

**HATFIELD TOWNSHIP
RESOLUTION _____**

**CONDITIONAL MINOR SUBDIVISION APPROVAL FOR HATFIELD
CROSSING, LLLP FOR THE PROPERTY LOCATED AT
COWPATH ROAD AND CENTER STREET, HATFIELD TOWNSHIP, PA**

WHEREAS, HATFIELD CROSSING, LLLP (the “Applicant”), is the owner of certain property located at Cowpath Road and Center Street, consisting of approximately 1.79 acres, which shall be reduced pursuant to a proposed land swap with Hatfield Township (the “Township”) involving the conveyance of approximately 8,800 square feet of the Applicant’s property to the Township and the transfer of approximately 6,600 square feet of Township property to the Applicant to be merged with the Applicant’s property; and

WHEREAS, the Applicant has requested approval of the “Lot Line Relocation Plan” prepared for Hatfield Crossing, LLLP by Bohler Engineering, Inc., dated February 1, 2008 and last revised November 7, 2013 which effectuates the subdivision of the Township owned property identified as Block 67, Unit 131, Tax Parcel No. 35-00-01459-00-9 (the “Plan”); and

WHEREAS, the Plan and application have been reviewed by the Township Consultants and Montgomery County Planning Commission, and has been found to be suitable for approval, subject to the conditions set forth below.

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

1. That the Applicant shall enter into a Land Swap Agreement with Hatfield Township for the lands identified on the Plan and in the Minor Subdivision Application pursuant to terms acceptable to Hatfield Township in its complete discretion.
2. The Applicant shall comply with all provisions and conditions set forth in the November 19, 2013 CKS Engineers, Inc. letter to Hatfield Township (incorporated herein by reference), except as expressly waived or expressly modified herein.
3. This approval is conditioned upon acceptance of the conditions contained herein by the Applicant and by his signifying acceptance of these conditions by signing a copy of this resolution and returning it to the Township.
4. In the event that said execution of the Resolution is not delivered to the Township office by noon, Monday, December 30, 2013, it shall be deemed that the Applicant does not accept these conditions and any approvals conditioned upon

the acceptance of the conditions are revoked and the Application shall be considered denied for the reasons of the deficiencies found in the above-referenced review letters as described in the Township Subdivision and Land Development Ordinance, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 PS Section 10508.

- 5. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
- 6. 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 18th day of December, 2013.

ATTEST:

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

**Aaron Bibro
Township Manager**

Thomas C. Zipfel, President

ACCEPTED: Hatfield Crossing, LLLP

By: _____

(Print Name and Title)

Date: _____