



**RESOLUTION 2022-R-36**

**APPROVING PRELIMINARY/FINAL PLANS OF MINOR SUBDIVISION  
OF 1329 AND 1345 EASTON ROAD – WARRINGTON ESTATES LLC  
TMP NO. 50-29-8 AND 50-29-9-1**

**WHEREAS**, Warrington Estates LLC (“Developer”) is the owner of two existing parcels located on the eastern side of Easton Road (S.R. 0611) between Bristol Road (S.R. 2025) and Dubree Avenue (TMP No. 50-29-8 and 50-29-9-1) within the WV-Warrington Village Zoning District (the “Properties”).

**WHEREAS**, TMP 50-29-8 (1329 Easton Road) currently encompasses a car wash facility and a building that contains a pharmacy with a potential residential use on a 112,134 square foot parcel where TMP 50-29-9-1 (1345 Easton Road) currently encompasses a commercial building with two retail uses in a single structure on a 79,187 square foot parcel;

**WHEREAS**, Developer is proposing a minor subdivision to modify the lot line between the two parcels to convey 28,005 square feet from TMP 50-29-8 to TMP 50-29-9-1 so that the pharmacy building will be located on TMP 50-29-9-1 on a property that is proposed to be 107,192 square feet in size and the car wash facility would remain on TMP 50-29-8 on a property that is proposed to be 84,129 square foot in size (the “Subdivision”). No development of either property is proposed; and

**WHEREAS**, a Minor Subdivision Plan pertaining to the Properties was prepared by Carroll Engineering Corporation, consisting of one (1) sheet, dated July 28, 2022 with no revisions (the “Preliminary/Final Plans” or “Plans”) were submitted to Warrington Township for review;

**WHEREAS**, the Plans were reviewed by the Warrington Township Board of Supervisors at a public meeting on September 13, 2022; and

**WHEREAS**, the Board of Supervisors at their September 13, 2022 public meeting authorized the Township Solicitor to prepare this Resolution approving the Plans;

**WHEREAS**, the Board of Supervisors at the September 21, 2022 public meeting moved to

adopt this Resolution approving the Plans;

**NOW THEREFORE**, be it, and it is hereby RESOLVED by the Board of Supervisors of Warrington Township, Bucks County, Pennsylvania, that the Plans are hereby approved as Preliminary/Final Plans of Minor Subdivision, subject to the following conditions with which the Developer agrees:

1. Prior to the recording of the Record Plans, the Developer shall revise the Plans to comply with all comments stated in the review letter prepared by CKS Engineers, Inc. (“Township Engineer”) dated August 25, 2022 which is attached hereto as Exhibit “A”, and incorporated herein by reference, and any subsequent comments generated by those revisions; except as otherwise provided herein.

2. The Board of Supervisors approved deferrals or waivers from the provisions of the Warrington Township Subdivision and Land Development Ordinance as follows:

a. A deferral from Sections 305-311.A, 311.C and 408, which requires sidewalks be installed along Easton Road. The sidewalk shall not be required to be installed until the Board of Supervisors determines it is necessary. A note shall be added to the Record Plans stating: “Installation of sidewalk along the entire frontage of the Properties on Easton Road is deferred until such time as the Warrington Township Board of Supervisors determines, in its sole discretion that it is necessary. The costs of such sidewalk shall be the responsibility of the property owner.”

b. A waiver from Section 305-325.E.5 regarding the requirement that street trees be installed along the Easton Road frontage.

3. The Board of Supervisors denied a requested waiver from Section 305-304.D regarding the requirement to dedicate the ultimate right-of-way along the Easton Road frontage and therefore, prior to the recording of the Record Plans, Developer shall revise the Plans to provide for the dedication of the same.

4. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Developer shall execute, in a form prepared by the Township Solicitor, a Deed of Dedication dedicating the ultimate right-of-way along the Easton Road frontage.

5. Prior to the recording of the Record Plans and the issuance of any building permits or commencement of any construction authorized by this approval, Developer and/or Owner shall

pay all costs incurred by the Township in the review of the Plans including engineering, legal and administrative costs.

Failure to appeal the conditions imposed by this Resolution within thirty (30) days of the date it is approved by the Board of Supervisors, shall constitute acceptance of the conditions. Non- acceptance and/or non-compliance with the conditions recited above voids the Plan approval and the waivers granted by the Board of Supervisors and the Plan is denied due to the deficiencies noted in the Township Engineer's review of August 25, 2022.

ENACTED and RESOLVED, this 27<sup>th</sup> day of September, 2022.

**BOARD OF SUPERVISORS OF WARRINGTON TOWNSHIP**

ATTEST:

Barry P. Luber  
Barry P. Luber  
Township Manager

Fred R. Gaines  
Fred R. Gaines, Chair

Eileen Albillar  
Eileen Albillar, Vice Chair

Ruth Schemm  
Ruth Schemm, Member

Michael Diorka  
Michael Diorka, Member

Vanessa Maurer  
Vanessa Maurer, Member



**I HEREBY AGREE TO THE ABOVE CONDITIONS OF PRELIMINARY/FINAL PLAN APPROVAL:**

**WARRINGTON ESTATES, LLC**

By: [Signature]  
Name: LEWIS LO  
Title: PRESIDENT