

RESOLUTION NO. 2148

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION OF NORMAN O'ROUKE FOR 400 HANCOCK AVENUE LOCATED BETWEEN HANCOCK AVENUE AND HARTRANFT AVENUE

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the subdivision plan for **Norman O'Rourke** plan for a 3-Lot subdivision prepared by Joe M. Estock, PE, PLS, 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 24, 2004**, the East Norriton Township Planning Commission meeting minutes dated **January 20, 2004**, the Montgomery County Planning Commission letter dated **January 21, 2004**, Fire Marshal's memorandum dated **January 15, 2004**
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.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
6. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements. *by paying the amount of \$5,000.00*
7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Hancock Avenue and Hartranft Avenue frontages to the governing body having jurisdiction for these roadway.
8. Shall comply with the requirements of Zoning Hearing Board Case # 2003-12.

WAIVERS GRANTED

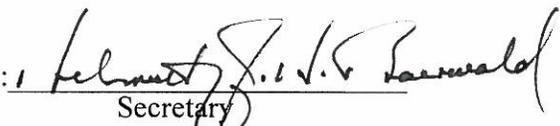
1. Section 175-18C(2) Road Widening along the frontages of Hancock Avenue and Hartranft Avenue.
2. Section 175-20(A)1 Sidewalk along the frontages of both Hancock Avenue and Hartranft Avenue.
3. Section 175-20(B)1 Curbs along the frontages of both Hancock Avenue and Hartranft Avenue.
4. Section 175-35c Showing existing features within 400 feet.
5. Section 175-35c(2) Allowing corrugated steel pipe in lieu of reinforced concrete pipe because it is not within public right-of-way will be privately maintained.
6. Stormwater detention basin requirements applicable to large basins. This subdivision will have individual control facilities installed on each lot and will comply with the Township Engineers requirements.

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



BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

By: 
Francis E. Demer, Chairman

Attest: 
Secretary

The above conditions are agreed to by Norman O'Rourke for 400 Hancock Subdivision, this 16th day of March 2004.

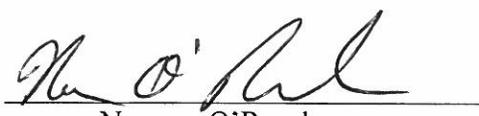

Norman O'Rourke

EXHIBIT "A"

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ORIGINAL</u>	<u>REVISION</u>
1	Record Plan	12/12/03	12/13/03
2	Site Plan	12/12/03	12/12/03
3	Erosion/Sed. Plan	12/12/03	12/12/03
4	Erosion/Sed. Plan	12/12/03	12/12/03