

**HATFIELD TOWNSHIP  
RESOLUTION NO. 14-07**

**FINAL CONDITIONAL SUBDIVISION AND LAND DEVELOPMENT  
APPROVAL FOR REGENCY RESIDENTIAL, L.P. FOR PROPERTY  
LOCATED ALONG COWPATH ROAD WHICH RECEIVED PRELIMINARY  
PLAN APPROVAL AS SNYDER SQUARE TOWNHOMES FOR GAMBONE  
BROTHERS DEVELOPMENT COMPANY IN THE  
TOWNSHIP OF HATFIELD, MONTGOMERY COUNTY**

**WHEREAS**, Regency Residential, L.P. (“Applicant”) is a successor in interest to a preliminary plan for property located on Cowpath Road, consisting of approximately 19 acres and which is further identified as Hatfield Township, Block 19, Units 16 and 139 known as Montgomery County Tax Parcel Nos. 35-00-02218-00-6 and 35-00-02221-00-3; and Block 10, Units 23, 25 and 32 located in Hatfield Borough (the “Property”); and

**WHEREAS**, the Applicant is the successor developer/agent of Gambone Brothers Development Company which obtained preliminary plan approval for the Snyder Square Townhouses pursuant to Hatfield Township Resolution No. 06-22 which is incorporated herein and made a part hereof as Exhibit “A” (“Preliminary Plan Approval”); and

**WHEREAS**, the Preliminary Plan Approval was granted for a 26-sheet set of plans prepared by Bohler Engineering, Inc. dated November 17, 2005, last revised June 2, 2006 and

**WHEREAS**, the Applicant is now requesting final approval albeit in three (3) separate and distinct phases as depicted in a 37-sheet set of plans prepared by Bohler Engineering, Inc. dated Nov. 17, 2005, last revised October 24, 2013 (“Plans”);

**NOW, THEREFORE, BE IT RESOLVED**, that the Hatfield Township Board of Commissioners hereby grants a 3 phased final approval of the Plans subject to the following conditions and requirements:

1. The Applicant shall comply with all provisions and conditions set forth in the CKS review letter of December 17, 2013 unless expressly waived or modified herein.
2. All notes and phasing lines including the descriptions of the same on the Plans shall be reviewed and approved by the Township Engineer and Solicitor.
3. All fees required in paragraph 8 of the Preliminary Plan Approval shall be paid prior to the recordation of the First Phase which include: a fee in lieu of open space in the

amount of \$82,000.00, a contribution toward landscaping in the amount of \$11,825.00 and a Traffic Impact Fee in the amount of \$61,000.00.

4. The Applicant shall execute and deliver to the Township all necessary and appropriate Deeds of Dedication, Deeds of Consolidation, Drainage Easements, Stormwater Maintenance Agreements, Easements, as well as Land Development and Escrow Agreements prior to the recordation of each phase, all to be in a form acceptable to the Township Solicitor in her sole and absolute discretion.

5. Prior to the recordation of Phase 1, a Plan of Consolidation and Deed of Consolidation shall be recorded in the form acceptable to the Township Solicitor.

6. Prior to the recordation of Phase 1, the Applicant shall present a Deed of Dedication in a form acceptable to the Township Solicitor which conveys to the Township for One Dollar (\$1.00) that 8.99 acre open space lot depicted on the Plans and located along Cowpath Road (“Office Building”).

7. All existing buildings on the Property shall be demolished in Phase 1 except for the Office Building. Escrow for the demolition of the Office Building shall be posted with Phase 1, however, the Applicant shall demolish the Office Building the earlier of the following two (2) events:

- Within thirty (30) days of the termination of the existing lease with the tenant who currently occupies the Office Building or his vacation of the Office Building; or

- During the third phase of construction, but prior to the final release of escrow for the third phase.

8. Prior to the issuance of any permits, all outstanding legal, engineering and administrative fees applicable to the Plans and the development of the Property must be paid by the Applicant.

9. The Applicant shall obtain any and all outside agency approvals, including but not limited to Hatfield Borough, Hatfield Township Municipal Authority, the Pennsylvania Department of Environmental Protection and Montgomery County Conservation District.

10. In the event that said execution of the Resolution is not delivered to the Township office by noon, Monday, March 24, 2014, it shall be deemed that the Applicant does not accept these conditions in which case final approval will be considered with no phasing.

11. 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
**Thomas C. Zipfel, President**

**ATTEST:**

\_\_\_\_\_  
**Aaron Bibro, Township Manager**