

RESOLUTION NO. 2207

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT OF GAMBONE/ERB/MASCIO FOR HEATHERWOOD ESTATES LOCATED ON WHITEHALL ROAD.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary approval of the subdivision and land development plan for **Heatherwood Estates** (formerly Stoneridge Estates) which depicts a 28-lot residential subdivision prepared by Light-Heigel & Associates Inc. as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following:

1. The Applicant shall fulfill all obligations and requirements of the Robert E. Blue, Township Engineers letters dated **August 13, 2004 and December 16, 2004**, the letter from E. Van Rieker, Township Planner dated **September 14, 2004**, the East Norriton Township Planning Commission meeting minutes dated **April 19, 2004**, the Montgomery County Planning Commission letter dated **August 6, 2004**, Fire Marshal's memorandum dated **July 21, 2004**, EDM Consultants letter dated **August 19, 2004** and December 17, 2004 and Staff Meeting minutes dated **April 2, 2004, September 22, 2003, August 12, 2003 and February 13, 2003**.
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 requirements and Traffic Impact fee requirements.
7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along Whitehall Road to East Norriton Township.

12. The Applicant shall deed restrict the property in a form acceptable to the Township Solicitor that prohibits the property owners from adversely altering the storm water management facilities.

- 8. The Applicant shall comply with the requirements of Zoning Hearing Board Case #2004-08.
- 9. All streets and storm water controls within this Development shall be privately owned and maintained by a Homeowners/Condominium Association. A note shall be placed on the plan noting the same and that East Norriton Township shall have the right, but not the obligation, to enter and perform any necessary maintenance and repairs to ensure that the public health, safety and welfare of the residents are protected and may charge the Homeowners/Condominium Association and lien all lots equally for any and all charges incurred by the Township.
- 10. The minimum right of way shall be 30 feet and street cart way width shall be 28 feet with additional easements beyond the right of way for sidewalk and other required public utilities. The final recorded plans shall be corrected to reflect the above.
- 11. WAIVERS GRANTED FOR THE ABOVE SUBDIVISION.
 - A. Section 175-18(C)(2) - Right-of-way and cartway width.
 - B. Section 175-18 B(2)(A) - Minimum centerline radius of 150 ft.
 - C. Section 175-24D(1) - Storm sewer easement width to Sunset Ave.
 - D. Section 175-35(C)(5) - Trees standing alone to be surveyed
 - E. Section 175-20B - Allow Belgian block curbing vs. concrete
 - F. Section 175-18D - Paving requirements
 - G. Section 175-20 - Sidewalks required on both sides of newly constructed cartways.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held **this 21st day of December 2004.**

ATTEST:

Robert J. W. ...
Secretary

BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

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

The above conditions are agreed to by Gambone Development Co. and Erb-Mascio Builders this **21st day of December 2004.**

[Signature]
Gambone Development Co.

Erb-Mascio Builders

