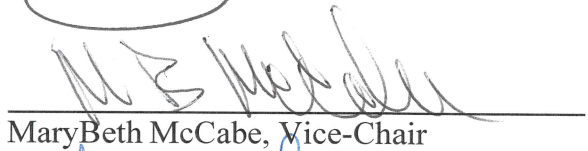
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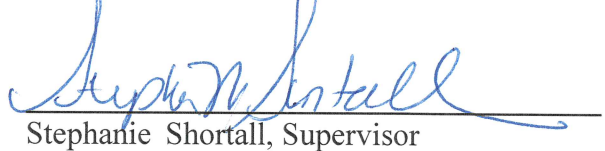
Dan Fox, Township Manager



Cynthia M. Jones, Chair



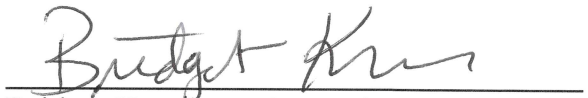
MaryBeth McCabe, Vice-Chair



Stephanie Shortall, Supervisor



William Jones, III, Supervisor

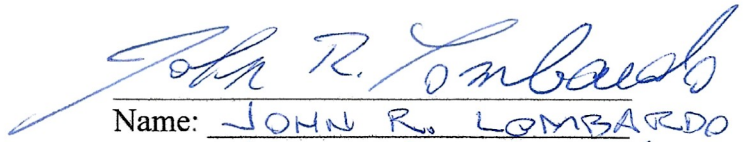


Bridget Kunakorn, Supervisor

**APPLICANT'S ACCEPTANCE OF THE RESOLUTION'S CONDITIONS**

Applicant agrees to the above terms and conditions contained in Resolution 2025-\_\_\_\_\_  
this the 23 day of JULY, 2025.

APPLICANT:  
SPOTLESS BRANDS, LLC

  
Name: JOHN R. LOMBARDO  
Title: JULY 23, 2025