

## RESOLUTION NO. 1988

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF PHILOMENO & SALAMONE FOR SCENIC DRIVE OFFICE BUILDING LOCATED ON GERMANTOWN PIKE AT SCENIC DRIVE.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary approval of the Philomeno & Salamone plan for the Scenic Drive Office Building 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 March 26, 2001 and September 19, 2001, the letters of the Township Land Planning Consultant, E. Van Rieker, dated February 1, 2001 and August 13, 2001, the Township Planning Commission minutes dated August 7, 2001 and September 4, 2001, the Township Sanitary Sewer Engineer letter dated August 3, 2001, the Township Staff meeting minutes dated May 10, 1999, May 9, 2001, September 13, 2001 and October 17, 2001, the Township Fire Marshal's review memoranda dated January 22, 2001 and August 7, 2001 and Montgomery County Planning Commission's letter dated August 28, 2001 and the meeting minutes with the residences of Barley Sheaf Townhouse Association dated September 13, 2001.
2. The Applicant shall complete a traffic study report satisfactory to the Township's review.
3. 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.
4. The Applicant shall connect to East Norriton Township sanitary sewer system and pay tapping fees and inspection fees at the then current rates.
5. The Applicant shall be responsible for payment of all Townships Consultant fees related to this project.
6. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements.

- 7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Germantown Pike frontage to the governing body having jurisdiction for these roadway.
- 8. The Applicant shall satisfy East Norriton Township's Traffic Impact Fee requirements.
- 9. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project.
- 10. The Applicant shall contribute \$5,000.00 towards the cost installation of an emergency preemption device at the intersection of North Wales Road and Germantown Pike.

WAIVERS

All waivers will be addressed during conditional final approval for land development. All notes listing waiver request on Exhibit "A" are specifically not addressed in this resolution. If the requested waivers are not granted, the Applicant shall meet the correlating code provision..

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 23<sup>rd</sup> day of October 2001.

BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By: *John B. Family*  
Chairman

Attest: *Kenneth J. W. S. ...*  
Secretary

The above conditions are agreed to by *Edward J. Huckas, Atty. Y* for Philomeno & Salamone,  
this 23<sup>rd</sup> of October 2001.

*E. J. Huckas*



EXHIBIT "A"

SHEET NAME	SHEET NO.	DATE	LAST REVISED
INDEX SHEET	1 OF 10	1-08-01	7-24-01
RECORD PLAN	2 OF 10	1-08-01	7-24-01
EXISTING FEATURE PLAN	3 OF 10	1-08-01	7-24-01
GRADING/DRAINAGE PLAN	4 OF 10	1-08-01	7-24-01
EROSION CONTROL PLAN	5 OF 10	1-08-01	7-24-01
EROSION CONTROL SPECS	6 OF 10	1-08-01	7-24-01
LANDSCAPE/LIGHTING PLAN	7 OF 10	1-08-01	7-24-01
PLAN & PROFILE	8 OF 10	1-08-01	7-24-01
CONSTRUCTION DETAIL #1	9 OF 10	1-08-01	7-24-01
CONSTRUCTION DETAIL #2	10 OF 10	1-08-01	7-24-01