# RESOLUTION NO. 2538

## EAST NORRITON TOWNSHIP
## MONTGOMERY COUNTY, PENNSYLVANIA

## A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT OF MERCY SUBURBAN HOSPITAL FOR THE PROPERTY LOCATED AT 2701 DEKALB PIKE IN EAST NORRITON TOWNSHIP

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development plan for Mercy Suburban Hospital for a proposed two-story addition consisting of an outpatient cancer center and associated improvements, as described in a plan set prepared by Barry Isett & Associates, Inc. dated December 12, 2010 and last revised January 27, 2011, for the property located at 2701 DeKalb Pike and further conditioned upon the following being satisfied by Applicant:

1. Fulfilling all obligations and requirements of the **Woodrow & Associates**, Township Engineer, review letter(s) dated January 13, 2011 and February 9, 2011, the **Gilmore & Associates**, Township Sewer Engineer, review letter(s) dated January 7, 2011 and February 3, 2011, the **Traffic Planning and Design, Inc.**, Township Traffic Engineer, review letter(s) dated January 11, 2011, January 20, 2011 and March 1, 2011, the **E. Van Rieker**, Township Planner, review memos dated January 11, 2011 and March 14, 2011, the **East Norriton Township Planning Commission** meeting minutes dated January 19, 2011, the **Montgomery County Planning Commission** review letter dated January 19, 2011 and the **staff meeting** minutes dated January 19, 2011.

2. 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.

3. The Applicant shall connect to the East Norriton Township sanitary sewer collection system and pay tapping fees and inspection fees at the then current rates, as required.

4. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.

5 The Applicant shall be responsible for obtaining all other regulatory authority or outside agency permits having jurisdiction over this project.

6. The applicant agrees to provide a pedestrian route to serve the remote parking areas located on the site, the estimated value of which is agreed to be $35,107.00. The Township agrees to offer a credit for the cost of the pedestrian route against the $44,341.00 necessary to satisfy the Township's Park and Recreation Ordinance that would otherwise accrue for this application. The Applicant agrees to pay the remaining $9,234.00 to the Township to satisfy the Township's Park and Recreation Ordinance.

7. The applicant agrees to perform certain work as outlined in an estimate dated February 11, 2011 and prepared by Traffic Planning and Design, Inc. The Township agrees to credit $37,500 against the traffic impact fee of $44,583 that would otherwise accrue for this project. The applicant agrees to pay the remaining $7,083 to the Township as a traffic impact fee.

8. The applicant agrees to install a water meter that shall be specified by the Township's sanitary sewer engineer which shall meter all water consumed by fixtures installed as part of the addition project.

9. All future development of the subject parcel(s) shall be subject to review by the East Norriton Township Board of Supervisors.

## *Waivers granted:*

1. §175-17.1.C A waiver from the requirements to perform a traffic impact study.

2. §175-19.D(14) A waiver from the requirement to install all parking lot lighting on raised parking islands.

3. §175-19.E(2)(b) A waiver from the requirement to provide planting islands at the end of parking rows.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 22nd day of March, 2011.

TOWNSHIP OF EAST NORRITON MONTGOMERY COUNTY, PENNSYLVANIA INCORPORATE MARCH 9, 1909

BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

By: Kandy Heckman
Kandy Heckman, Chairwoman

Attest: Donald D. Delamater
Donald D. Delamater, Secretary

The above conditions are agreed to by Carol A. Fluegge for Mercy Suburban Hospital, this 22nd day of March, 2011.

By: Carol A. Fluegge