

**HATFIELD TOWNSHIP
RESOLUTION # 15-13**

**CONDITIONAL MINOR SUBDIVISION APPROVAL FOR CAPITAL
CONTROL, INC. A/K/A SEVERN TRENT
WATER PURIFICATION, INC. FOR PROPERTY LOCATED AT
3000 ADVANCE LANE, HATFIELD TOWNSHIP, PA**

WHEREAS, CAPITAL CONTROL, INC. A/K/A SEVERN TRENT WATER PURIFICATION, INC., (the “Applicant”), is the owner of 3000 Advance Lane which is a parcel consisting of approximately 8.25 acres and which is further identified as Tax Parcel No. 35-00-00004-006 (the “Property”); and

WHEREAS, the Applicant has requested approval of the minor subdivision and land development application for the Property shown on a set of plans prepared by Tracy Land Services, Inc., consisting of 1 sheet dated December 19, 2014, last revised February 20, 2015 (the “Plan”); and

WHEREAS, the Plan depicts the subdivision of the Property into two (2) parcels, each to contain one (1) of the two (2) buildings which currently exists on the Property; 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 grant minor subdivision 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 review letter dated March 3, 2015 which is attached hereto and made a part hereof as Exhibit “A”.
2. Following final approval, but prior to the recording of the Plans, the Applicant shall execute a Stormwater Operations and Maintenance Agreement which shall be recorded against the Property in a form acceptable to the Township Solicitor.
3. The Township grants a waiver/partial waiver to the Applicant from the following requirements of the Subdivision and Land Development Ordinance (“SALDO”) as described in the Review Letters:

- (a) SALDO Section 250-31 – from the requirement to provide sidewalk along the frontage of public streets.
 - (b) SALDO Section 250-32 – from the requirement to provide driveway aprons.
 - (c) SALDO Section 250-38 – from all landscaping requirements.
 - (d) SALDO Section 250-69.B.6 - from the requirement for the location map to be drawn at a scale of no less than 600 ft. to an inch.
 - (e) SALDO Section 250-69.C.2 – a partial waiver from the requirement to provide 1 ft. contours and similar features within the site and 100 ft. of the boundary.
4. The Applicant shall comply with the Decision and Order from the Zoning Hearing Board known as case number Z14-11 which includes, but is not limited to the recordation of a shared parking agreement in a form satisfactory to the Township Solicitor in her sole and absolute discretion.
 5. This approval and grant of the waivers set forth above are further conditioned upon the acceptance of the conditions contained herein by the Applicant and his signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
 6. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, April 22, 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 SALDO, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 PS Section 10508.
 7. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
 8. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no plan shall be signed or recorded 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

**ACCEPTED: CAPITAL CONTROL, INC.
A/K/A SEVERN TRENT WATER PURIFICATION, INC.**

By: _____

(Print Name and Title)

Date: _____