RESOLUTION NO. 2308

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY APPROVAL OF THE APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT OF WILLIAMSTADT LOCATED AT THE NORTHWEST CORNER OF DEKALB PIKE AND JOHNSON HIGHWAY IN EAST NORRITON TOWNSHIP FOR PHILOMENO AND SALAMONE BUILDERS.

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 **Williamstadt** plan for a proposed 66 unit - Age Restricted Residential Units by Philomeno and Salamone Builders 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(s) dated **January 3, 2006 and May 2, 2006,** the East Norriton Township Planning Commission meeting minutes dated **December 19, 2005**, E. Van Reiker, Township Planner review letter(s) dated **January 31, 2006 and March 15, 2006**, the Montgomery County Planning Commission recommendation letter dated **January 11, 2006**, the Staff Meeting minute(s) dated **February 23, 2006 and March 24, 2006,** the Norriton Fire Engine Company review, **meeting the Township's requirements for installation of approved street lighting along the roadways and provide a Auto-track drawing showing movement of Emergency Equipment throughout the proposed project.**

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 ordinance requirements.

7. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirements.

8. The Applicant shall provide for ownership and maintenance of the **roadways, storm sewer facilities, sidewalks, curbing, sanitary sewers and street lights** in the Declaration of the Homeowner's Association and shall provide that the Declaration shall run to the benefit of the Township and any breach may be remedied by the Township and the Township shall have the right, but not the obligation to enforce any breach of covenants contained in the Declaration or Bylaws of the Association. The Declaration shall provide that the cost expended by the Township in remedying such breach shall constitute a lien upon the Unit or Common Facilities upon which such breach occurred. Further, the Township shall be entitled to recover associated charges including, but not limited to attorneys' fees, from the Owner of the subject Unit, and/or from the Association in the event the affected property constitutes a Common Facility.

9. The Applicant shall reserve in the Declaration of the Homeowner's Association for the benefit of the Township, its successors and assigns, an easement of access, ingress and egress over such portion of the area designated for detention basin maintenance easement on the Plans for the purpose of inspecting, maintaining and repairing the Storm Water Management System in the event the Association fails to maintain any portion of the Storm Water Management System, provided that the Township shall have the right, but not the obligation to undertake such inspection, maintenance, and repair. In the event the Township undertakes any such inspection, maintenance or repair, the Township shall have right to assess the costs against the Association.

10. Applicant shall supply a copy of the Declaration of the Homeowner's Association to the Township and its Solicitor for review and approval prior to recording.

11. Access will be taken through a joint driveway with the ST. Pauls Lutheran Church located at 6 Hancock Avenue and joint driveway with the Pennsylvania American Water Company property at 196 W. Johnson Highway.

Waiver request will be addressed at Final Plan approval

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this **26th** day of **September 2006**

TOWNSHIP OF EAST NORRITON MONTGOMERY COUNTY PENNSYLVANIA INCORPORATE MARCH 9, 1909

BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

By: _____
Donald Gracia, Chairman

Attest: _____
Helmuth J. H. Baerwald, Secretary

The above conditions are agreed to by representative of Philomeno and Salamone Builders for Williamstadt, this 26th of September 2006.

_____

EXHIBIT "A"

PLANS:

ITEM	DESCRIPTION	ORIGINAL	REVISION
1	Project Cover Sheet	11/30/05	3/10/06
2	Record Plan	11/30/05	3/10/06
3	Existing Features Plan	11/30/05	3/10/06
4	Site Improvement Plan	11/30/05	3/10/06
5	Erosion & Sedimentation Control Plan	11/30/05	3/10/06
6	Erosion & Sedimentation Control Specifications	11/30/05	3/10/06
7	Post Construction Maintenance Plan	11/30/05	3/10/06
8	Plan & Profile Proposed Loop Road	11/30/05	3/10/06
9	NO PLANS	-	-
10	NO PLANS	-	-
11	NO PLANS	-	-
12	Construction Details – Sheet A	11/30/05	3/10/06
13	Construction Details – Sheet B	11/30/05	3/10/06
14	Landscape Plan	11/30/05	3/10/06
15	Landscape Plan	11/30/05	3/10/06
16	Details & Elevations	11/30/05	3/10/06