

RESOLUTION 2507
EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENT
FOR A LAND DEVELOPMENT APPLICATION FOR
SANBAR PROPERTIES, LLC, FOR A PROPERTY LOCATED AT 2012
DEKALB PIKE FOR IMPROVEMENTS CONSISTING OF A PARKIGN LOT
AND ASSOCIATED STORMWATER AND LIGHTING FACILITIES.**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant a waiver of the requirement for a land development application to Sanbar Properties, LLC for the property located at 2012 DeKalb Pike for improvements described on a plan set prepared by Conner and Smith Engineering and dated May 3, 2010. Said grant of waiver is further conditioned upon the following being satisfied by the Applicant:

1. The Applicant shall submit detailed engineering plans to the Township for review and approval by the Township Engineer.
2. The Applicant shall meet all appropriate storm water management, landscaping and lighting requirements for this project as required by the Township Engineer.
3. The Applicant shall pay the Township's consultant fees related to this project.
4. The Applicant agrees to pay \$6,000 to satisfy the Township's Parks and Recreation Fee requirements and agrees to pay \$12,738 to satisfy the Township's Traffic Impact Fee.
5. The Applicant shall execute a Sanitary Sewer Connection Application and purchase six EDU's at the then current rate.
6. All future development of this parcel shall be subject to new application and approval by the Board of Supervisors.
7. The Applicant shall execute an Application and Agreement and post the requisite security to guarantee the installation of all improvements, in a form drafted and method approved by the Township Solicitor.
8. The Applicant must obtain any necessary approvals and reviews from any outside agencies having jurisdiction.
9. The Applicant agrees to record a copy of the plan set with the Montgomery County Recorder of Deeds office.

Deferral Granted:

1. §175-20.A A deferral from the requirement to install sidewalks on DeKalb Pike until such time that the Township requires the installation of sidewalks.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in a public meeting held this 25th day of May, 2010.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: *[Signature]*
Chairwoman

Attest: *[Signature]*
Secretary



The above conditions are agreed to by *Jonathan Weiss* for Sanbar Properties, LLC, this 25th day of May, 2010

By: *[Signature]*