

**HATFIELD TOWNSHIP
RESOLUTION #12-24**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL
FOR CLEMENS FOOD GROUP, LLC FOR PROPERTY LOCATED AT
2700 CLEMENS ROAD, HATFIELD TOWNSHIP, PA**

WHEREAS, CLEMENS FOOD GROUP, LLC, (the “Applicant”), is the owner of property located at 2700 Clemens Road, consisting of approximately 59.67 acres, and which is further identified as Hatfield Township Tax Block 4, Unit 9; and Montgomery County Tax Parcel No. 35-00-03958-00-3 (the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the land development plan for the Property shown on the set of plans entitled Employee Entrance Drive and Parking for Clemens Food Group, LLC, prepared by Urwiler and Walter, Inc., dated February 15, 2012, last revised May 31, 2012, consisting of 26 sheets (the “Plan”); and

WHEREAS, the Improvements include an access driveway connection as well as new parking area located on the south side of the existing Clemens Food Group (formerly Hatfield Quality Meats) complex; and

WHEREAS, the Plan and application have been reviewed by the Township Engineer, Township Traffic Engineer, the Township Landscape Architect, 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. Pursuant to the McMahon Associates, Inc. letter of June 18, 2012, no transportation impact fee is due and owing due to this Application. Land use changes in the future may, however, trigger a transportation impact fee.
3. The Applicant shall further comply with all provisions and conditions set forth in the June 21, 2012 CKS Engineers, Inc. letter to Hatfield Township (attached hereto and incorporated herein by reference), except as expressly waived or expressly modified herein.

4. This approval is 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.
5. In the event that said execution of the Resolution is not delivered to the Township office by noon, Wednesday, August 8, 2012, it shall be deemed that the Applicant does not accept these conditions.
6. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
7. 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 25th day of July, 2012.

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Thomas C. Zipfel, President

ATTEST:

**Andrew S. Haines
Township Manager**

ACCEPTED: Clemens Food Group, LLC

By: _____

(Print Name and Title)

Date: _____