

**HATFIELD TOWNSHIP
RESOLUTION _____**

**A RESOLUTION GRANTING A WAIVER OF THE REQUIREMENTS FOR A
LAND DEVELOPMENT APPLICATION FOR
MR. DARSHAN PATEL (THE “APPLICANT”)
FOR PROPERTY LOCATED AT 1857 NORTH BROAD STREET,
HATFIELD TOWNSHIP, PA, RELATIVE TO THE
CONSTRUCTION OF A DUNKIN DONUTS**

WHEREAS, the Applicant has expressed to Hatfield Township the desire to rehabilitate property located at 1857 North Broad Street (the “Property”) which currently contains a vacant 2,892 sq. ft. building with existing curb cuts and parking; and

WHEREAS, the Applicant desires to modify the building by reducing it in size to 2,457 sq. ft. and develop it into a Dunkin Donuts restaurant utilizing the existing curb cuts and improvements; and

WHEREAS, Hatfield Township recognizes that the redevelopment of the Property by utilizing the existing building and curb cuts requires no planning aspects such that redevelopment requires only technical review by the Township consultants.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners hereby grants a waiver of the requirement to file a land development application for the project described herein subject to the following conditions and requirements:

1. The Applicant shall submit detailed engineering plans and supporting applications and information, if any, in substantial conformance with the sketch plan dated June 4, 2013 with a last revision date of October 18, 2013, attached hereto and made a part hereof as Exhibit “A” to the Township Engineer which shall be reviewed and revised to his satisfaction. An as built plan shall be submitted to and approved by the Township Engineer prior to the issuance of a Use and Occupancy Permit.
2. The Applicant shall develop the building on the Property in substantial conformance with the architectural rendering dated August 3, 2013, attached hereto, made a part hereof as Exhibit “B” as may be modified by the Board of Commissioners.
3. The Applicant shall develop the Property with restricted access driveways on both Broad Street and Cowpath Road prohibiting left-turns out.
4. The Applicant shall meet all applicable code requirements of Hatfield Township.

5. The Applicant shall execute a Contract for Professional Services with the Township and post the appropriate escrow.
6. The Applicant shall execute Developer's Agreements and post escrows in accordance with the Pennsylvania Municipalities Planning Code in the event the Township consultants deem it appropriate and warranted. These agreements would also include a Stormwater Operation and Maintenance Agreement to be recorded against the Property.
7. The Applicant shall obtain any and all necessary approvals and reviews from outside agencies having jurisdiction over the project.
8. The Applicant agrees and understands that the redevelopment of the Property will revitalize it such that the Township will be impacted with additional traffic, stormwater run-off and the like. Furthermore, a waiver of land development relieves an applicant of certain fees and costs that would otherwise accrue to it in the event they went through the formal land development process. Therefore, the Applicant has voluntarily offered to donate \$20,000.00 to Hatfield Township to offset the impacts of the redevelopment of the Property. Said donation shall be paid prior to the issuance of any building permit and shall be placed in the Township's Park and Recreation fund.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this ____ day of _____, 2013.

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Thomas C. Zipfel, President

ATTEST:

**Aaron Bibro
Township Manager**

ACCEPTED:

By: _____
Darshan Patel

Date: _____



EXHIBIT

B

tabbles



ALBERT TAUS
& ASSOCIATES, ARCHITECTS
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Proposed Dunkin Donuts
1857 North Broad Street
Hatfield, PA

Client:
Mr. Darshan Pate
R-1 **08/03/201**