

## RESOLUTION 2415

### EAST NORRITON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

#### A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY / FINAL APPROVAL FOR THE SUBDIVISION APPLICATION FOR 7409 PALMETTO, L.L.C. FOR THE PROPERTY LOCATED AT 222 CONNOR STREET FOR A TWO-LOT SUBDIVISION.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary / final approval of the subdivision application #2008-1 of 7409 Palmetto, L.L.C. for the property located at 222 Connor Street conditioned upon the following being satisfied by the Applicant:

1. The Applicant agrees to fulfill all obligations and requirements of the **Robert E. Blue**, Township Engineer, review letters dated April 18, 2007, February 22, 2008, May 27, 2008 and June 5, 2008, the **Gilmore & Associates, Inc.** review letter dated June 4, 2007, the **Montgomery County Planning Commission** review letter dated April 5, 2007, the **Assistant Fire Marshal's** review memo dated June 10, 2008 and the **East Norriton Township Planning Commission** meeting minutes dated March 21, 2007.
2. The Applicant shall submit detailed engineering plans to the Township Engineer for review and approval.
3. The Applicant or future owner shall connect to the Township's sanitary sewer collection system and the East Norriton Whitpain Plymouth Joint Sewer Authority and pay connection and inspection fees at the then current rates.
4. The Applicant or future owner shall meet all appropriate storm water management requirements for this project as required by the Township Engineer.
5. The Applicant shall pay all Township Consultant fees related to this project.
6. The Applicant agrees to satisfy the requirements of the Parks and Recreation Ordinance.
7. The Applicant or future owner shall be responsible for obtaining all other permits from regulatory authorities having jurisdiction over this project.

**THE APPLICANT REQUESTS THE FOLLOWING WAIVERS:**

1. A waiver from §175-18.C.1(a) requiring the width of a residential street be a minimum of 30’.
2. A waiver from §175-36.C requiring dedication of land within the ultimate right of way.
3. A waiver from §175-32.G requiring a fire hydrant within 400’.
4. A waiver from §175-26 requiring stormwater management.
5. A waiver from §175-22.1 requiring landscape buffer and screening.

**THE APPLICANT REQUESTS THE FOLLOWING DEFERRAL:**

1. A deferral of §175-20(A) requiring the installation of sidewalks along Connor Street. The owner of the property shall install sidewalks when requested by the township at the owner’s expense.
2. A deferral of §175-26 requiring stormwater management. The owner shall provide for stormwater management to the satisfaction of the Township Engineer prior to the issuance of a building permit.

**DULY PRESENTED AND ADOPTED** by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in a public meeting held this 22<sup>nd</sup> day of July, 2008.



BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

By: Leann K. McJannet  
Chairman

Attest: Helmut S. J. K. Loewald  
Secretary

The above conditions are agreed to by James Bradbury for this 22<sup>nd</sup> day of July, 2008.

By: [Signature]  
signature