

**HATFIELD TOWNSHIP
RESOLUTION#11-38**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT
APPROVAL OF
DERSTINE RUN – AMENDED FINAL PLAN – REVISED PHASING
82 DERSTINE ROAD, HATFIELD PENNSYLVANIA**

WHEREAS, Advanced Living Management and Development, Inc. (“Applicant”) is the legal owner of real property located at 82 Derstine Road, Hatfield, Pennsylvania, further identified as Hatfield Township Tax Block 1 Lot 4 and Montgomery County Tax Parcel No. 35-00-02842-00-3 (the “Property”). The Property consists of 28.296 acres of land, and developer has proposed to build 240 one-bedroom units in four buildings for senior housing with private driveways and parking; and

WHEREAS, On December 21, 2009, Applicant received Preliminary and Final Conditional Land Development Approval of its plan for Derstine Run Phases I and II, by Resolution No. 09-41 of the Board of Commissioners of Hatfield Township; and

WHEREAS, Applicant has revised its plans to amend the proposed construction phasing to reflect four (4) phases, whereas the prior plan approval was for a two-phase development; and

WHEREAS, the present plan consists of twenty (20) pages, dated September 2, 2009, last revised September 30, 2011, prepared by Czop/Specter, Inc. (the “Revised Plan”); and

WHEREAS, the Revised Plan has been reviewed by the Township Engineer, Township Traffic Engineer, Township Landscape Architect, Hatfield Township, and the Montgomery County Planning Commission, 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 hereby grants preliminary/final approval of the Revised Plan subject to the following conditions and requirements:

1. All conditions imposed on the Applicant by Resolution No. 09-41 shall remain in full force and effect.
2. The Applicant shall comply with all the provisions and conditions set forth in the October 7, 2011 letter from CKS Engineers, Inc. to Hatfield Township (attached hereto and incorporated herein by reference.)
3. If any additional substantive changes are made to the plan prior to or during construction, Applicants agree to present such changes to the Township and its consultants for approval.

4. This approval is further conditioned upon acceptance of the conditions contained herein by Applicants, and their signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

5. In the event that this Resolution is not executed by Applicants and delivered to the Township Office by noon on the fourteenth day following this approval, it shall be deemed that Applicants do not accept these conditions, and any approvals are revoked and the application shall be considered denied for failure to conform to the conditions set forth in the CKS letter of October 7, 2011 (Exhibit "A" hereto).

6. Prior to the signing of the Revised Plans and their being recorded, the Applicant shall pay all outstanding legal, engineering and administrative fees due the Township for the review and approval of the original Plan and the Revised Plan.

7. This approval is subject to fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place of any kind 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 16th day of November 2011.

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Attest:

Andrew S. Haines
Township Manager/Secretary

Thomas C. Zipfel, President

ACCEPTED:

Advanced Living Management and
Development, Inc.

Date: _____