

RESOLUTION NO. 2289

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT OF PHILOMENO & SALAMONE FOR 317 WEST GERMANTOWN PIKE OFFICES LOCATED ON GERMANTOWN PIKE.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, **preliminary** approval of the land development plan for **Philomeno & Salamone** plan for two (2) proposed office buildings at 317 W. Germantown Pike 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:

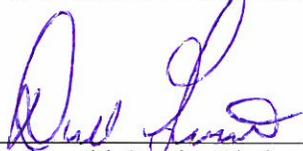
1. Fulfilling all obligations and requirements of the Robert E. Blue, Township Engineers letters dated **October 4, 2005, March 21, 2006**, E. Van Reiker, Township Planner letters dated October 10, 2005, the East Norriton Township Planning Commission meeting minutes dated **September 20, 2005**, the Montgomery County Planning Commission letter dated **September 29, 2005**, Fire Marshal's memorandum dated **March 24, 2006**, and the Staff Meeting minutes dated **January 14, 2005** and **March 24, 2006**.
2. The Applicant shall provide a secondary emergency access, with approved all-weather roadway and approved operational fire protection for the proposed development construction site prior to issuance of any building permit(s).
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.

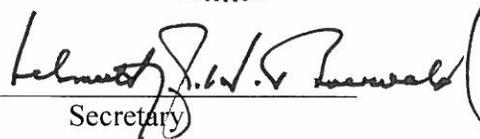
6. The Applicant shall be responsible for obtaining all other Regulatory Authority Permits having jurisdiction over this project.
7. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements.
8. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Germantown Pike frontages to the governing body having jurisdiction for these roadway.
9. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirements.

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



BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

By: 
Donald Gracia, Chairman

Attest: 
Secretary

The above conditions are agreed to by Marc Salamone for Philomeno & Salamone this 28th of March 2006.



EXHIBIT "A"

| <u>ITEM</u> | <u>DESCRIPTION</u> | <u>ORIGINAL</u> | <u>REVISED</u> |
|-------------|--|-----------------|----------------|
| 1 | Cover Sheet | 08/17/05 | - |
| 2 | Existing Features Plan | 04/29/05 | - |
| 3 | Existing Conditions & Demolition Plan | 08/17/05 | 01/30/06 |
| 4 | Overall Site Plan | 01/30/06 | - |
| 5 | Site Plan | 08/17/05 | 01/30/06 |
| 6 | Grading Plan | 08/17/05 | 01/30/06 |
| 7 | Utility Plan | 08/17/05 | 01/30/06 |
| 8 | Landscape Plan | 08/17/05 | 01/30/06 |
| 9 | Lighting Plan | 08/17/05 | 01/30/06 |
| 10 | Erosion Control Plan | 08/17/05 | 01/30/06 |
| 11 | Turn Analysis | 01/30/06 | - |
| 12 | Driveway Profile | 01/30/06 | - |
| 13 | Sanitary Sewer Profile | 01/30/06 | - |
| 14 | Storm Sewer Profile | 01/30/06 | - |
| 15 | Storm Sewer Profile | 01/30/06 | - |
| 16 | Details | 08/17/05 | 01/30/06 |
| 17 | Details | 08/17/05 | - |
| 18 | Details | 08/17/05 | - |
| 19 | Utility Details | 08/17/05 | - |
| 20 | E & S Control Details & Specifications | 01/30/06 | |