

ORDER

AND NOW, this 12th day of August 2026, the Application of Federation Housing, Inc. is hereby APPROVED in its entirety, subject to the following conditions:

1. Development and use of the Property shall be in substantial conformance with the testimony, exhibits, and other evidence present at the Hearing;
2. The Applicant, Building, and Development shall comply with all applicable Federal, State, and Local regulations;
3. The Applicant shall proceed through the land development process with, and obtain land development approval from, the Board;
4. The Applicant shall cooperate with the Township toward potentially achieving improvements to the Senior Center adjacent to the Property (including, without limitation, sidewalk, parking, and roof improvements/replacements) during construction activities at the Property; and
5. Prior to issuance of any use and occupancy (or similar) permit associated with the Development, the Applicant shall execute and record at the Bucks County Office of the Recorder of Deeds a deed restriction indexed against the Property in form acceptable to the Township Solicitor and in accordance with Federal and other applicable law which limits the age of Building occupants to no younger than 55 years, except for inhabitants of one residential unit occupied by a live-in property manager/caretaker.



Hearing Officer

Joseph C. Kuhls, Esquire