

## **RESOLUTION NO. 2285**

### **EAST NORRITON TOWNSHIP**

### **MONTGOMERY COUNTY, PENNSYLVANIA**

#### **A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT OF MILLER BROTHERS REALTY, LLC LOCATED AT THE END OF FELTON ROAD.**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the subdivision and land development plan for **Miller Brothers Realty LLC** plan for a proposed 27,000 square foot office/warehouse 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:

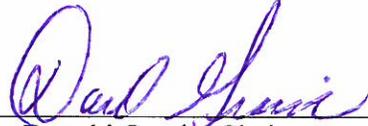
1. Fulfilling all obligations and requirements of the Robert E. Blue, Township Engineers letter dated **November 11, 2005 and February 22, 2006**, E. Van Reiker, Township Planner letters dated **November 7, 2005**, the East Norriton Township Planning Commission meeting minutes dated **November 15, 2005**, the Montgomery County Planning Commission letter dated **November 16, 2005**, the East Norriton Zoning Hearing Board decision dated January 10, 2006 and Montgomery County Conservation District letter dated February 2, 2006.
3. 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.
4. 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.
5. The Applicant shall be responsible for payment of all Townships Consultant fees related to this project.
6. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
7. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements which represents 10% of the raw value of the land.

8. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Felton Road frontages to the governing body having jurisdiction for these roadway.
9. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirement.
10. A 25 foot access easement shall be granted to East Norriton Township to allow vehicles to traverse the property to the Stoney Creek.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 28<sup>th</sup> day of March 2006.



BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By:   
Donald Gracia, Chairman

Attest:   
Secretary

The above conditions are agreed to by  for Miller Bros. Realty LLC, this 28<sup>th</sup> of March 2006.

