



RESOLUTION NO. 2377

**EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY /
FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT FOR
SCOTT HARRITY FOR THE PROPERTY LOCATED AT 2006 DEKALB PIKE**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary / final approval of the **Scott Harrity – 2006 DeKalb Pike** 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 Engineer review letters dated August 2, 2007 and September 4, 2007, the **Gilmore & Associates, Inc.** review letter dated July 18, 2007, the **Traffic Planning & Design, Inc.** review letter, dated August 3, 2007, the **Montgomery County Planning Commission** review letter dated July 30, 2007, the East Norriton Township **Planning Commission** Meeting minutes dated February 21, 2007, April 11, 2007 and July 25, 2007 the East Norriton Township **Zoning Hearing Board's Decision** dated May 8, 2007, the East Norriton Township Board of Supervisors **Conditional Use Hearing Decision and Order**, dated May 22, 2007, and the **Township Staff Meeting** minutes dated October 18, 2007.
2. The Applicant shall be responsible for obtaining all required permits from all 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 the requirements of the Township's Parks and Recreation Ordinance.
5. The Applicant shall satisfy the requirements of the Township's Traffic Impact Fee Ordinance.
6. 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:

Waiver Requests

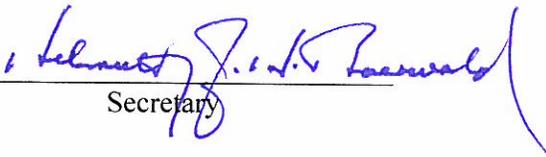
1. **Section 175-19.B.3** "For a commercial use, the minimum driveway width shall be 24' for a two-way driveway."
2. **Section 175-19.D.11** "Two-way parking aisle widths shall be 25'."
3. **Section 175-20.A** "Sidewalks shall be located between the curb and right-of-way line 5' from the curblines."
4. **Section 175-22(B) 7** "The top and bottom edge of slopes shall be a minimum of 3' from property lines."
5. **Section 175-22.1(G)** "The requirement for a 25' buffer along all property lines of not less than 25' or the full width of the setback requirement".
6. **Section 175-26.E.21 (A)** "No storage shall be permitted within the voids of the stone in an underground detention basin."
7. **Section 175-35.C.1** "The requirement to show existing features within 400' of the site."

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 23rd day of October, 2007.



BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: 
Chairman

Attest: 
Secretary

The above conditions are agreed to by  for Scott Harranty this 23rd day of October, 2007.

By: 