RESOLUTION NO. 1971

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR THE SUBDIVISION/LAND DEVELOPMENT OF G & W DEVELOPMENT ASSOCIATES, L.P. 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, final approval of the G & W Development Associates, L.P. plan for the 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. and Staff Meeting Minutes dated June 20, 2001 + May 29th

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 by make a contribution in the amount of $107,500.00.

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 make a contribution of $17,519.50 for onsite/offsite traffic improvements.

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

9. The Applicant shall ~~install~~ contribute $4,000.00 to the Township for the cost 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/holding tank. as outlined in the EDM letter, dated June 18, 2001.

11. The Applicant shall receive approval from the East Norriton Township Zoning Hearing Board of waiver of cash escrow to reduce the parking requirements by 15 percent or a special exception for a reduction of the required parking spaces by 25 percent and reconfigure this parcel into two independent parcels in accordance with the Township Solicitor's written opinion and regulated and bound by a Reciprocal Easement Agreement to the satisfaction of the Township Solicitor.

WAIVERS

Section 175-26C(2) specifying reinforced concrete pipe for all storm drainage pipe. The storm water management control storage structure and piping is proposed to be corrugated metal which will be privately owned and maintained

Section 175-18C(2) specifying that no fence, hedges, trees or shrubbery shall be located within the right-of-way. The developer is requesting to install upscale landscaping at the southwest corner of this project which will not obstruct the view of traffic.

Section 175-30 specifying that street trees be planted along streets at a rate of one tree per fifty feet. The applicant will provide and additional planting in front of the corner of the property. It is thought that the street trees will distract from the appearance of the property in that many will also be lined up with various parking islands within the facility.

Section 175-22.1.C(1)(c) specifying parking lot is not permitted within the 25-foot buffer area. We are requesting that a waiver be granted in order to align the driveway on Whitehall Road with the one from the WAWA development across the street.

Section 175-19.E(2) requires one canopy tree in each planting islands. The applicant is requesting this waiver for only one (1) island which is where the McDonalds pylon sign is located.

EXHIBIT "A"

SHEET NAME	SHEET NO.	DATE	LAST REVISED
RECORD PLAN	1 OF 11	3-21-01	6-06-01
RECORD PLAN 15% PARKING	1A OF 11	3-21-01	6-06-01
LAND DEVELOPMENT PLAN	2 OF 11	3-21-01	6-06-01
LANDSCAPING PLAN	3 OF 11	3-21-01	6-06-01
LIGHTING PLAN	4 OF 11	3-21-01	6-06-01
PROFILES	5 OF 11	3-21-01	6-06-01
DETAILS	6 OF 11	3-21-01	3-21-01
DETAILS	7 OF 11	3-21-01	3-21-01
NOTES AND DETAILS	8 OF 11	3-21-01	3-21-01
AERIAL PLAN	9 OF 11	3-21-01	3-21-01
EXISTING FEATURES	10 OF 11	3-21-01	3-21-01
STRIPING PLAN	11 OF 11	6-09-01	6-09-01

Section 175-19.D(14) requires that all light standards shall be located on the raised parking islands on pedestals and not in the parking lot surface. For safety and aesthetic visibility reasons, as per the requirement of WalGreens, in order to add more foot-candle illumination, we are requesting one (1) light standard along Germantown Pike to be install on the parking lot surface protected from vehicular traffic.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 26th day of June 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, L.P., this 26th of June 2001.

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