

RESOLUTION 2512

EAST NORRITON TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY / FINAL APPROVAL FOR THE SUBDIVISION APPLICATION FOR FRANCES BAPTISTE FOR THE PROPERTY LOCATED AT 245 CONNOR AVENUE 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 of Frances Baptiste for the property located at 245 Connor Avenue as described in a plan set prepared by Ludgate Engineering Corporation dated April 25, 2010 and last revised on August 13, 2010, conditioned upon the following being satisfied by the Applicant:

1. The Applicant agrees to fulfill all obligations and requirements of the **Woodrow & Associates**, Township Engineer, review letters dated April 7, 2010, July 6, 2010 and August 20, 2010, the **Gilmore & Associates, Inc.** review letter dated April 6, 2010, the **Montgomery County Planning Commission** review letter dated April 21, 2010, the **Assistant Fire Marshal's** review memo dated March 30, 2010 and the **East Norriton Township Planning Commission** meeting minutes dated April 21, 2010 and May 19, 2010.
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 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 by paying a fee totaling \$2,000 in lieu of a donation of land.
7. The Applicant or future owner shall be responsible for obtaining all other permits from regulatory authorities having jurisdiction over this project.

Waivers Granted:

1. §175-18.A and §175-18.C.1(a) from the requirement to provide full right of way and cartway.
2. §175-35.C(1) from the requirement to show existing features within 400' of the site.
3. §175-36.B(2)(c) from the requirement to dedicate the ultimate right of way.
4. §175-27.1 from the requirement to provide screening and buffers.
5. §175-32.G(1) from the requirement to provide a fire hydrant within 400'.

Deferrals Granted:

1. §175-20(A) from the requirement to install sidewalks along Connor Avenue until such time that the Township requires installation of sidewalk on Connor Avenue.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in a public meeting held this 24th day of August, 2010.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: 
Chairman

Attest: 
Secretary

The above conditions are agreed to by Frances M. Baptiste this 24th day of August, 2010.

By: 

