

**HATFIELD TOWNSHIP  
RESOLUTION # 15 - 06**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL  
FOR JK INVESTMENTS, LLC, FOR PROPERTY LOCATED AT  
2252 NORTH BROAD STREET, HATFIELD TOWNSHIP, PA**

**WHEREAS, JK INVESTMENTS, LLC**, (the “Applicant”), is the owner of 2252 North Broad Street, consisting of approximately .9865 acres which is further identified as Hatfield Township Tax Block 43, Unit 97; and Montgomery County Tax Parcel No. 35-00-01012-00-6 (the “Property”); and

**WHEREAS**, the Applicant has requested preliminary/final approval of the land development plan for the Property as shown on a set of plans consisting of 10 sheets prepared by Schlosser & Clauss Consulting Engineers, Inc. dated September 15, 2014, last revised November 24, 2014, as well as a Stormwater Collection Report and an Erosion and Sedimentation Control Report dated September 12, 2014, last revised November 24, 2014 (collectively the “Plan”); and

**WHEREAS**, the improvements shown on the Plan include the redevelopment of the parcel whereby the existing single family home will be razed and a new 4602 sq. ft. veterinary office will be constructed; and

**WHEREAS**, the Plan and application have been reviewed by the Township Engineer, Township Traffic Engineer, the Township Landscape Architect, Hatfield Township (the “Township”) and Montgomery County reviewing agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

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

1. Following final approval, but prior to issue of permits, the Applicant shall execute a Land Development Escrow Agreement (the “Agreement”), a Stormwater Operations and Maintenance 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. Pursuant to the McMahon Associates, Inc. letter of January 15, 2015, a transportation impact fee is due and owing as a result of this Application in the amount of \$2,281.88. Prior to recording the final plans, the Applicant shall tender this transportation impact fee. Where relevant, the Applicant shall comply with the letter.

3. The Applicant shall comply with the review letter prepared by McCloskey & Faber dated December 23, 2014.
4. The Applicant shall further comply with all provisions and conditions set forth in the December 22, 2014 CKS Engineers, Inc. letter to Hatfield Township (incorporated herein by reference), except as expressly waived or expressly modified herein.
5. The Township grants waivers to the Applicant from the following requirements of the Subdivision and Land Development Ordinance as well as the Stormwater Management Ordinance as follows:
  - a. Section 242-18.B.2.g.1 - from the requirement for a minimum storm sewer pipe diameter of 18 inches.
  - b. Section 242-18.B.8.t - from the requirement to provide one foot of freeboard from the 100-year routed water surface elevation to the emergency spillway invert, as well as one foot between the flow elevation in the spillway and the top of berm. The design provides approximately 0.5 feet for each of these requirements in each of the basins.
  - c. Section 242-18.B.8.u - from the requirement that the anti-seep collars in the detention basins extend two feet beyond the discharge pipe.
  - d. Section 242-14 - from volume control measures for the site.
  - e. Section 250-29.F.6 - requiring a minimum 20-foot curb radius for driveways. The plan proposes a 10-foot curb radius for the eastern side of the driveway.
  - f. Section 250-30.C - from the requirement of providing concrete curbing for the majority of the proposed driveway and all of the parking lot.
  - g. Section 250-31.C - from the requirement of providing a 6-foot-wide sidewalk and allow 4 feet instead to align with the adjoining properties.
  - h. Section 242-19.A.4 - from the requirement that does not permit grading within five feet of any property line.
  - i. Section 250-38.C.3 - a waiver to permit detention facility landscaping in accordance with BMP feature criteria rather than detention basin criteria
6. 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.

7. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, February 25, 2015, 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.
8. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
9. 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 \_\_\_\_\_, 2015.

**ATTEST:**

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
Aaron Bibro  
Township Manager

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

Signature by applicant on next page

**ACCEPTED: JK Investments**

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

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

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