



**RESOLUTION NO. 2019-13  
WAIVER OF LAND DEVELOPMENT APPROVAL FOR  
TALK, INC – 6 CAMPUS BOULEVARD**

**WHEREAS**, TALK, INC. (“TALK”), has submitted a Plan containing one page related to the addition of 20 parking spaces, a driveway entrance, a sidewalk and an outdoor play area at 6 Campus Boulevard (the “Property”). The Plan is dated January 28, 2019 and prepared by Site Engineering Concepts (the “Plan”). TALK asks that the Township provide a waiver of the requirements of the Newtown Township Subdivision and Land Development Ordinance, Chapter 148 of the Newtown Township Code associated with these additions.

**WHEREAS**, the Property is adjacent to a property known as 4 Campus Boulevard, and together they occupy 5.49 acres and share common site improvements such as open space, parking and driveways, and 194 parking spaces.

**WHEREAS**, TALK intends to occupy the building at the Property that is currently used as a corporate headquarters, and use it at a school for autistic children without changing the foot print of the building, but adding 20 parking spaces, a sidewalk extension, a parking lot entrance and an outdoor playground.

**WHEREAS**, the Township has on this date granted conditional use approval for the Property to be used as a private school and has issued conditions. The Decision is attached as Exhibit A.

**WHEREAS**, these relatively minor physical changes will not significantly impact the use of Property or the surrounding properties.

**WHEREAS**, the Newtown Township Subdivision and Land Development Ordinance (“SALDO”) was prepared in accordance with the Pennsylvania Municipalities Planning Code (53 P.S. § 10101 et seq., Act 247 of 1968, as amended) and the Newtown Township Comprehensive Plan for various purposes, including, but not limited to, assuring that development occurs only on sites suitable for building purposes and human occupancy; assuring that development of the Township is orderly, efficient, integrated and harmonious with the environment; eliminating or minimizing adverse effects or damage to the environment and biosphere; securing equitable handling of all subdivision and land development plans by providing uniform procedures and standards; and creating conditions favorable to the health, safety and general welfare of the citizens of Newtown Township; and

**WHEREAS**, the SALDO defines Development to include any man-made change to real estate, including but not limited to buildings or other structures, the placement of paving, and grading; and

**WHEREAS**, the SALDO defines Land Development to include, but not be limited to, the improvement of one lot or two or more contiguous lots, tracts or parcels of land for a single nonresidential building regardless of the number of occupants or tenants; and

**WHEREAS**, the proposed additions are so de minimus that complying with the SALDO would be a hardship; and

**WHEREAS**, at section § 148-60, Modifications; relief from hardship, the SALDO provides that the Board may grant a modification of the provisions of the SALDO in such a manner that substantial justice may be done and the public interest secured; provided, however, that such modification shall not be granted if it would have the effect of nullifying the intent and purpose of the SALDO or adversely affecting any other property; and in granting modifications, the Board may impose such conditions as will, in its judgment, secure substantially the objectives of the standards and requirements so modified.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Newtown Township hereby resolves that the request for a waiver from subdivision and land development requirements is approved subject to the following conditions:

1. Compliance with the Conditional Use Decision dated March 25, 2019;
2. Obtain all applicable permits necessary for the construction of the proposed improvements
3. Comply with the design and construction specifications provided by the SALDO and other applicable chapters of the Township Code

RESOLVED, this 25th day of March, 2019, at a public meeting of the Board of Supervisors of the Township of Newtown.



BOARD OF SUPERVISORS  
TOWNSHIP OF NEWTOWN

BY: \_\_\_\_\_

John A. Nawn, P.E., Chairman

ATTESTED

Stephen M Nease  
Stephen M. Nease, Township Manager