

## RESOLUTION NO. 2405

### EAST NORRITON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

#### A RESOLUTION GRANTING AMENDED CONDITIONAL, PRELIMINARY / FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT FOR AKRAM JACOB FOR THE PROPERTY LOCATED AT 2601 SWEDE ROAD FOR A TWO-LOT SUBDIVISION

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant amended conditional, preliminary / final approval of the subdivision and land development plan for **Akram Jacob** for the property located at **2601 Swede Road** 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 20, 2007 and October 5, 2007, the **Montgomery County Planning Commission** review letter dated August 8, 2007, the East Norriton Township **Planning Commission** Meeting minutes dated February 21, 2007, the East Norriton Township **Zoning Hearing Board's Decision** dated April 10, 2007 and the East Norriton **Township Staff Meeting** minutes dated October 19, 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 the requirements of the Township's Parks and Recreation Ordinance.
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.
6. The Applicant or future owner of the property shall provide calculations, studies or other documentation, as required, to satisfy the Township Engineer regarding comment #6 under "Plan Review Comments Outstanding From the 1<sup>st</sup> Review" section of Robert E. Blue's review letter dated October 5, 2007 before a building permit will be issued for the property.
7. The applicant agrees to trim and/or remove all vegetation within the clear sight triangle and to perform grading within the clear sight triangle at the corner of Evergreen Road and Swede Road to the satisfaction of the Township Engineer.

8. The applicant or future owner of the properties agrees to install sidewalks on the properties when required by the Township.
9. The Applicant or new owner shall connect to the East Norriton Township sanitary sewer system and pay tapping fees and inspection fees at the then current rates.

FURTHERMORE, the Applicant hereby requests the following waivers:

**Waiver Requests**

1. The applicant requests a waiver from §175-18.C(1)(a) from the requirement to provide a fifty (50) foot right-of-way along Evergreen Road.
2. The applicant requests a waiver from §175-19.B from the requirement to provide a 250' safe sight distance to the left for the driveway on Lot #1.
3. The applicant requests a waiver from §175-20 from the requirement to install sidewalks along the property's frontage.

**DULY PRESENTED AND ADOPTED** the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 29<sup>th</sup> day of April, 2008.



BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

By Lewis K. McFeirs  
Chairman

Attest: [Signature]  
Secretary

The above conditions are agreed to by [Signature] for Akram Jacob this 29<sup>th</sup> day of April, 2008

By: Akram Jacob