

RESOLUTION NO. 2309

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL 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/**final** 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, October 17, 2005, March 21, 2006 and May 2, 2006**; E. Van Reiker, Township Planner letters dated **October 10, 2005**, the East Norriton Township Planning Commission meeting minutes dated **September 20, 2005 and February 21, 2006**, the Montgomery County Planning Commission letter dated **September 29, 2005**; Norriton Fire Engine Company's memorandum dated **March 24, 2006**, and the Staff Meeting minutes dated **January 14, 2005 and March 24, 2006**.
2. The secondary emergency access noted on the plans submitted is still under review by Township Staff. The Applicant shall design a secondary emergency access to be approved by the Township, with all-weather roadway and approved operational fire protection for the proposed development prior to the issuance of a building permit. It shall be installed prior to the issuance of a Use and Occupancy permit.
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 for 73 additional trips in the amount of **\$69,131.00**.

WAIVERS GRANTED

<u>No.</u>	<u>Section</u>	<u>Description</u>
1.		A waiver of section 175-26.F.(5) to allow a storm sewer spacing greater than 300 feet along the rear drive, based on the location of low points and adjacent off site property elevations.
2.		A waiver of section 175-26.C.(2) to allow HDPE pipe in lieu of reinforced concrete pipe and to allow a minimum pipe size of 12" for the perforated pipe in the infiltration and water quality swale.
3.		A waiver of section 175-19.(E).2 to allow 16 spaces in a row between parking lot islands in lieu of the required maximum of 15 spaces in a row, to minimize the need to further extend the parking lot toward the rear of the site.
4.		A waiver of section 175-18.(E).2 requiring intersections to be at right angles, to allow the driveway alignment as shown to better align with the driveway from the office building across Germantown Pike. Also, conditioned on approval from MONTCO Roads and Bridges.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 27th day of June 2006.



BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

By: *Donald Gracia*
Donald Gracia, Chairman

Attest: *Ernest J. K. Kowalski*
Secretary

The above conditions are agreed to by _____ for Philomeno & Salamone this 27th of June 2006.

Marc Salamone
Justa Philomeno

EXHIBIT "A"

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ORIGINAL</u>	<u>REVISED</u>
1	Cover Sheet	08/17/05	NA
2	Existing Features Plan	04/29/05	01/30/06
3	Existing Conditions & Demolition Plan	08/17/05	01/30/06
4	Overall Site Plan	01/30/06	NA
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	NA
12	Driveway Profile	01/30/06	NA
13	Sanitary Sewer Profile	01/30/06	NA
14	Storm Sewer Profile	01/30/06	NA
15	Storm Sewer Profile	01/30/06	NA
16	Details	08/17/05	01/30/06
17	Details	08/17/05	01/30/06
18	Details	08/17/05	01/30/06
19	Utility Details	08/17/05	01/30/06
20	E & S Control Details & Specifications	01/30/06	NA
DA-1	Pre-Development Drainage Plan	01-27-06	NA
DA-2	Post-Development Drainage Plan	01-27-06	NA
DA-3	Pre-Development Inlet Plan	01-27-06	NA