

RESOLUTION NO. 2326

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF THE TONE 2000 LAND DEVELOPMENT LOCATED AT 2935 WHITEHALL ROAD

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the **Tone 2000** plan for an 8-Lot Residential land development 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:

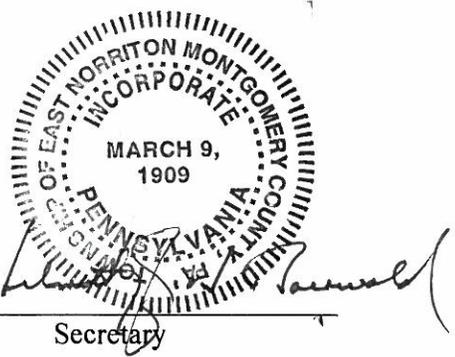
1. Fulfilling all obligations and requirements of the Robert E. Blue, Township Engineers letters dated **June 10, 2005, January 19, 2006 and October 20, 2006**; E. Van Rieker, Township Planner letter dated **May 26, 2005**; East Norriton Township Planning Commission meeting minutes dated **May 16, 2005**; Montgomery County Planning Commission letter dated **June 2, 2005**; East Norriton Township Staff meeting memorandum dated **March 24, 2005**.
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 the East Norriton Township sanitary sewer system and pay tapping fee and inspection fee 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 satisfy East Norriton Township's Park and Recreation fund requirements by paying the amount of \$31,500.00 as negotiated to the Twp.
6. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Whitehall Road frontages to the governing body having jurisdiction for this roadway.
7. The Applicant shall satisfy East Norriton Township's Traffic Impact Fee requirements as determined by the Township Traffic Consultant.

8. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project.
9. The Applicant shall provide a street lighting plan to be reviewed and approved by the Township and note shall be placed on the plan.
10. The Township's Traffic Consultant has provided a letter, dated October 20, 2005 documenting that the proposed access road grades leading to the intersection of Whitehall Road will provide a safe stopping sight distance and sight lines necessary to provide an adequate sight distance in accordance with the intent of Sections 175-18.B(4)(D), 175-18B(1) & 175-18B(3).
11. The Applicant shall provide documentation to the satisfaction of the Township Engineer that the proposed on-site storm water detention system for this development will not adversely impact the existing storm water systems at Woodlands at Whitehall and the Wawa development.

THE FOLLOWING WAIVERS ARE HEREBY GRANTED

1. **Section 175-35C(1) showing existing features within 400 feet of lot.**
2. **Section 175-22(B)2 allowing swales greater than 4% based on stabilization of swale areas.**
3. **Sections 175-18.B(4)(D), 175-18B(1) & 175-18B(3) relative to the traffic issues referenced in paragraph 10 above.**

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 30th day of November 2006.



Attest:

Secretary

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By:

Donald Gracia, Chairman

The above conditions are agreed to by Paul C. Picentone for Tone 2000, this 30th day of November 2006.

Authorized Signature