

RESOLUTION NO. 2217

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL OF THE MRA Inc. PROPOSED LAND DEVELOPMENT OF FORMER BASIC EQUIPMENT BUILDING ON GERMANTOWN PIKE FOR A CAR WASH FACILITY.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, **PRELIMINARY/FINAL** approval of the land development plan for MRA Inc. plan for a car wash facility 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 January 17, 2005, March 17, 2005 Dick Smith, EDM Consultants letters dated November 29, 2004, E. Van Rieker, Township Planner letter dated December 23, 2004, Staff Meeting minutes dated May 14, 2004, the East Norriton Township Planning Commission meeting minutes dated January 18, 2005, the Montgomery County Planning Commission letter dated December 10, 2004, the Fire Marshal's memorandum dated July 21, 2004 items #1-3, Staff Meeting minutes dated May 14, 2004, March 14, 2005, MONTCO Conservation District letter dated January 18, 2005 and Zoning Hearing Board decision for Case No. 2004-12 dated September 14, 2004. All items which have been resolved are not a condition.
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 has agreed to negotiate the fees which normally accrue during a full land development process. The agreed to donation in lieu of land for Park and Recreation is \$76,000.00 which has been reduced due to work related to an existing sewer line as detailed in the staff meeting minutes of March 14, 2004 to **\$53,760.00** ("Park and Rec Donation"). The Applicant has agreed to install and contribute significant and substantial offsite improvements as a credit toward this donation. The offsite improvements include: the design, installation and winter maintenance of an aluminum pedestrian bridge/walkway over the east branch of the Stoney Creek as specifically defined in the plans listed below and staff meeting minutes referred to in paragraph #1 above. Applicant shall be responsible for snow and ice removal on the pedestrian bridge during the winter season. If the cost of the pedestrian bridge above exceeds \$53,760.00 the parties meet to discuss the manner in which the bridge will be installed.
7. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee Requirements for 32 new weekday evening trips generated in the amount of **\$30,176.00**.
8. The Applicant shall comply with the East Norriton Township Zoning Hearing Board decision dated September 14, 2004 and obtaining approval from all applicable federal, state and local agencies necessary for a change of floodplain boundaries and flood map revision.

WAIVERS GRANTED

- a. Section 175-19(b)(4) - to permit radii within parking area less than the required 15 foot radius for driveways.
- b. Section 175-19(d)11 - to permit 10x18 angled parking stalls as opposed to the required minimum (10x20 parking space).
- c. Section 175-19.d(10) - to permit curb radius of 2ft. in lieu of the minimum allowable of 5 ft.
- d. Section 175-35.C(1) - to permit approval of the plans without existing features shown within 400 feet of the site.
- e. Section 175-20.B.1 – to permit a six-inch(6”) curb in lieu of the required eight-inch (8”) curb.
- f. Section 175-19.A(1)(b) - to allow 6 inch CABC and 1 ½ inch BCBC.
- g. Section 175-26 – to permit the use of the Rational Method to analyze the pre-development and post-development run-off conditions.
- h. Section 175-22(b)7 - to permit grading within 3 feet of property lines and right-of-way. The applicant is currently obtaining an access and grading easement from the adjacent property owner.
- i. Section 175-22.1 to permit paving along the western property line in lieu of a landscaping buffer. The required landscaping buffer shall be installed in an area agreeable to the Township.

