RESOLUTION NO. 2022

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING PRELIMINARY/FINAL APPROVAL OF THE 3-LOT SUBDIVISION FOR CAROL A. MOBLEY'S PROJECT LOCATED ON THE SOUTHSIDE OF WARSAW AVENUE COMPRISING OF 1.12 ACRES IN EAST NORRITON TOWNSHIP.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolve to grant Preliminary/Final approval of the 3-Lot Subdivision Plan for Carol A. Mobley's project located on the southside of Warsaw Avenue, prepared by Kenneth W. Pahutski dated 3-21-2002 as more fully described on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by the Applicant:

1. Satisfying the conditions of the Township Engineer's review letter dated March 26, 2002 and May 7, 2002, Montgomery County Planning Commissions letter dated April 16, 2002 and the East Norriton Fire Marshal's memorandum dated March 27, 2002.

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

3. The Applicant shall be responsible for complying with storm water management to the satisfaction of the Township Engineer and comply with the Township's street tree requirement.

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 recorded plan shall list all Zoning Hearing Board relief and list of waivers granted by the Board of Supervisors.

The following requested waivers are hereby granted:

a. In an effort to help assist the development/redevelopment of this area of East Norriton Township the Board of Supervisors hereby waive the requirements of East Norriton Township's Park and Recreation fund requirement, Section 175-23 and Traffic Impact Fee requirement, Section 175-17.2.

b. Relief from Section 175-18D pertaining to street paving for the portion of Lot#2. The proposed driveway shall be a private driveway constructed and maintained by the owner of this property. A note shall be placed on the plan to this affect.

c. Relief from Section 175-26C(2) and 175-26G to allow extension of existing corrugated metal drainage pipe with same material. The extension of this pipe and maintenance shall be the responsibility of the owner Lot #2. A note shall be placed on the plan to this affect.

d. Relief from Section 175-20 requiring sidewalk along Warsaw Avenue.

e. Relief from 175-24D to reduce the private sanitary sewer lateral easement from 20 feet to 10 feet wide.

f. Relief from Section 175-34 requiring wetland delineation. No distribuance is proposed within floodplain or alluvial soils areas.

g. Relief from Section 175-35C(1) requiring existing features within 400 feet of the site.

h. Relief from 175-25 to allow steel pins at all property corners in lieu of concrete monuments.

i. Relief from 175-36D requiring formal landscaping plan.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in a public meeting held the 28th day of May 2002.

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

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: Lewis K McTeerns

Attest: Helmuth J. H. Rosewald

The above conditions are agreed to by Carol Mobley on this 28th day of May 2002.
Print

Carol Mobley
Signature