

**HATFIELD TOWNSHIP
RESOLUTION 12-07**

**PRELIMINARY/FINAL CONDITIONAL MINOR LAND DEVELOPMENT
APPROVAL FOR LIDESTRI KEYSTONE PROPERTIES, LLC, FOR THE
PROPERTY LOCATED AT 1513 - 1537 NORTH BROAD STREET, HATFIELD
TOWNSHIP, PA**

WHEREAS, LIDESTRI KEYSTONE PROPERTIES, LLC, (the “Applicant”), is the owner of property located at 1513-1537 North Broad Street, consisting of approximately 7.36 acres, and which is further identified as Hatfield Township Tax Block 29, Units 4 and 7; and Montgomery County Tax Parcels No. 35-00-01201-105 and 35-00-01198-009 (the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the minor land development plan for the Property shown on the set of plans entitled Preliminary/Final Minor Land Development Plans for Lidestri Keystone Properties LLC, prepared by Bohler Engineering, dated December 12, 2011, last revised January 27, 2012, sheets 1 through 9 of 9 (the “Plan”); and

WHEREAS, the Improvements include expansion of an existing industrial facility owned by Applicant; and

WHEREAS, the Plan and application have been reviewed by the Township Engineer, Township Traffic Engineer, Hatfield Township (the “Township”) and Montgomery County review agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners grants preliminary/final approval of the Plan subject to the following conditions and requirements:

1. Following final approval, but prior to issue of permits, the Applicant shall execute a Land Development Escrow Agreement (the “Agreement”), execute and deliver all necessary and appropriate deeds of dedication, and post financial security for construction of improvements on the Property, all of which shall be in a form acceptable to the Township Solicitor.
2. Following final approval, but prior to issue of permits, the Applicant shall deliver to the township a Transportation Impact Fee of \$31,946.32 as required by the McMahan Associates, Inc. letter dated January 20, 2012.

3. The Applicant shall further comply with all provisions and conditions set forth in the January 31, 2012 CKS Engineers, Inc. letter to Hatfield Township (attached hereto and incorporated herein by reference), except as expressly waived or expressly modified herein.
4. The Township grants waivers to the Applicant from the following requirements of the Township Subdivision and Land Development Ordinance:
 - (a) Section 250-33.C.b.8, to allow direct connection of roof drains to the stormwater system.
 - (b) Section 250-33.C.f.2.a, to allow a minimum storm sewer pipe diameter less than 18" in diameter.
 - (c) Section 250-33.C.b, to allow existing conditions to be used for the purposes of stormwater management calculations.
 - (d) Section 250-53.C, to allow PVC piping for roof drain conveyance piping.
 - (e) Sections 250-67.D.2 and 250-72.C.2, to allow preparation of the plans without needing to show existing features within 100 ft. of the site.
5. This approval and the grant of the waivers set forth in paragraph 4 are further conditioned upon acceptance of the conditions contained herein by the Applicant and his signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
6. In the event that said execution of the Resolution is not delivered to the Township office by noon, Wednesday, February 29, 2012, it shall be deemed that the Applicant does not accept these conditions and any approvals and grants of waivers conditioned upon the acceptance of the conditions are revoked and the application shall be considered denied for the reason of the denial of the waivers set forth in paragraph 4 and the resulting violation of the Plan of the terms of the Township Subdivision and Land Development Ordinance, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10508.
7. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
8. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 22nd day of February 2012.

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Thomas C. Zipfel, President

ATTEST:

**Andrew S. Haines
Township Manager**

ACCEPTED: Lidestri Keystone Properties, LLC

By: _____

(Print Name and Title)

Date: _____