

**RESOLUTION NO. 2145**

**EAST NORRITON TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF THE MICHAEL VALENZA DEVELOPMENT LOCATED AT NORTH WALES ROAD AND GERMANTOWN PIKE**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the **Michael Valenza** plan for a 2-Story 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 of the Robert E. Blue, Township Engineers letters dated **February 15, 2004, September 10, 2003**; Dick Smith, EDM Consultants letter dated **February 9, 2004**; East Norriton Township Planning Commission meeting minutes dated **August 19, 2003**; Montgomery County Planning Commission letter dated **October 8, 2003**; the Township Fire Marshal's review memoranda dated **November 13, 2003, February 2, 2004 (excluding installation of emergency preemption)**.
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 if required.
4. 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 North Wales Road and Germantown Pike road frontages 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 coordinate with Jeff Larsen, Norristown Farm Park Superintendent for the placement of native specie buffering planting along the Farm Park's property.
11. The Applicant shall provide a lighting plan to be reviewed and approved by the Township showing the installation of the same lighting fixtures which were installed by Southeastern Pennsylvania Association of Builders and Contractors along their property perimeter and be responsible for maintenance and upkeep.

**WAIVERS GRANTED**

**1. Section 175-22.1C(1)(a): 25 Foot Landscape Buffering**

The Applicant proposes in lieu of installing the required 25-foot landscape buffering along his western property line, install the buffer screen on the Norristown Farm Park property. The concept has been agreed to in principal by the Superintendent of the Farm Park conditioned upon the plantings are Native Species.

**3. Section 175-20B: Request to use 6 inch curb reveal on the interior area of site.**

The Applicant request a waiver to use 6 inch curb reveal on the interior areas on the site. These areas will be privately maintained by the Applicant and are outside of the Right of Way.

**4. Section 175-18.E.(7): Installation of ADS Piping in-lieu of Concrete**

The Applicant request the installation of perforated ADS piping between inlets No. 5 and No. 6 and install another section from inlet No. 6 to proposed inlet No. 7 to be located at the NW corner of the property in an attempt to capture underground water flow coming across from the Farm Park property.

**5. Section 175-35.C.(1): Existing features information**

*“Existing features within four hundred (400) feet of any part of the land being subdivided or developed: the location, names, widths, radii and surface conditions of existing streets and alleys, and those shown on the Township Official Plan of streets and alleys, the location of watercourses, floodplains, sanitary sewers, storm drains, utilities above and below the ground and other similar features.”*

A aerial photograph of the site, and existing features within four hundred feet, has been provided to the Township and the Township Engineer to assist in establishing the context, development and drainage patterns surrounding the subject tract in lieu of providing detailed survey information of same.

**6. Section 175-35.D.(4) Existing Features Information**

*“Tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development.”*

A aerial photograph of the site, and existing features within four hundred feet, has been provided to the Township and the Township Engineer to assist in establishing the context, development and drainage patterns surrounding the subject tract in lieu of providing detailed survey information of same.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 16<sup>th</sup> day of March 2004.



BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By: Francis E. Denner  
Francis E. Denner, Chairman

Attest: Helmut J. V. Barwald  
Secretary

The above conditions are agreed to by MICHAEL VALENZA for Michael Valenza, this 16th of March 2004.

Michael Valenza

EXHIBIT A

PLANS

| <u>SHEET</u> | <u>DESCRIPTION</u>           | <u>ORIGINAL</u> | <u>REVISED</u> |
|--------------|------------------------------|-----------------|----------------|
| 1            | Land Development Plan        | 09/05/2003      | 09/05/2003     |
| 2            | Existing Features Plan       | 09/05/2003      | 09/05/2003     |
| 3            | Grading and Utility          | 09/05/2003      | 09/05/2003     |
| 4            | Landscape Plan               | 09/05/2003      | 09/05/2003     |
| 5            | Storm Profiles               | 09/05/2003      | 09/05/2003     |
| 6            | Construction Details         | 09/05/2003      | 09/05/2003     |
| 7            | Soil Erosion Control Plan    | 09/05/2003      | 09/05/2003     |
| 8            | Soil Erosion Control Details | 09/05/2003      | 09/03/2003     |
| 9            | Watershed Maps - Sheet 1 - 3 | 09/05/2003      | 09/05/2003     |