

**RESOLUTION NO. 2161**

**EAST NORRITON TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE  
APPLICATION FOR THE LAND DEVELOPMENT OF NORRISTOWN SCHOOL  
DISTRICT FOR THE PROPOSED ADDITION TO THE EAST NORRITON MIDDLE  
SCHOOL ON ROLAND DRIVE**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the **East Norriton Middle School Expansion** plan for a proposed 70,000 square foot addition 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 Township Staff Meeting minutes dated **June 6, 2003, July 18, 2003, October 31, 2003, November 14, 2003, May 10, 2004**; Dick Smith, EDM Consultants letter dated **January 22, 2004, April 19, 2004**; East Norriton Township Planning Commission meeting minutes dated **December 16, 2003, April 19, 2004**; E. Van Reiker, Planner letter dated **May 24, 2004**; Montgomery County Planning Commission letter dated **April 20, 2004**; Traffic Planning and Designs traffic impact study dated **January 8, 2004**; the Township Fire Marshal's memoranda dated **October 23, 2003, November 14, 2003, February 2, 2004, May 18, 2004 (Mtg w/ DWKCB Architect)**
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 and Traffic Impact fee to be determined at a later date.
7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Township Line Road frontage to the governing body having jurisdiction for these roadway.

8. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project.
9. The Applicant has agreed to negotiate the fee which normally accrue during a full land development process. It is agreed that the usual Park and Recreation Fund fee and Traffic Impact Fee collected the Applicant will be used to install substantial on/offsite improvements. These improvements include the installation of a traffic signal at Roland Drive and Township Line Road and the installation of sidewalk along Roland Drive to Stoney Creek Road additional recreational field and improvements to existing fields which may be utilized by East Norriton Township. In no event can the offset provided by the Township exceed the sum due for the Park and Recreation fee or Traffic Impact Fee and furthermore the Applicant shall be responsible for all cost exceeding this amount.

**WAIVERS GRANTED**

**1. Section 175-30.C.4: Spacing of Street Trees**

*The Applicant proposes to group the street trees to provide a softer landscaping in lieu of spacing.*

**2. Section 175-22.1.d.1.a.1: Screen buffer parking (Roland Drive)**

*Center spacing of screen buffer parking will comply with the number required but request grouping to provide for softer landscaping.*

*Done ✓ S.W.S.J.*

**3. Section 175-20.b: Request to use 6 inch curb reveal within site (partial waiver).**

**Request waiver to minimize cost.**

**4. Section 175-22.1.d.1.a.9: Screen buffer detention basin (Roland Drive)**

*Screen buffer detention basin will comply with the number required but request grouping to provide for softer landscaping.*

**5. Section 175-20.a.1: Sidewalk along Township Line Road and a portion of Roland Drive**

*Will provide asphalt trail through site instead of along Township Line Road and Roland Drive.*

**6. Section 175-20.a.3 Sidewalk within 5 feet of curbing**

*Changes in certain areas for aesthetics*

**7. 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.*

**8. Section 175-18.b.2.a: Minimum radius of 150'**

*Due to the traffic calming being installed along Roland Drive the minimum radius can not be complied with.*

**9. Section 175.22.b.7 Grading within 3 feet of the street right-of-way**

*Due to realignment of Roland Drive.*

EXHIBIT A

PLANS

<u>SHEET</u>	<u>DESCRIPTION</u>	<u>ORIGINAL</u>	<u>REVISED</u>
1	Record Plan 1-4 of 35	03/30/2004	03/30/2004
2	Existing Conditions Plan 5-8 of 35	03/30/2004	03/30/2004
3	Demolition Plan 9-12 of 35	03/30/2004	03/30/2004
4	Grading Plan 13-16 of 35	03/30/2004	03/30/2004
5	Landscaping Plan 17-20 of 35	03/30/2004	03/30/2004
6	Signage Plan 21-24 of 35	03/30/2004	03/30/2004
7	Utility Plan 25-28 of 35	03/30/2004	03/30/2004
8	Erosion Control Plan 29-32 of 35	03/30/2004	03/30/2004
9	Details 33-35 of 35	03/30/2004	03/30/2004

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 25<sup>th</sup> day of May 2004.

BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

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

Attest: Helmut J. K. Barwald  
Secretary

The above conditions are agreed to by Gerda Roberts for Norristown Area School District, this 25th of May 2004.

