

**HATFIELD TOWNSHIP  
RESOLUTION 12-19**

**PRELIMINARY/FINAL CONDITIONAL MINOR LAND DEVELOPMENT  
APPROVAL FOR HATFIELD REALTY TRUST (LAMINATORS, INC.),  
FOR THE PROPERTY LOCATED ON THE EAST SIDE OF PENN STREET,  
HATFIELD TOWNSHIP, PENNSYLVANIA**

**WHEREAS**, Hatfield Realty Trust (Laminators, Inc.), (the “Applicant”), is the owner of property located at the east side of Penn Street, which is a parcel consisting of approximately 10 acres, and which is further identified as Hatfield Township Tax Block 77, Unit 47; and Montgomery County Tax Parcel No. 35000849008 (the “Property”); and

**WHEREAS**, the Applicant has requested preliminary/final minor land development approval for the plan for the property shown on a set of plans entitled “Hatfield Realty Trust (Laminators, Inc.) Building Addition” prepared by Stout, Tacconelli & Associates, Inc., dated February 21, 2012, last revised April 30, 2012, consisting of 3 sheets (the “Plan”); and

**WHEREAS**, the improvements include a 9,150 sq. ft. addition to an existing building; 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 minor land development approval, subject to the conditions set forth below.

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

1. Prior to recording of the Plan, the Applicant shall execute a Land Development and 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. Prior to the recording of final plans, the Applicant shall tender to the Township a Transportation Impact fee of \$20,536.92 as required by the McMahon Associates, Inc. letter dated May 8, 2012.
3. The Applicant shall further comply with all provisions and conditions set forth in the May 11, 2012 CKS Engineers, Inc. letter to Hatfield Township (attached hereto and incorporated herein by reference), except as expressly waived or expressly modified herein.

4. Prior to recording of final plans, all outstanding legal, engineering, and administrative fees applicable to this subdivision and land development must be paid by Applicant.
5. 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 plans be recorded, 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 27<sup>th</sup> day of June, 2012.

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

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**Thomas C. Zipfel, President**

**ATTEST:**

\_\_\_\_\_  
**Andrew S. Haines  
Township Manager**

**ACCEPTED: Hatfield Realty Trust (Laminators, Inc.)**

**By:** \_\_\_\_\_

\_\_\_\_\_  
**(Print Name and Title)**

**Date:** \_\_\_\_\_