

RESOLUTION NO. 2353

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL
OF THE APPLICATION FOR THE LAND DEVELOPMENT FOR THE PAULA A.
MINNICK & ASSOCIATES FOR THE PROPERTY LOCATED AT 2605 DEKALB
PIKE**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the **Paula A. Minnick & Associates** plan for a land development conditioned upon the following being satisfied by the Applicant:

1. Fulfilling all obligations and requirements of the Robert E. Blue, Township Engineers letter dated **March 19, 2007**, the East Norriton Township Planning Commission Meeting minutes dated **October 17, 2006** and the East Norriton Township Zoning Hearing Board's Decision dated **December 9, 2007**.
2. The Applicant shall be responsible for obtaining all required permits from other regulatory agencies having jurisdiction over this project.
3. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
4. The Applicant shall satisfy East Norriton Township's Parks and Recreation Fee ordinance requirements with a payment in the amount of \$2,000.00.
5. 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.

FURTHERMORE, the Applicant hereby requests the following waivers:

1. A waiver from Section 175-20(A) concerning requirements to install sidewalk along DeKalb Pike.
2. A waiver from Section 175-22(C) concerning buffers and screening.

3. A waiver from Section 175-22(B)7 concerning a prohibition of grading within 3' of a property line. Grading is shown to encroach upon this setback on the Construction Improvement Plan.
4. A waiver from the requirement to submit a Site Grading Plan which details existing and proposed features within 100' of the parcel is required, consistent with Section 175-22(10)a(1).
5. A waiver from Section 175-19(D)4 concerning requirements that no less than 20' of open space is provided between the parking area and building.
6. A waiver from Section 175-19(E) concerning parking lot landscaping.
7. A waiver from Section 175-19(D)11 concerning requirements that drives for one-way 90 degree parking area a minimum of 25' wide. Only a 20' width has been provided.
8. A waiver from Section 175-19(B)3 concerning the minimum radius of pavement at curb of 15' for a commercial facility.
9. A waiver from the East Norriton Township Construction Standards requiring a base course of 8" of 3A modified for the Driveway and Parking Lot.
10. A waiver from Section 175-26(c)2 concerning requirements that storm sewers are constructed of reinforced concrete.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 26th day of June, 2007.



Attest:

Helmut J. R. [Signature]
Secretary

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By:

[Signature]
Donald Gracia, Chairman

The above conditions are agreed to by *PAULA A Minnick* for Paula A. Minnick & Associates, this 26th day of June, 2007.

By: *Paula P. Minnick*