RESOLUTION NO. 1961

Associates, L.P.

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY APPROVAL OF THE APPLICATION FOR THE SUBDIVISION/LAND DEVELOPMENT OF G & W. DEVELOPMENT ~~INC~~. FOR TEXACO/FRYER'S AUCTION PROPERTIES LOCATED ON GERMANTOWN PIKE AT WHITEHALL ROAD.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary approval for the G & W. Development ~~Inc.~~ Associates L.P. Texaco/Fryer's Auction subdivision/land development application as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by Applicant:

1. Fulfilling all obligations and requirements set forth by the Township Engineers' letters dated April 9, 2001 and May 16, 2001, the letter of the Township Land Planning Consultant, E. Van Rieker, dated May 17, 2001, the Township Planning Commission minutes dated February 6, 2001, the Township Staff meeting minutes dated February 6, 2001 and April 12, 2001 and Traffic Planning and Design, Inc. letter dated May 16, 2001 and Montgomery County Planning Commission's letter dated May 18, 2001.

2. The Applicant shall enter into an Application and Agreement and Improvement Fund Agreement and post financial security for all improvements to the satisfaction of the Township Engineer and Township Solicitor.

3. The Applicant shall connect to East Norriton Township sanitary sewer system and pay tapping fees and inspection fees at the then current rates.

4. The Applicant shall be responsible for payment of all Townships Consultant fees related to this project.

5. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements.

6. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Germantown Pike and Whitehall Road frontage to the governing body having jurisdiction for these roadway.

7. The Applicant shall satisfy East Norriton Township's Traffic Impact Fee requirements.

8. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project.

9. The Applicant shall ~~install at its cost~~ pay for the installation of an emergency preemption device at the entrance to the Norriton Fire Engine Company substation on Germantown Pike.

10. The Applicant shall satisfy EDM Consultants requirements for an on-site sanitary sewer equalization tank.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 22nd day of May 2001.

TOWNSHIP OF EAST NORRITON MONTGOMERY COUNTY, PA. INCORPORATED MARCH 9, 1909

BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

By: _____
Chairman

Attest: _____
Secretary

The above conditions are agreed to by _____ for G & W. Development Associates, ~~Inc.~~ L.P., this 22nd of May 2001.

_____

res1961