

**BOROUGH OF BRISTOL  
COUNTY OF BUCKS**

**RESOLUTION 21 OF 2017**

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RE: Approval of Preliminary/Final Land Development Plan for  
1201 Wilson Acquisition, LLC,  
1201 Wilson Ave (Tax Parcel Nos. 04-024-073 & 04-024-036),  
Bristol Borough, Bucks County

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**WHEREAS**, the Borough of Bristol has received an application for approval of a Preliminary/Final Land Development Plan for property located at 1201 Wilson Avenue Bristol Borough, PA, to renovate an existing building into a new life care facility, as well as construct a three (3) story addition above the existing two (2) story building, construct a 5500 square foot indoor pool addition to the rear of the existing building, and add a 1000 square foot addition at the entrance of the existing building all with accessory parking, served by public water and public sewer, in accordance with Plans prepared by Dumack Engineering, Project No. 58, dated June 5, 2017, last revised October 5, 2017, consisting of Sheets 1 through 13 ; and

**WHEREAS**, the Bristol Borough Council finds it to be in the best interest of the Borough to grant a final conditional approval of the Plan, subject to compliance with all the terms and conditions set forth in this Resolution;

**NOW THEREFORE**, the Borough Council of the Borough of Bristol hereby approves the Final Plan of Land Development for 1201 Wilson Avenue, subject to compliance with all of the following conditions:

1. Applicant is granted WAIVERS from the requirements of the Bristol Borough Subdivision and Land Development Ordinance, only as recommended by the Borough Engineer in its review letter of October 20, 2017. All other requested WAIVERS are subject to either the conditions set forth by the Borough Engineer, or subject to additional information or review.
2. The Applicant shall revise the plan to satisfy all comments set forth in the review letters of the Bristol Borough Engineer of October 20, 2017, and the review letter of the Bucks County Planning Commission of August 16, 2017, as applicable.

3. Applicant shall comply with all conditions and requirements set forth in the Memorandum from the Borough Engineer, Gilmore and Associates, Inc., dated October 20, 2017 (this is a separate document from the Engineer's review letter of October 20, 2017).
4. Applicant will revise the Plan to include the widening of Adams Street, and the installation of the required sidewalks and parking lot entrance.
5. This approval is subject to the Applicant's completion of the required traffic impact study.
6. This approval is conditioned upon the revision of the Plan to reflect an access easement across the Applicant's property between Elm Street and Porter Avenue to the benefit of the Borough.
7. This approval is conditioned upon receipt by the Borough of the easement and restriction documents indicated in the Title Report, submitted by the Applicant.
8. The Applicant shall execute a Land Development and Escrow agreement for the project satisfactory to the Borough Solicitor, prior to the issuance of any building permits.
9. **If applicable, and at the discretion of the Borough, the Applicant will execute the appropriate Fee-In-Lieu Agreement with the Borough with reference to the Subdivision and Land Development Ordinance Section 22-523.8, which requires the replacement of removed trees on an inch per inch replacement ratio.**
10. The Applicant shall execute the appropriate Storm Water Management Agreement for the project satisfactory to the Borough Solicitor, prior to the issuance of any building permits.
11. Applicant shall pay any applicable Borough Recreation Fee as required by Borough Ordinance.
12. The Applicant shall satisfy any and all outstanding invoices from the Borough relative to the review and approval of the Plan, and shall post such escrow as required by the Borough to secure the public improvements proposed on the Plan, as well as to defer the administrative, engineering and legal expenses incurred by the Borough for the construction and inspection of any public improvements proposed on the plan.
13. The Applicant shall abide by all of the terms and conditions of the Approval, and shall demonstrate compliance with each and every condition,

unless otherwise provided, prior to the issuance of any building or other permits for this project pursuant to the Approved Plan.

ENACTED AND ORDAINED, this 13<sup>th</sup> day of Nov, 2017 in Council Chambers.

Ralph D. Giuseppe  
Council President

Jimmy, Borough Secretary

APPROVED this 13<sup>th</sup> day of November 2017.

Joseph A. Luster