

**HATFIELD TOWNSHIP  
RESOLUTION NO. 14-12**

**CONDITIONAL MINOR LAND DEVELOPMENT APPROVAL FOR  
OAK RESTAURANTS, LP FOR PROPERTY LOCATED AT  
1700 AND 1738 NORTH BROAD STREET, HATFIELD TOWNSHIP,  
MONTGOMERY COUNTY, PENNSYLVANIA,  
RELATIVE TO A PARKING LOT CONNECTION**

**WHEREAS**, Oak Restaurants, LP (“Applicant”) owns two (2) adjoining commercial properties located at 1700 and 1738 North Broad Street, Hatfield Township, Montgomery County, Pennsylvania (the “Property”); and

**WHEREAS**, the Applicant has requested to connect the Property with the construction of an asphalt connection between the parking lots in the rear; and

**WHEREAS**, the Applicant has requested minor land development approval for the plan for the Property which reflects the connection as shown on a set of plans prepared by Pettit Associates, LLC dated February 6, 2014, last revised April 15, 2014 (the “Plan”); and

**WHEREAS**, the Plan and application have been reviewed by the Township Consultants (“Township”) and the Montgomery County Planning Commission and have 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 hereby grants minor land development approval of the Plan subject to the following conditions and requirements:

1. The Applicant shall comply with all provisions and conditions set forth in the CKS Engineers, Inc. review letter of April 30, 2014 addressed to the Township.
2. Final Plans in recordable form shall be executed and submitted to the Township.
3. Prior to the commencement of any work in furtherance of the Plan, the Applicant shall execute a Land Development and Escrow Agreement as well as any necessary Stormwater Maintenance and Operations Agreement and post financial security for the construction of the improvements on the Property, all of which will be in a form acceptable to the Township Solicitor.

4. Prior to the commencement of any work in furtherance of the Plan, all outstanding legal, engineering and administrative fees applicable to this Application shall be paid by the 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 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 \_\_\_\_\_, 2014.

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

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

**ATTEST:**

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**Aaron Bibro, Township Manager**